Exhibit B

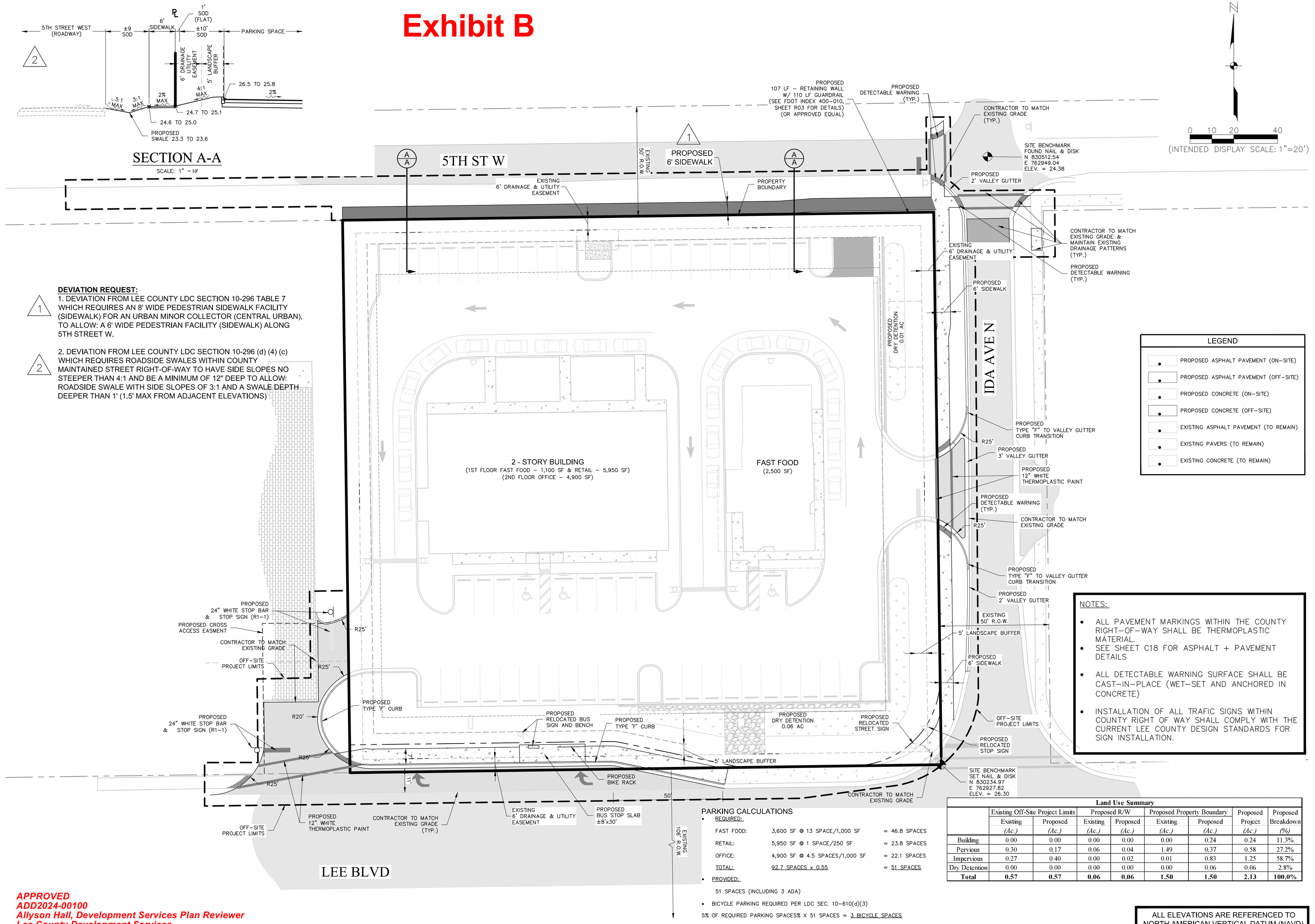
SECTION A-A

SCALE: 1" = 10'

DEVIATION REQUEST:

1 1. DEVIATION FROM LEE COUNTY LDC SECTION 10-296 TABLE 7 WHICH REQUIRES AN 8' WIDE PEDESTRIAN SIDEWALK FACILITY (SIDEWALK) FOR AN URBAN MINOR COLLECTOR (CENTRAL URBAN), TO ALLOW: A 6' WIDE PEDESTRIAN FACILITY (SIDEWALK) ALONG 5TH STREET W.

