



VILLAGE OF ESTERO ZONING STAFF REPORT

CASE TYPE: ADMINISTRATIVE AMENDMENT
CASE NUMBER: ADD 2015-E002
CASE NAME: ESTERO LOCK UP STORAGE
PLANNING & ZONING BOARD DATE: DECEMBER 15, 2015

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting a deviation to remove the 8 foot wall from the Type "C" buffer located on the west property line of the storage facility on US 41 as shown on the Master Concept Plan for Zoning Resolution Z-06-075. For the reasons outlined in this report, staff recommends approval of the request.

APPLICATION SUMMARY

Applicant: Lock Up Estero, LLC (Larry J. Smith)

Request: There is one deviation requested:

- Deviation to remove the 8 foot high wall from the Type "C" buffer defined in LDC Section 10-416(d) (also LDC Section 33-351).

Location: The property is located at 22776 South Tamiami Trail (US 41). The applicant indicates the STRAP numbers are 04-47-25-E4-39000.0002 and 04-47-25-E3-39000.0001

PUBLIC MEETINGS

This action is necessitated by an application to amend an active Development Order (DOS2008-00078) which was approved on October 7, 2009 and is valid until October 7, 2017. The applicant has conducted public meetings with the EDRC and a Public Hearing was held at the Design Review Board (DRB) on October 14, 2015. The DRB, at that meeting, approved the Development Order amendment including the modification to the BSU easement, the architectural design with the painting of the visible storage unit doors the same color as the building, and the monument sign but referred the matter of the wall removal and buffer modifications to the Planning and Zoning Board with the DRB providing a "strong recommendation" for approval. This matter was deemed a zoning issue since the buffer was shown on the approved Master Concept Plan in the approved Zoning Resolution Z-06-075.

STAFF ANALYSIS

The subject property is located on the west side of US 41 south of Fountain Lakes Boulevard. The project has direct access to US 41 and provides a stub out for access to the vacant parcel to the north (formerly the sales office for Fountain Lakes). The subject property is bounded by US 41 on the east, a vacant parcel zoned AG-2 on the north, Fountain Lakes' single family homes on the northwest and a Marsh Landing preserve area on the southwest, and Marsh Landing Boulevard on the south. The project is comprised of three tracts; Unit/Lot 1 (approximately 0.96 acre) which is to be improved with buffers and prepared for future building development; Unit/Lot

2 (approximately 2.43 acres) which is the Estero Lock Up Storage facility site; and Unit/Lot 3 (approximately 7.18 acres) which is dedicated open space for the development and has been preserved as a conservation area. The original Development Order was approved for the construction of a 116,000 square foot three story storage building and 8,100 square feet of roofed storage with open sides with a Type "C" buffer (5 trees and 18 shrubs per 100 lineal feet) with an 8 foot high wall located 10 feet from the west property line to screen to open sided roofed storage building from the single family homes in Fountain Lakes to the west. In addition, the approval included the dedication of the 7.16 acres for conservation which serves as the code required indigenous preserve and open space pursuant to the zoning resolution (an additional 0.34 acres of open space is provided on lots 1 & 2 per the resolution).

The applicant's Development Order (DO) amendment proposes to reduce the size of the three story storage building to 78,606 square feet and change the open sided roofed storage structure to a 10,080 square foot fully enclosed building with the same architectural appearance as the three story building. In addition, the amendment addresses the requirement imposed by Bonita Springs Utilities (BSU) that this project connect its sanitary sewer lines to the existing BSU service lines in Fountain Lakes which requires a 15 foot wide easement along a portion of the western boundary of the project. The 8 foot buffer wall cannot be constructed in the easement and construction of the wall proximate to the easement could impede access to the sanitary sewer lines for maintenance and repair. Now that there is not the need to screen an open building and there is an architectural building wall to screen the development from the adjacent property, there is no need for a second wall. Rather than having a buffer wall located 10 feet from the property line with the rear wall of the one story building behind it set back 20 feet from the property line, the new proposal shows the building wall located 28 feet from the property line with more green area (28 feet rather than 10 feet as exposed to Fountain Lakes in the approved DO), additional plantings (45 trees and 173 shrubs provided instead of 39 trees and the 133 shrubs required in the Type "C" buffer), and the wall proposed will be an architecturally compliant building feature rather than the standard masonry wall in a Type "C" buffer.

