ADD2023-00105 Lee County ePlan

SITE PLAN LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE / WALKS
- PROPOSED BUILDING LINE
- PAINTED HANDICAP PARKING SYMBOL
- R1-1 PROPOSED STOP SIGN
- 10 NUMBER OF PARKING SPACES IN ROW
- SIGN AND POST
- DUMPSTER W/ ENCLOSURE
- CENTER LINE
- EXST.FEATURES (ROADS, WALKS, ECT.)
- RIGHT OF WAY
- SITE BOUNDARY
- TYPE 'D' CURB & PAVEMENT
- PROJECT PHASE LINE
- 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	19 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
10	OFFICE	2,548 SF	
TOTAL :		116,088 SF	95 UNITS

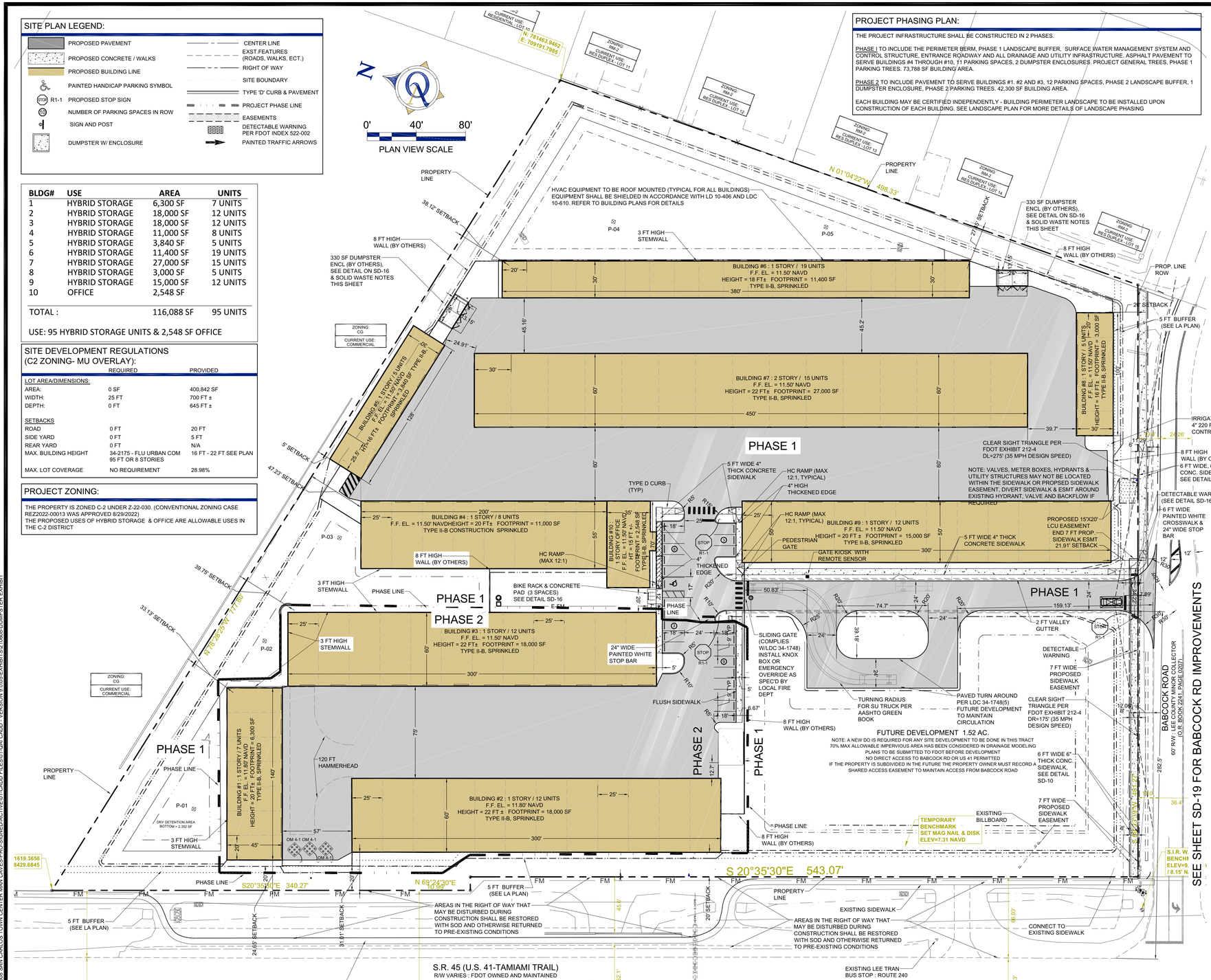
USE: 95 HYBRID STORAGE UNITS & 2,548 SF OFFICE

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 95 FT OR 8 STORIES	16 FT - 22 FT SEE PLAN
MAX. LOT COVERAGE	NO REQUIREMENT	28.98%

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 I 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
	11 SPACES (PHASE 1)
	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

1. 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.
2. 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 LCD 10-610(c)(2) FOR GUIDELINES.
3. 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.
4. ENCLOSURE SETBACKS. CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH LEE COUNTY LDC 10-416(d)(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 REQUIRES 80 SF (GARBAGE) & 48 SF (RECYCLABLE), TOTAL = 128 SF
10,001 - 25,000 SF REQUIRES 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

SEE SHEET SD-19 FOR BABCOCK RD IMPROVEMENTS

SIGNING AND PAVEMENT MARKING NOTES:

1. 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.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. 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".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

PUBLIC TRANSIT: LDC 10-441

NEAREST PUBLIC TRANSIT ROUTE: 280 LF, LEE TRAN RT 240. THERE IS AN EXISTING BUS STOP ADJ TO THE PROJECT (#11569) WITHIN A 1/4 MILE FROM THE PROJECT ENTRANCE. FEE IN LIEU IS PROPOSED FOR THE REQUIRED PAVED WALKWAY, BICYCLE RACK & 8' X 30' CONCRETE LANDING PAD

EXHIBIT "B"

REV	DATE
R11	11/09/2022
R10	09/02/2022
R9	08/17/2022
R8	07/11/2022
R7	07/06/2022
R6	06/14/2022
R5	05/16/2022
R4	03/15/2022

REVISION
DO AMENDMENT 1ST REVIEW
DO AMENDMENT
REVISE PER DEP
REVISE PER LCU COMMENTS
INCREASE BLDGS. STORM ADJUSTMENTS
UTILITY REVISIONS
LCU / FDOT COMMENTS
REVIEW FOR CONSTRUCTION

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

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

Michelle A Salberg 2023.06.29 15:00:58 -04'00' SALBERG
FL. REG #70375
VALID ONLY WITH STAMPED SEAL

SAVED BY: miche
SAVED ON: 6/29/23

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SD-05
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