

**STREET ADDRESS**

5651 ZIP DRIVE  
FORT MYERS, FL 33913

**STRAP NUMBER**

10-44-25-10-00000.1320

**PROJECT INFORMATION**

CURRENT ZONING = IPD (INDUSTRIAL PLANNED DEVELOPMENT)  
 FUTURE LAND USE = CENTRAL URBAN  
 EXISTING USE = UNDEVELOPED LOT  
 EXIST. FLORIDA LAND = #1400 - COMMERCIAL & SERVICES  
 USE CLASSIFICATIONS  
 EXIST. SOIL TYPES = #35 WABASSO SAND & #34 MALABAR FINE SAND  
 IRRIGATION SERVICE = WELL  
 ARCHAEOLOGICAL = 2  
 SENSITIVITY LEVEL

**PARKING REQUIREMENTS**

PER SECTION 34-2020(B) LEE COUNTY LAND DEVELOPMENT CODE.  
 13,081 WAREHOUSE & 1,919 SF OFFICE  
 WAREHOUSE = 1 SPACES PER 1000 SF OF TOTAL FLOOR AREA  
 OFFICE = 1 SPACES PER 300 SF OF TOTAL FLOOR AREA  
 = 13,081 SF / 1,000 SF X 1 SPACES = 13.1 SPACES  
 = 1,919 SF / 300 SF X 1 SPACES = 6.4 SPACES  
 REQUIRED PARKING = 20 SPACES (INCLUDING 1 SPACE FOR HC)  
 PROVIDED PARKING = 22 SPACES (INCLUDING 1 SPACE FOR HC)

**REFUSE AND SOLID WASTE CALCULATIONS**

PER SECTION 10-261 LEE COUNTY LAND DEVELOPMENT CODE.  
 FOR GARBAGE AND RECYCLABLE COLLECTION FOR BUILDING SIZE OF 25,000+ SF, 216 SF FOR FIRST 25,000 SF + 8 SF FOR EACH ADDITIONAL 1,000 SF IS REQUIRED.  
 THE PROPOSED INDUSTRIAL WAREHOUSE HAS 15,000 SF.  
 TOTAL REQUIRED = 216 SF  
 TOTAL PROVIDED = 225 SF (15' x 15')

**OPEN SPACE REQUIREMENTS**

PER SECTION 10-415 LEE COUNTY LAND DEVELOPMENT CODE.  
 INDUSTRIAL: (SMALL PROJECT) DEVELOPMENT:  
 REQUIRED OPEN SPACE = 20% OF DEVELOPABLE PARCEL AREA  
 = 0.20 X 50,980 SF  
 = 10,196 SF REQUIRED  
 PROVIDED OPEN SPACE = PROPOSED OPEN GREEN AREA + PROPOSED DRY DETENTION AREA  
 = 10,508 SF + 6,099 SF  
 = 16,607 SF PROVIDED (32.6%)

**BUILDING SETBACK REQUIREMENTS**

NORTH = IPD TO IPD, 25' WIDE SETBACK  
 SOUTH = IPD TO IPD, 25' WIDE SETBACK  
 EAST = IPD TO IPD, 25' WIDE SETBACK  
 WEST = IPD TO ROW, 20' WIDE SETBACK

**ZONING/ACTUAL USE**

PROJECT SITE = IPD/INDUSTRIAL  
 NORTH = IPD/INDUSTRIAL  
 SOUTH = IPD/INDUSTRIAL  
 EAST = IPD/VACANT  
 WEST = ROW (ZIP DRIVE)

**LANDSCAPE BUFFER REQUIREMENTS**

NORTH = NO BUFFER REQUIRED TO IPD ZONED PROPERTIES  
 SOUTH = NO BUFFER REQUIRED TO IPD ZONED PROPERTIES  
 EAST = NO BUFFER REQUIRED TO IPD ZONED PROPERTIES  
 WEST = IPD TO ROW (ZIP DRIVE) - TYPE D BUFFER 15' WIDE

**TRIP GENERATION CALCULATIONS**

PER ITE TRIP GENERATION, 10TH EDITION,  
 USE LUC 110, (GENERAL LIGHT INDUSTRIAL).  
 THE PROPOSED BUILDING HAS 15,000 SF.