In summary, staff finds that eliminating the specified buffer wall requirement and approving the architectural building wall with enhanced buffer plantings and the increased building setback to 28 feet is a better alternative. As previously noted, the Design Review Board strongly recommended this alternative.

Recommendation:

Staff recommends the approval of the removal of the wall from the Type "C" buffer as specified in LDC Section 10-416(d) and shown on the Master Concept Plan in Zoning Resolution Z-06-075 with the conditions in the draft Resolution attached to this staff report.

46 **WHEREAS**, the applicant desires to be allowed to remove the 8 foot wall
47 requirement from the Type “C” buffer shown on the Master Concept Plan; and
48

49 **WHEREAS**, the Design Review Board approved the Development Order
50 amendment on October 14, 2015 and recommended that the Planning and Zoning Board
51 approve the request for removal of the buffer wall ; and
52

53 **WHEREAS**, under the provisions of Ordinance 2015-01 of the Village of Estero,
54 the Planning and Zoning Board has been delegated the authority to make determinations
55 with respect to all applications for administrative actions; and
56

57 **WHEREAS**, the following findings of fact are offered:
58

- 59 1. The proposed deviation to remove the buffer wall with the provision of
60 added buffer plantings and the use of the architectural building wall as
61 a project screen wall rather than an 8 foot high wall to screen an open
62 storage structure does not increase density or intensity within the
63 development; and
64
- 65 2. The proposed deviation meets the applicable LDC standards; and.
66
- 67 3. The Planning and Zoning Board has taken this action at a duly
68 constituted public hearing after due public notice.
69

70 **NOW, THEREFORE, IT IS HEREBY DETERMINED** that the application for
71 administrative approval for the removal of the 8 foot high wall in the Type “C” buffer as
72 shown on the Master Concept Plan in Zoning Resolution Z-08-075 is APPROVED,
73 subject to the following conditions:
74

- 75 1. The terms and conditions of the original Zoning Resolution Z-08-075 and
76 administrative amendment ADD2008-00133 except as modified by the deviation
77 remain in full force.
78
- 79 2. The deviation for removal of the 8 foot high buffer wall is approved, provided the
80 site layout is in substantial compliance with the attached Site Plan and West
81 Property Plan Sheet No. 4 of 14 stamped by the Engineer on 11/25/2015 marked
82 Exhibit “B” and the buffer planting is in substantial compliance with the Planting
83 Plan Sheet No. PL 1 and Planting Details & Notes Sheet No. PL 2, both Revision
84 No. 4 dated 11/24/2015, stamped by the Landscape Architect on 11/30/2015
85 marked Exhibit “C”.
86
- 87 3. Architectural details for all structures must be in compliance with the plans
88 approved by the Design Review Board at the public hearing on 10/14/2015.
89
- 90 4. If it is determined that inaccurate or misleading information was provided to staff
91 or the Planning and Zoning Board or if this decision does not comply with the

LDC when rendered, then, at any time, the Planning and Zoning Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

PASSED AND DULY ADOPTED this 15th day of December, 2015.

**VILLAGE OF ESTERO, FLORIDA
PLANNING AND ZONING BOARD**

Roger Strelow, Chairman

Attest:

By: _____
Kathy Hall, MMC, Village Clerk

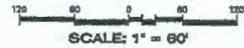
Reviewed for legal sufficiency

By: _____
Nancy Stroud, Esq.

