

B:\2021 Projects\10000 SAN CARLOS TOWN CENTER MAIN CANVES\PRO-SIGNED\ACTIVE\U-CADD FILES\01-CADD - VERSION 3.005-EXHIBITS\10000 DUMPSTER EXHIBIT

SITE PLAN LEGEND:

	PROPOSED PAVEMENT		CENTER LINE
	PROPOSED CONCRETE / WALKS		EXST. FEATURES (ROADS, WALKS, ECT.)
	PAINTED HANDICAP PARKING SYMBOL		RIGHT OF WAY
	PROPOSED STOP SIGN		SITE BOUNDARY
	NUMBER OF PARKING SPACES IN ROW		TYPE 'D' CURB & PAVEMENT
	SIGN AND POST		PROJECT PHASE LINE
	DUMPSTER W/ ENCLOSURE		EASEMENTS
			DETECTABLE WARNING PER FDOT INDEX 522-002
			PAINTED TRAFFIC ARROWS

BLDG#	USE	AREA	UNITS
1	HYBRID STORAGE	6,300 SF	7 UNITS
2	HYBRID STORAGE	18,000 SF	12 UNITS
3	HYBRID STORAGE	18,000 SF	12 UNITS
4	HYBRID STORAGE	11,000 SF	8 UNITS
5	HYBRID STORAGE	3,840 SF	5 UNITS
6	HYBRID STORAGE	11,400 SF	15 UNITS
7	HYBRID STORAGE	27,000 SF	15 UNITS
8	HYBRID STORAGE	3,000 SF	5 UNITS
9	HYBRID STORAGE	15,000 SF	12 UNITS
	OFFICE	2,548 SF	

TOTAL : 116,088 SF 95 UNITS

USE: 95 HYBRID STORAGE UNITS & 2,548 SF OFFICE

SITE DEVELOPMENT REGULATIONS (C2 ZONING- MU OVERLAY):

	REQUIRED	PROVIDED
LOT AREA/DIMENSIONS:		
AREA:	0 SF	400,842 SF
WIDTH:	25 FT	700 FT ±
DEPTH:	0 FT	645 FT ±
SETBACKS:		
ROAD:	0 FT	20 FT
SIDE YARD:	0 FT	5 FT
REAR YARD:	0 FT	N/A
MAX. BUILDING HEIGHT:	34-2175 - FLU URBAN COM	16 FT - 22 FT SEE PLAN
	95 FT OR 8 STORIES	
MAX. LOT COVERAGE:	NO REQUIREMENT	28.88%

PROJECT ZONING:

THE PROPERTY IS ZONED C-2 UNDER Z-22-030. (CONVENTIONAL ZONING CASE REZ2022-00013 WAS APPROVED 8/29/2022)

THE PROPOSED USES OF HYBRID STORAGE & OFFICE ARE ALLOWABLE USES IN THE C-2 DISTRICT

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN 2 PHASES.

PHASE 1 TO INCLUDE THE PERIMETER BERM, PHASE 1 LANDSCAPE BUFFER, SURFACE WATER MANAGEMENT SYSTEM AND CONTROL STRUCTURE, ENTRANCE ROADWAY AND ALL DRAINAGE AND UTILITY INFRASTRUCTURE, ASPHALT PAVEMENT TO SERVE BUILDINGS #4 THROUGH #10, 11 PARKING SPACES, 2 DUMPSTER ENCLOSURES, PROJECT GENERAL TREES, PHASE 1 PARKING TREES, 73,788 SF BUILDING AREA.

PHASE 2 TO INCLUDE PAVEMENT TO SERVE BUILDINGS #1, #2 AND #3, 12 PARKING SPACES, PHASE 2 LANDSCAPE BUFFER, 1 DUMPSTER ENCLOSURE, PHASE 2 PARKING TREES, 42,300 SF BUILDING AREA.

EACH BUILDING MAY BE CERTIFIED INDEPENDENTLY - BUILDING PERIMETER LANDSCAPE TO BE INSTALLED UPON CONSTRUCTION OF EACH BUILDING. SEE LANDSCAPE PLAN FOR MORE DETAILS OF LANDSCAPE PHASING

LAND USE BREAKDOWN:

TOTAL SITE AREA	400,582 SF	9.20 AC.	
BUILDING AREA	116,088 SF	2.67 AC.	28.98%
PAVEMENT AREA (ON-SITE)	116,228 SF	2.67 AC.	29.01%
CONCRETE AREA (ON-SITE)	1,599 SF	0.04 AC.	0.40%
CONCRETE AREA (OFF-SITE)	2,180 SF	0.05 AC.	0.54%
OPEN SPACE	164,487 SF	3.78 AC.	41.06%
TOTAL IMPERVIOUS AREA	236,095 SF	5.42 AC.	58.94%
TOTAL PERVIOUS AREA	164,487 SF	3.78 AC.	41.06%
		0.00	100.00%