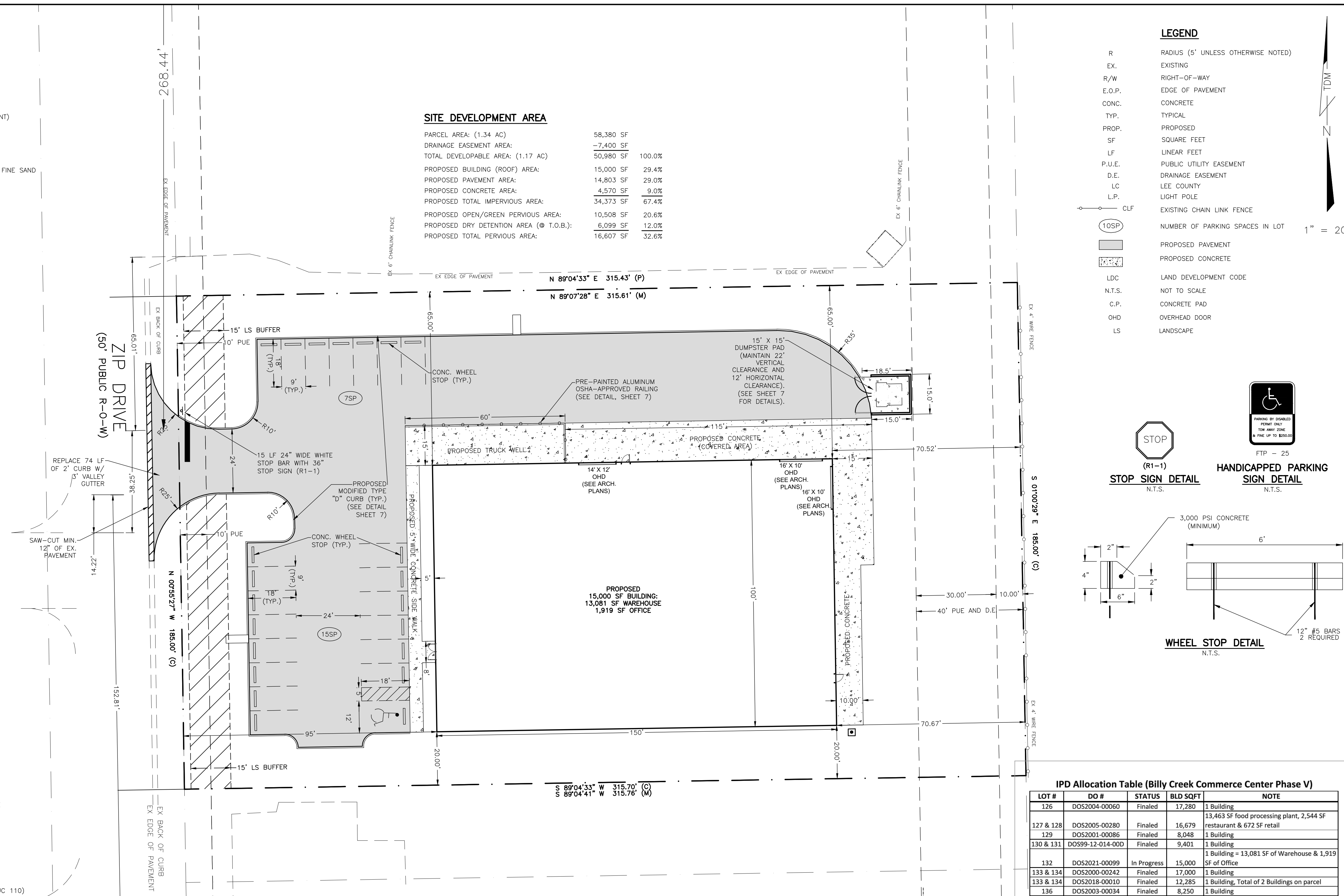
RAW TRIP GENERATION = PROPOSED GENERAL LIGHT INDUSTRIAL (LUC 110)  
 AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 114 (57 ENTERING, 57 EXITING)  
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 11 (10 ENTERING, 1 EXITING)  
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 10 (1 ENTERING, 9 EXITING)