Vote:			
Roger Strelow	Yes	___	No ___
Ryan Binkowski	Yes	___	No ___
David Crawford	Yes	___	No ___
Ned Dewhirst	Yes	___	No ___
Marlene Naratil	Yes	___	No ___
Jeff Maas	Yes	___	No ___
Scotty Wood	Yes	___	No ___

Exhibits

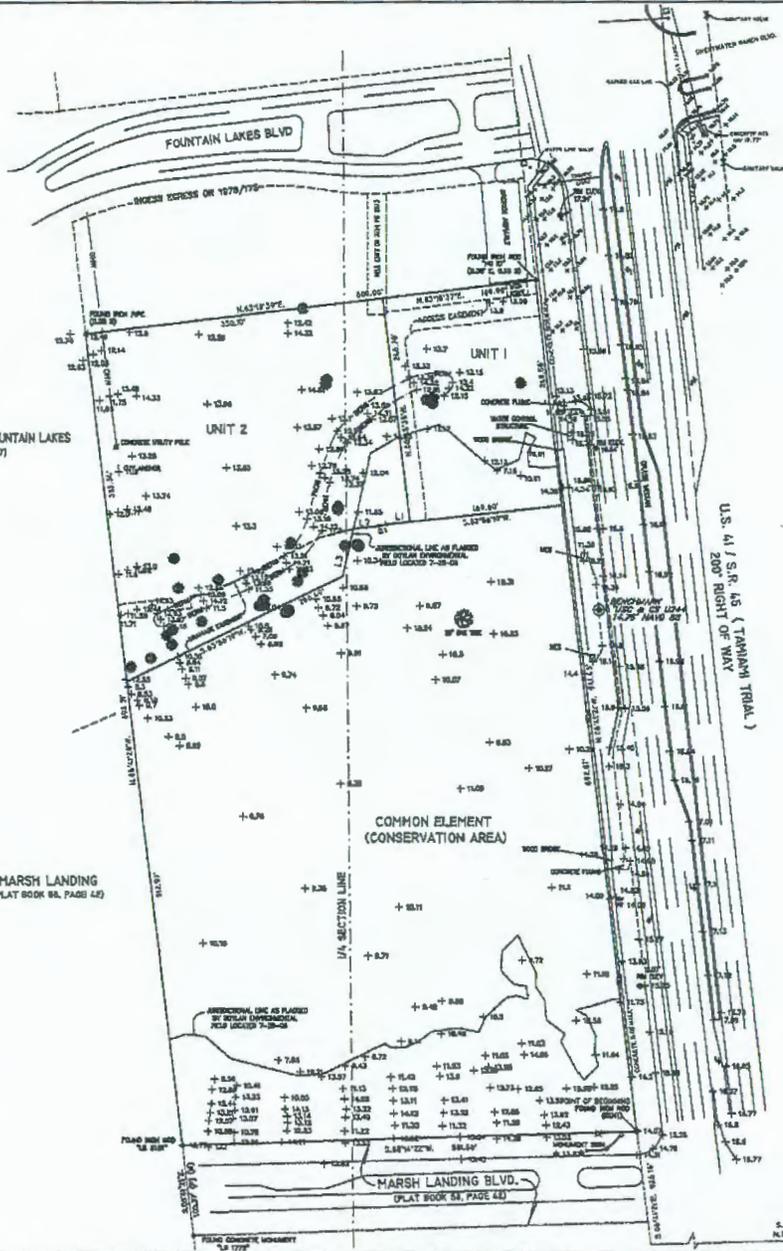
- A. Legal Description
- B. Site Plan and West Property Plan Sheet No. 4 of 14
- C. Planting Plan Sheet No. PL 1 and Planting Details & Notes Sheet No. PL 2



SUNGATE VILLAS AT FOUNTAIN LAKES
(OR 2ND PAGE 4337)

EXHIBIT "A"

MARSH LANDING
(PLAT BOOK 86, PAGE 442)



LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 47 SOUTH, RANGE 25 EAST; THENCE SOUTH 89°14'21" WEST FOR 2864.44 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SAID SECTION 4 TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (S.R. 15), TAMPAH TRAIL; THENCE NORTH 04°42'00" WEST FOR 924.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.
 THENCE CONTINUE NORTH 04°42'00" WEST FOR 144.12 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 87°06'24" WEST FOR 605.90 FEET ALONG A LINE COMMON WITH A TRACT OR PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 0384884848 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO AND INTERSECTION WITH A LINE PARALLEL WITH AND LYING 50.00 FEET WESTERLY OF (AS MEASURED PERPENDICULAR) THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 41; THENCE SOUTH 84°42'00" EAST FOR 894.24 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 84°42'00" EAST FOR 50.00 FEET ALONG THE NORTHERLY LINE OF A ROAD RIGHT-OF-WAY 60 FEET FROM CENTERLINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1844, PAGE 237 OF SAID PUBLIC RECORDS TO THE POINT OF BEGINNING.
 CONTAINING 11.534 ACRES MORE OR LESS.

NOTES

1. ELEVATIONS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 HAVING A BENCHMARK OF 14.04-1172M.
2. THE PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD FOR THE HALFWAY CREEK LAND CONSERVATION, A COMMERCIAL LAND CONSERVATION, RECORDED AS INSTRUMENT # 2389884848.
3. THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "A" WITH A BASE FLOOD ELEVATION OF 14.17 FEET PER FEMA MAP # 22021 0477, DATED 04/05/08.
4. ELEVATION SHOWN HEREON RELATES TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AND ARE DERIVED FROM BENCHMARK CGS 4 CGS # 12344 HAVING AN ELEVATION OF 14.7172 MARS 88.