PARKING CALCULATIONS: LDC 34-2020

PARKING CALCULATIONS FOR HYBRID STORAGE - 95 STORAGE UNITS

PARKING SPACES REQUIRED: 1 SPACES PER 25 UNITS, MIN OF 5 (MINI-STORAGE)

STORAGE UNITS 95

NUMBER OF SPACES REQUIRED 4 SPACES

PARKING CALCULATIONS FOR BUILDING #10 OFFICE: 2,548 SF

PARKING SPACES REQUIRED: 1 SPACE PER 300 SQ.FT. (X 0.60 PER LDC TABLE 34-2020(C) MU OVERLAY)

FLOOR AREA 2,548 SF

NUMBER OF SPACES REQUIRED 5 SPACES

TOTAL SPACES REQUIRED 9 SPACES

TOTAL SPACES PROVIDED 23 SPACES (PHASE 1)

TOTAL SPACES PROVIDED 12 SPACES (PHASE 2)

TOTAL NUMBER OF HANDICAP SPACES PROVIDED 1 SPACE

BICYCLE PARKING CALCULATIONS: LDC 10-610(d)(3)

BICYCLE SPACES REQUIRED (5% OF REQ PARKING) 0.50 SPACES

TOTAL BICYCLE SPACES PROVIDED (TO BE CONSTRUCTED IN PHASE 1) 3 SPACES

REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 10-261

- A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED AND A 12' WIDE UNOBSTRUCTED ACCESS OPENING MUST BE PROVIDED TO ACCOMMODATE ALL STORAGE AREAS/CONTAINERS.
- ALL STORAGE AREAS / CONTAINERS MUST BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR SOLID FENCING ALONG AT LEAST THREE SIDES. USE OF CHAIN LINK FENCING TO MEET THIS REQUIREMENT IS PROHIBITED. REFER TO LEE COUNTY LDC 10-610(c)(2) FOR GUIDELINES.
- COMMERCIAL, INDUSTRIAL & MULTIFAMILY DEVELOPMENT USING A COMPACTOR FOR GARBAGE COLLECTION MUST PROVIDE SUFFICIENT SPACE FOR THE COMPACTOR (INCLUDING RECEIVER) IN ADDITION TO SPACE REQUIRED FOR RECYCLABLE COLLECTION.
- ENCLOSURE SETBACKS, CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH LEE COUNTY LDC 10-610(c)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY OR DRAINAGE EASEMENT.

0-5,000 SF REQUIRE 60 SF (GARBAGE) & 24 SF (RECYCLABLE), TOTAL = 84 SF

5,001 - 10,000 SF REQUIRE 80 SF (GARBAGE) & 48 SF (RECYCLABLE), TOTAL = 128 SF

10,001 - 25,000 SF REQUIRE 120 SF (GARBAGE) & 96 SF (RECYCLABLE), TOTAL = 216 SF

25,000 SF + REQUIRES 216 SF FOR THE FIRST 25,000 SF PLUS 8 SF FOR EACH ADDITIONAL 1,000 SF.

DUMPSTER REQUIREMENT TO BE CALCULATED BASED ON OFFICE AREA OF 2,548 SF.

TOTAL REQUIRED: 84 SF

TOTAL PROVIDED: 660 SF

SIGNING AND PAVEMENT MARKING NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
- MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
- REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
- ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
- ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
- THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

NO.	REVISION	DATE
R1	DO AMENDMENT 1ST REVIEW	10/09/2022
R2	DO AMENDMENT 2ND REVIEW	08/11/2022
R3	REVISE PER UTILITY PER DEP	07/21/2022
R4	REVISE PER LCU COMMENTS	07/09/2022
R5	INCREASE BUDGET STORM ADJUSTMENTS	07/18/2022
R6	INCREASE BUDGET STORM ADJUSTMENTS	07/18/2022
R7	REVISE PER LCU COMMENTS	07/18/2022
R8	REVISE PER LCU COMMENTS	07/18/2022
R9	REVISE PER LCU COMMENTS	07/18/2022
R10	REVISE PER LCU COMMENTS	07/18/2022

THE TOY VAULT
MASTER SITE PLAN
17801-831 S TAMAMI TRAIL
FORT MYERS, FLORIDA 33967

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd Fort Myers, Florida 33916 | 239-936-5222 | QALinc.net
Certificate of Authorization Number: 9465

Michelle A Salberg
2023.06.29
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SALBERG
FL REG #70375

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