2 2. DEVIATION FROM LEE COUNTY LDC SECTION 10-296 (d) (4) (c) WHICH REQUIRES ROADSIDE SWALES WITHIN COUNTY MAINTAINED STREET RIGHT-OF-WAY TO HAVE SIDE SLOPES NO STEEPER THAN 4:1 AND BE A MINIMUM OF 12" DEEP TO ALLOW: ROADSIDE SWALE WITH SIDE SLOPES OF 3:1 AND A SWALE DEPTH DEEPER THAN 1' (1.5' MAX FROM ADJACENT ELEVATIONS)



N

0 10 20 40

(INTENDED DISPLAY SCALE: 1"=20')

LEGEND

- PROPOSED ASPHALT PAVEMENT (ON-SITE)
- PROPOSED ASPHALT PAVEMENT (OFF-SITE)
- PROPOSED CONCRETE (ON-SITE)
- PROPOSED CONCRETE (OFF-SITE)
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- EXISTING PAVERS (TO REMAIN)
- EXISTING CONCRETE (TO REMAIN)

NOTES:

- ALL PAVEMENT MARKINGS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC MATERIAL.
- SEE SHEET C18 FOR ASPHALT + PAVEMENT DETAILS
- ALL DETECTABLE WARNING SURFACE SHALL BE CAST-IN-PLACE (WET-SET AND ANCHORED IN CONCRETE)
- INSTALLATION OF ALL TRAFIC SIGNS WITHIN COUNTY RIGHT OF WAY SHALL COMPLY WITH THE CURRENT LEE COUNTY DESIGN STANDARDS FOR SIGN INSTALLATION.

Land Use Summary

	Existing Off-Site Project Limits		Proposed R/W		Proposed Property Boundary		Proposed	Proposed
	Existing (Ac.)	Proposed (Ac.)	Existing (Ac.)	Proposed (Ac.)	Existing (Ac.)	Proposed (Ac.)	Project (Ac.)	Breakdown (%)
Building	0.00	0.00	0.00	0.00	0.00	0.24	0.24	11.3%
Pervious	0.30	0.17	0.06	0.04	1.49	0.37	0.58	27.2%
Impervious	0.27	0.40	0.00	0.02	0.01	0.83	1.25	58.7%
Dry Detention	0.00	0.00	0.00	0.00	0.00	0.06	0.06	2.8%
Total	**0.57**	**0.57**	**0.06**	**0.06**	**1.50**	**1.50**	**2.13**	**100.0%**

PARKING CALCULATIONS

- REQUIRED:

FAST FOOD:	3,600 SF @ 13 SPACE/1,000 SF	= 46.8 SPACES
RETAIL:	5,950 SF @ 1 SPACE/250 SF	= 23.8 SPACES
OFFICE:	4,900 SF @ 4.5 SPACES/1,000 SF	= 22.1 SPACES
TOTAL:	92.7 SPACES x 0.55	= 51 SPACES

- PROVIDED:

51 SPACES (INCLUDING 3 ADA)

- BICYCLE PARKING REQUIRED PER LDC SEC. 10-610(d)(3)

5% OF REQUIRED PARKING SPACES% X 51 SPACES = 3 BICYCLE SPACES

SOLID WASTE CALCULATIONS

- REQUIRED:

10,001-25,000 BUILDING SF = 120 SF FOR GARBAGE + 96 SF FOR RECYCLING = 216 SF

- PROVIDED:

18 FT x 18 FT TOTAL FOR GARBAGE & RECYCLING = 324 SF

ALL ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, UNLESS OTHERWISE NOTED. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS: NAVD 1988 (+) 1.20 = NGVD 1929.

APPROVED
ADD2024-00100
Allyson Hall, Development Services Plan Reviewer
Lee County Development Services
7/10/2024

\\Ftms01\drawings\2020\20203292-001\Engineering\Drawings\EXHIBITS\DEVIATION EXHIBIT.dwg (Layout1) mls Jun 15, 2023 - 9:15am

JOHNSON ENGINEERING

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D & R GROUP LIMITED LLC

FAST FOOD, COMMERCIAL & OFFICE BUILDING
LEE COUNTY, FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
	Update	5-2-2024

DATE: JULY 2021
PROJECT NO. 20203292-001
FILE NO. 25-44-26
SCALE: AS SHOWN

OFF-SITE SITE PLAN DEVIATION EXHIBIT

SHEET NUMBER

1 OF 1

ADD2024-00100 Lee County ePlan