LEGEND

- 1" IN 10' TIE
- 1/4" IN 10' TIE
- 1/8" IN 10' TIE
- 1/16" IN 10' TIE
- 1/32" IN 10' TIE
- 1/64" IN 10' TIE
- 1/128" IN 10' TIE
- 1/256" IN 10' TIE
- 1/512" IN 10' TIE
- 1/1024" IN 10' TIE
- 1/2048" IN 10' TIE
- 1/4096" IN 10' TIE
- 1/8192" IN 10' TIE
- 1/16384" IN 10' TIE
- 1/32768" IN 10' TIE
- 1/65536" IN 10' TIE
- 1/131072" IN 10' TIE
- 1/262144" IN 10' TIE
- 1/524288" IN 10' TIE
- 1/1048576" IN 10' TIE
- 1/2097152" IN 10' TIE
- 1/4194304" IN 10' TIE
- 1/8388608" IN 10' TIE
- 1/16777216" IN 10' TIE
- 1/33554432" IN 10' TIE
- 1/67108864" IN 10' TIE
- 1/134217728" IN 10' TIE
- 1/268435456" IN 10' TIE
- 1/536870912" IN 10' TIE
- 1/1073741824" IN 10' TIE
- 1/2147483648" IN 10' TIE
- 1/4294967296" IN 10' TIE
- 1/8589934592" IN 10' TIE
- 1/17179869184" IN 10' TIE
- 1/34359738368" IN 10' TIE
- 1/68719476736" IN 10' TIE
- 1/137438953472" IN 10' TIE
- 1/274877906944" IN 10' TIE
- 1/549755813888" IN 10' TIE
- 1/1099511627776" IN 10' TIE
- 1/2199023255552" IN 10' TIE
- 1/4398046511104" IN 10' TIE
- 1/8796093022208" IN 10' TIE
- 1/17592186444416" IN 10' TIE
- 1/35184372888832" IN 10' TIE
- 1/70368745777664" IN 10' TIE
- 1/140737491555296" IN 10' TIE
- 1/281474983110592" IN 10' TIE
- 1/562949966221184" IN 10' TIE
- 1/112589993242368" IN 10' TIE
- 1/225179986484736" IN 10' TIE
- 1/450359972969472" IN 10' TIE
- 1/900719945938944" IN 10' TIE
- 1/1801439891877888" IN 10' TIE
- 1/3602879783755776" IN 10' TIE
- 1/7205759567511552" IN 10' TIE
- 1/1441151913502304" IN 10' TIE
- 1/2882303827004608" IN 10' TIE
- 1/5764607654009216" IN 10' TIE
- 1/11529215308018432" IN 10' TIE
- 1/23058430616036864" IN 10' TIE
- 1/46116861232073728" IN 10' TIE
- 1/92233722464147456" IN 10' TIE
- 1/184467448928294912" IN 10' TIE
- 1/368934897856589824" IN 10' TIE
- 1/737869795713179648" IN 10' TIE
- 1/1475739514263598976" IN 10' TIE
- 1/2951479028527197952" IN 10' TIE
- 1/5902958057054395904" IN 10' TIE
- 1/11805916114108798808" IN 10' TIE
- 1/23611832228217597616" IN 10' TIE
- 1/47223664456435195232" IN 10' TIE
- 1/94447328912870390464" IN 10' TIE
- 1/18889465825740680096" IN 10' TIE
- 1/37778931651481361192" IN 10' TIE
- 1/75557863302962722384" IN 10' TIE
- 1/151115726605925444768" IN 10' TIE
- 1/302231453211850889536" IN 10' TIE
- 1/604462906423701779072" IN 10' TIE
- 1/1208925812447403558144" IN 10' TIE
- 1/2417851624894807116288" IN 10' TIE
- 1/4835703249789614232576" IN 10' TIE
- 1/9671406499579228465152" IN 10' TIE
- 1/1934281299915645730304" IN 10' TIE
- 1/3868562599831291460608" IN 10' TIE
- 1/7737125199662582921216" IN 10' TIE
- 1/15474251993325171442432" IN 10' TIE
- 1/30948503986650342884864" IN 10' TIE
- 1/61897007973300685769728" IN 10' TIE
- 1/123794015946601375169456" IN 10' TIE
- 1/247588031893202750338912" IN 10' TIE
- 1/495176063786405500677824" IN 10' TIE
- 1/990352127572811001355648" IN 10' TIE
- 1/1980704255145622002711296" IN 10' TIE
- 1/3961408510291244005422592" IN 10' TIE
- 1/7922817020582488010845184" IN 10' TIE
- 1/1584563404116476817688336" IN 10' TIE
- 1/3169126808232953635376704" IN 10' TIE
- 1/6338253616465907270753408" IN 10' TIE
- 1/126765072329308145415107136" IN 10' TIE
- 1/253530144658616290830214272" IN 10' TIE
- 1/50706029311723258166060424448" IN 10' TIE
- 1/101412058623446532332008848896" IN 10' TIE
- 1/202824117246893064664017777792" IN 10' TIE
- 1/405648234537786129328035555584" IN 10' TIE
- 1/811296469075572258576071111168" IN 10' TIE
- 1/1622592938151444517152142222336" IN 10' TIE
- 1/3245185876302889034304284444704" IN 10' TIE
- 1/649037175260577806860856888928" IN 10' TIE
- 1/12980743052211553713211217777456" IN 10' TIE