**NOTES**

- ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
- THIS PARCEL LIES IN FLOOD ZONE "AE-EL16" AND "AE-EL17".
- THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
- THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAIN OR ANY RIVERINE AREAS.
- THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
- THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.

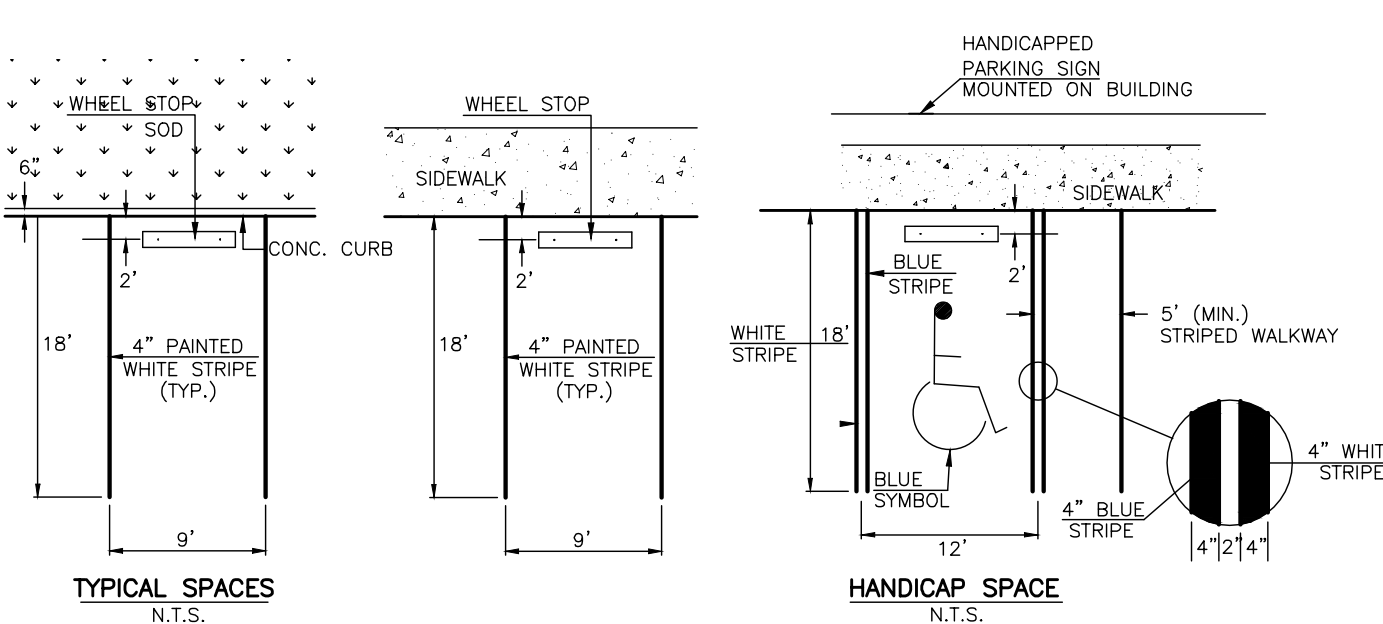
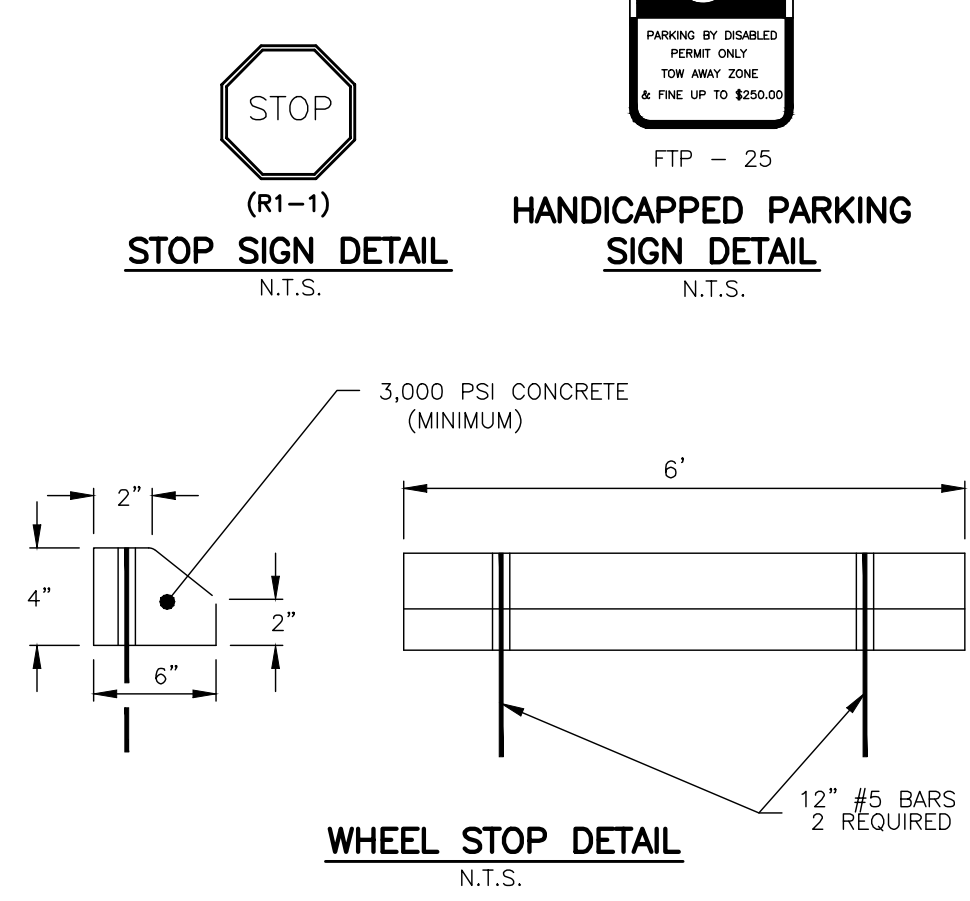
**SITE DEVELOPMENT AREA**