- 1/2596148610422307542626435555912" IN 10' TIE
- 1/51922972208446150852528711111824" IN 10' TIE
- 1/1038459440168830317050515422223488" IN 10' TIE
- 1/207691888033766063410102844447376" IN 10' TIE
- 1/41538377606753212682020568889552" IN 10' TIE
- 1/83076755213546425364041137779104" IN 10' TIE
- 1/166153510427088507280802255558208" IN 10' TIE
- 1/3323070208541770145616151111164032" IN 10' TIE
- 1/664614041708354029123222222226064" IN 10' TIE
- 1/132922808341668805824464444452128" IN 10' TIE
- 1/265845616683337611649288888894256" IN 10' TIE
- 1/53169123366667523289777777784512" IN 10' TIE
- 1/106338246733335045779555555568224" IN 10' TIE
- 1/212676493466670091559111111136448" IN 10' TIE
- 1/425352986933340183111822222272896" IN 10' TIE
- 1/85070597386668036623644444455744" IN 10' TIE
- 1/170141194773336073247288888911488" IN 10' TIE
- 1/34028238954667214649457777782976" IN 10' TIE
- 1/68056477909334429298915555565952" IN 10' TIE
- 1/1361129558186688895978311111131904" IN 10' TIE
- 1/272225911633777779195662222253808" IN 10' TIE
- 1/5444518232675555583913252444471632" IN 10' TIE
- 1/10889036463511111167825248888942624" IN 10' TIE
- 1/2177807292702222233565049777785248" IN 10' TIE
- 1/4355614585404444467310099555564496" IN 10' TIE
- 1/87112291708088889346201991111131904" IN 10' TIE
- 1/1742248343617777768924398222253808" IN 10' TIE
- 1/3484496687235555537848796444471632" IN 10' TIE
- 1/69689933744711111156975928888942624" IN 10' TIE
- 1/1393798754884222223139551956622253808" IN 10' TIE
- 1/27875975097684444462710099555564496" IN 10' TIE
- 1/55751950195368888925420199111131904" IN 10' TIE
- 1/111503903907377776892439822253808" IN 10' TIE
- 1/22300780781555553784879644471632" IN 10' TIE
- 1/44601561563111111156975928888942624" IN 10' TIE
- 1/892031231262222223139551956622253808" IN 10' TIE
- 1/1784062425244444462710099555564496" IN 10' TIE
- 1/356812485048888892542019911131904" IN 10' TIE
- 1/71362497009777776892439822253808" IN 10' TIE
- 1/14272494019555553784879644471632" IN 10' TIE
- 1/28544988039111111156975928888942624" IN 10' TIE
- 1/570899760782222223139551956622253808" IN 10' TIE
- 1/1141799521644444462710099555564496" IN 10' TIE
- 1/22835990432888889254201991131904" IN 10' TIE
- 1/45671980865777776892439822253808" IN 10' TIE
- 1/91343961731555553784879644471632" IN 10' TIE
- 1/182687935462222223139551956622253808" IN 10' TIE
- 1/3653758709244444462710099555564496" IN 10' TIE
- 1/73075174184888889254201991131904" IN 10' TIE
- 1/14615034836977776892439822253808" IN 10' TIE
- 1/29230069673955553784879644471632" IN 10' TIE
- 1/58460139347911111156975928888942624" IN 10' TIE
- 1/116920278754222223139551956622253808" IN 10' TIE
- 1/2338405575084444462710099555564496" IN 10' TIE
- 1/46768111501688889254201991131904" IN 10' TIE
- 1/9353622300377776892439822253808" IN 10' TIE
- 1/18707246007555553784879644471632" IN 10' TIE
- 1/37414492015111111156975928888942624" IN 10' TIE
- 1/748289840302222223139551956622253808" IN 10' TIE
- 1/1496579606044444462710099555564496" IN 10' TIE
- 1/29931592120888889254201991131904" IN 10' TIE
- 1/5986318424177776892439822253808" IN 10' TIE
- 1/11972636483555553784879644471632" IN 10' TIE
- 1/23945272967111111156975928888942624" IN 10' TIE
- 1/478905459342222223139551956622253808" IN 10' TIE
- 1/9578109186844444462710099555564496" IN 10' TIE
- 1/19156218373688889254201991131904" IN 10' TIE
- 1/3831243674737776892439822253808" IN 10' TIE
- 1/76624873494755553784879644471632" IN 10' TIE
- 1/153249746989111111156975928888942624" IN 10' TIE
- 1/306499493778222223139551956622253808" IN 10' TIE
- 1/6129989875564444462710099555564496" IN 10' TIE
- 1/12259979751288889254201991131904" IN 10' TIE
- 1/2451995950257776892439822253808" IN 10' TIE
- 1/49039919005155553784879644471632" IN 10' TIE
- 1/980798380103222223139551956622253808" IN 10' TIE
- 1/1961596602064444462710099555564496" IN 10' TIE
- 1/39231932041288889254201991131904" IN 10' TIE
- 1/7846386408257776892439822253808" IN 10' TIE
- 1/15692772165155553784879644471632" IN 10' TIE
- 1/313855443303111111156975928888942624" IN 10' TIE
- 1/627710886606222223139551956622253808" IN 10' TIE
- 1/12554217322124444462710099555564496" IN 10' TIE
- 1/251084346442488889254201991131904" IN 10' TIE
- 1/50216869288497776892439822253808" IN 10' TIE
- 1/100433738576955553784879644471632" IN 10' TIE
- 1/2008674771539111111156975928888942624" IN 10' TIE
- 1/4017349543078222223139551956622253808" IN 10' TIE
- 1/80346990861564444462710099555564496" IN 10' TIE
- 1/160693981731288889254201991131904" IN 10' TIE
- 1/3213879634625776892439822253808" IN 10' TIE
- 1/642775926925155553784879644471632" IN 10' TIE
- 1/12855518538503111111156975928888942624" IN 10' TIE
- 1/25711037077006222223139551956622253808" IN 10' TIE
- 1/514220741540124444462710099555564496" IN 10' TIE
- 1/10284414830802488889254201991131904" IN 10' TIE
- 1/2056882966160049776892439822253808" IN 10' TIE
- 1/4113765932320099555564496" IN 10' TIE
- 1/822753186464019911131904" IN 10' TIE
- 1/164550672928039822253808" IN 10' TIE
- 1/329101345856079644471632" IN 10' TIE
- 1/6582026917121492888942624" IN 10' TIE
- 1/131640538342429776892439822253808" IN 10' TIE
- 1/263281076684859553784879644471632" IN 10' TIE
- 1/52656215336971911111156975928888942624" IN 10' TIE
- 1/1053124307139437822223139551956622253808" IN 10' TIE
- 1/2106248614788756444462710099555564496" IN 10' TIE
- 1/421249722957751288889254201991131904" IN 10' TIE
- 1/84249944591552553784879644471632" IN 10' TIE
- 1/168499891831105111111156975928888942624" IN 10' TIE
- 1/336999783662210222223139551956622253808" IN 10' TIE
- 1/673999567324420444462710099555564496" IN 10' TIE
- 1/13479991346484088889254201991131904" IN 10' TIE
- 1/2695998269296817776892439822253808" IN 10' TIE
- 1/539199653859363553784879644471632" IN 10' TIE
- 1/107839930771867111111156975928888942624" IN 10' TIE
- 1/215679861537734222223139551956622253808" IN 10' TIE
- 1/431359723075548444462710099555564496" IN 10' TIE
- 1/86271944615109688889254201991131904" IN 10' TIE
- 1/1725438923021793776892439822253808" IN 10' TIE
- 1/3450877846043587553784879644471632" IN 10' TIE
- 1/6901755692087175111111156975928888942624" IN 10' TIE
- 1/1380351138415350322223139551956622253808" IN 10' TIE
- 1/2760702276170700444462710099555564496" IN 10' TIE
- 1/552140455234140088889254201991131904" IN 10' TIE
- 1/1104280910682801776892439822253808" IN 10' TIE
- 1/2208561821365603553784879644471632" IN 10' TIE
- 1/4417123642731207111111156975928888942624" IN 10' TIE
- 1/8834247285462414222223139551956622253808" IN 10' TIE
- 1/1766849457124828444462710099555564496" IN 10' TIE
- 1/353369891424965688889254201991131904" IN 10' TIE
- 1/7067397828499313776892439822253808" IN 10' TIE
- 1/141347964569982553784879644471632" IN 10' TIE
- 1/282695929139965111111156975928888942624" IN 10' TIE
- 1/56539185827993022223139551956622253808" IN 10' TIE
- 1/113078371659860444462710099555564496" IN 10' TIE
- 1/22615674331972088889254201991131904" IN 10' TIE
- 1/452313486239441776892439822253808" IN 10' TIE
- 1/904626972478883553784879644471632" IN 10' TIE
- 1/1809253844957767111111156975928888942624" IN 10' TIE