PARCEL AREA: (1.34 AC)	58,380 SF
DRAINAGE EASEMENT AREA:	-7,400 SF
TOTAL DEVELOPABLE AREA: (1.17 AC)	50,980 SF 100.0%
PROPOSED BUILDING (ROOF) AREA:	15,000 SF 29.4%
PROPOSED PAVEMENT AREA:	14,803 SF 29.0%
PROPOSED CONCRETE AREA:	4,570 SF 9.0%
PROPOSED TOTAL IMPERVIOUS AREA:	34,373 SF 67.4%
PROPOSED OPEN/GREEN PERVIOUS AREA:	10,508 SF 20.6%
PROPOSED DRY DETENTION AREA (@ T.O.B.):	6,099 SF 12.0%
PROPOSED TOTAL PERVIOUS AREA:	16,607 SF 32.6%



**LEGEND**

R	RADIUS (5' UNLESS OTHERWISE NOTED)
R/W	EXISTING
E.O.P.	RIGHT-OF-WAY
CONC.	EDGE OF PAVEMENT
TYP.	CONCRETE
PROP.	TYPICAL
SF	PROPOSED
LF	SQUARE FEET
P.U.E.	LINEAR FEET
D.E.	PUBLIC UTILITY EASEMENT
LC	DRAINAGE EASEMENT
L.P.	LEE COUNTY
CLF	LIGHT POLE
(10SP)	EXISTING CHAIN LINK FENCE
[Symbol]	NUMBER OF PARKING SPACES IN LOT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD
OHD	OVERHEAD DOOR
LS	LANDSCAPE



NOTE: ALL STRIPING TO BE TWO COATS HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.  
**TYPICAL PARKING SPACE DETAILS**  
 N.T.S.

**IPD Allocation Table (Billy Creek Commerce Center Phase V)**

LOT #	DO #	STATUS	BLD SQFT	NOTE
126	DOS2004-00060	Finald	17,280	1 Building
127 & 128	DOS2005-00280	Finald	16,679	13,463 SF food processing plant, 2,544 SF restaurant & 672 SF retail
129	DOS2001-00086	Finald	8,048	1 Building
130 & 131	DOS99-12-014-000	Finald	9,401	1 Building
132	DOS2021-00099	In Progress	15,000	SF of Office
133 & 134	DOS2000-00242	Finald	17,000	1 Building
133 & 134	DOS2018-00010	Finald	12,285	1 Building, Total of 2 Buildings on parcel
136	DOS2003-00034	Finald	8,250	1 Building
137 & 138	DOS2002-00071	Finald	16,096	2 Buildings
139 & 140	DOS2002-00229	Finald	20,975	2 Buildings
141	DOS98-03-018-000	Finald	16,445	Multiple Buildings
142	DOS2003-00058	Finald	6,000	1 Building
143	DOS2002-00154	Finald	27,200	3 Buildings
144 & 145	DOS2016-00066	Finald	9,000	1 Building
146 & 147	DOS2003-00019	Finald	21,179	1 Building
148 & 149	DOS2000-00163	Finald	30,100	1 Building
150 & 151	DOS2003-00033	Finald	18,000	2 Buildings
152	DOS2003-00230	Finald	5,925	1 Building
153	DOS2004-00323	Finald	7,500	1 Building
154	DOS2003-00203	Finald	9,425	1 Building
155	DOS2003-00045	Finald	9,900	1 Building
156	DOS2003-00122	Finald	2,400	Also 1,600 SF roofed open area
157 & 158	DOS2003-00202	Finald	19,325	2 Buildings
159 & 160	DOS2001-00153	Finald	20,237	2 Buildings
161 & 161	DOS2000-00124	Finald	19,800	1 Building
Total Allocation			363,450	Square Feet

DATE	DESIGNED BY	PERM	DRAWN BY:	PERM	CHECKED BY:	TDM	APPROVED BY:
05/2021							
REVISIONS	REVISED PER LC COMMENTS	DATE	BY	DATE	BY	DATE	BY
1		10/2021					

**5651 ZIP DRIVE**

**SITE DIMENSION PLAN**

Civil Engineering and Planning

dean@ldmconsulting.com  
www.ldmconsulting.com

**TDM CONSULTING, INC.**

43 Barkley Circle, Suite 200  
Fort Myers, FL 33907  
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Cert. of Authorization # 29086

Digitally signed by Thomas Dean Martin  
 Date: 2021.12.09 15:18:36 -0500

DATE: 12/9/2021  
 Dean Martin, P.E.  
 Florida #52022

This has been digitally signed and sealed by Dean Martin on the date indicated to the best of his knowledge and belief. The recipient of this document should verify the signature and seal to ensure the document has not been altered or tampered with.

SHEET # **5 of 12**

SCALE: AS NOTED

APPROVED  
 DOS2021-00099  
 Allyson Hall, Development Services Plan Reviewer  
 Lee County Development Services  
 12/28/2021