STEWART-WASHMUTH & CO., INC.
 1915 North Forest Road, Suite 300, Schaumburg, Illinois 60196
 Phone: (815) 399-1100
 Fax: (815) 399-1101
 Website: www.stewart-washmuth.com

PROJECT NO. 1033
 DATE: 08/24/15
 DRAWN BY: M. J. WILSON
 CHECKED BY: T. J. WILSON

The Lockup Self Storage
 Forest Hill
 Elmhurst, Illinois

PLANT SCHEDULE
 PLANT SCHEDULE
 PLANT SCHEDULE

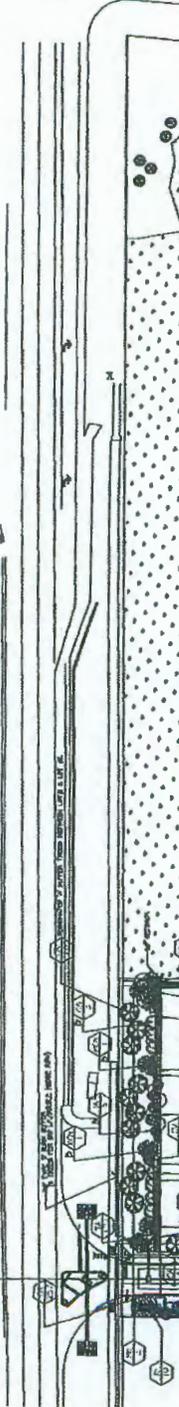
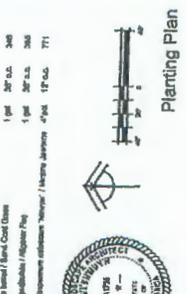
NO.	DATE	DESCRIPTION
1	08/24/15	ISSUED FOR PERMIT
2	08/24/15	ISSUED FOR PERMIT
3	08/24/15	ISSUED FOR PERMIT
4	08/24/15	ISSUED FOR PERMIT
5	08/24/15	ISSUED FOR PERMIT
6	08/24/15	ISSUED FOR PERMIT
7	08/24/15	ISSUED FOR PERMIT
8	08/24/15	ISSUED FOR PERMIT
9	08/24/15	ISSUED FOR PERMIT
10	08/24/15	ISSUED FOR PERMIT

LANDSCAPE CALCULATIONS
 1. TOTAL PLANTING AREA: 10,000 SQ. FT.
 2. PLANTING DENSITY: 1 PLANT PER 100 SQ. FT.
 3. TOTAL PLANTS: 100 PLANTS
 4. PLANTING COST: \$10,000
 5. MAINTENANCE COST: \$1,000
 6. TOTAL COST: \$11,000

PLANT SCHEDULE
 PLANT SCHEDULE
 PLANT SCHEDULE

PLANT SCHEDULE
 PLANT SCHEDULE
 PLANT SCHEDULE

PLANT	QUANTITY	PLANT	QUANTITY
1	10	11	10
2	10	12	10
3	10	13	10
4	10	14	10
5	10	15	10
6	10	16	10
7	10	17	10
8	10	18	10
9	10	19	10
10	10	20	10



PLANTING PLAN
 SHEET NO. PL 1

EXHIBIT "C"

