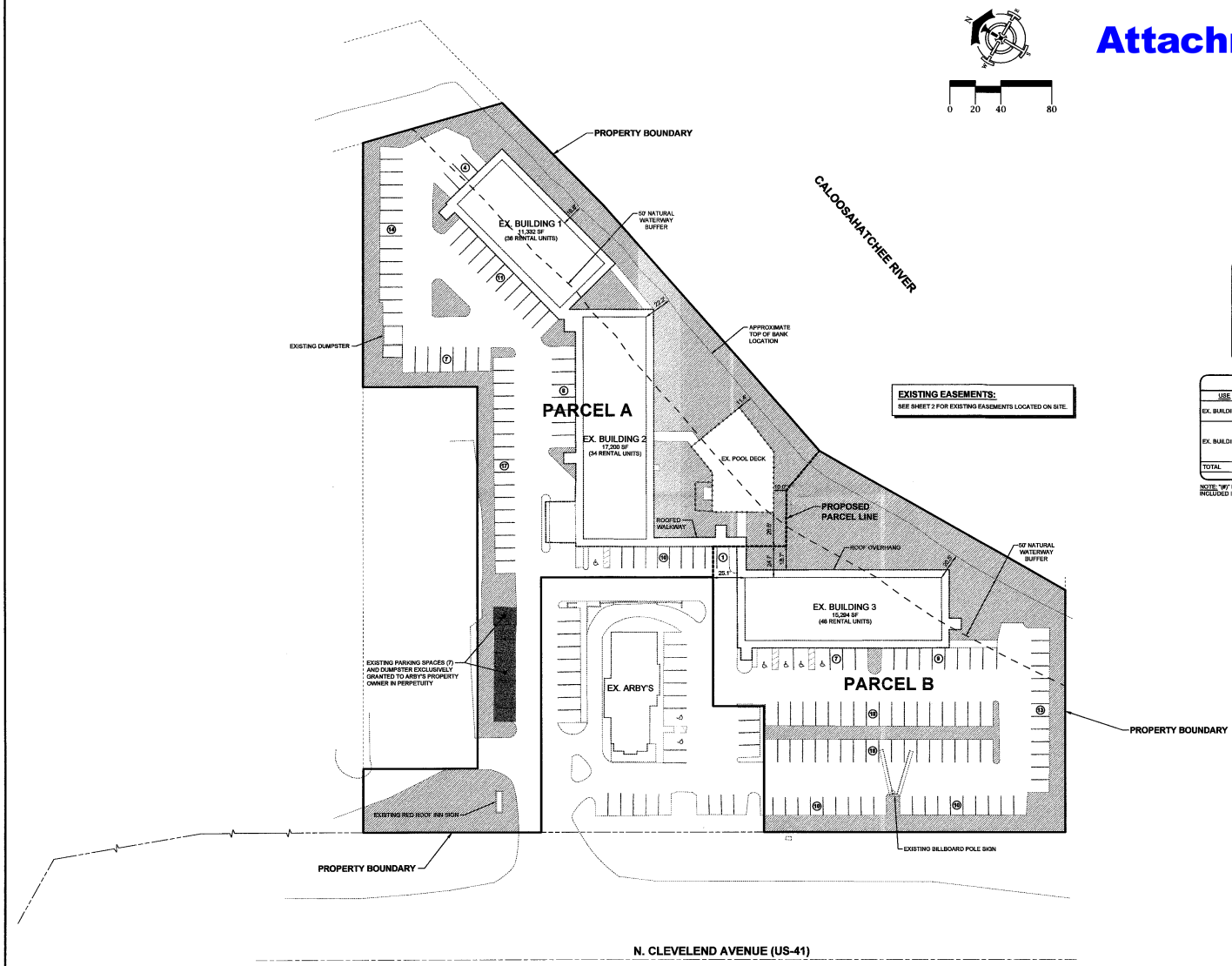
ADD2013-00180 Lee County ePlan

Attachment "A"



EXISTING EASEMENTS:
SEE SHEET 2 FOR EXISTING EASEMENTS LOCATED ON SITE.

LEGEND

OPEN SPACE

LAND USE SUMMARY

	PARCEL A		PARCEL B		TOTAL PROPERTY	
CATEGORY	AREA	PERCENTAGE	AREA	PERCENTAGE	AREA	PERCENTAGE
BUILDING	0.48 AC.	21.7%	0.24 AC.	16.4%	0.72 AC.	19.6%
PAVEMENT / SIDEWALK	0.93 AC.	42.1%	0.71 AC.	48.6%	1.64 AC.	44.7%
OPEN SPACE [1]	0.79 AC.	35.7%	0.51 AC.	35.0%	1.30 AC.	35.4%
OTHER PERVIOUS	0.01 AC.	0.5%	0.00 AC.	0.0%	0.01 AC.	0.03%
TOTAL	2.21 AC.	100.0%	1.46 AC.	100.0%	3.67 AC.	100.0%

1 - OPEN SPACE AREA PER SECTION 10-415(c) OF LEE COUNTY LDC.

PARCEL A PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
EX. BUILDING 1	36 RENTAL UNITS @ 1.2 SPACES PER RENTAL UNIT	43	36
EX. BUILDING 2	34 RENTAL UNITS @ 1.2 SPACES PER RENTAL UNIT	41	34
	660 SF OFFICE @ 1 SPACE PER 350 SF	2	1
TOTAL		86 (3)	71 (1)

NOTE: "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

PARCEL B PARKING SUMMARY

USE	RATIO	REQUIRED	PROVIDED
EX. BUILDING 3	48 RENTAL UNITS @ 1.2 SPACES PER RENTAL UNIT	58	86
TOTAL		58 (3)	86 (4)

NOTE: "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.

BUILDING SETBACKS

SETBACK	REQUIRED
STREET	25'
SIDE	20'
REAR	20'
WATER	25'

GENERAL NOTE:
PARCEL "A" SIGNAGE IS EXISTING. PARCEL "B" DOES NOT HAVE AN IDENTIFICATION SIGN, BUT RESERVES THE RIGHT TO OBTAIN ONE SHOULD PARCEL "B" CHANGE OWNERSHIP.

OWNER / DEVELOPER:
SHIVAM SUNDARAM HOTELS LLC
13000 N. CLEVELAND AVE.
NORTH FORT MYERS, FL 33903

PROJECT:
RED ROOF INN

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management
1605 Hendry Street
Fort Myers, FL 33901
239-418-0691 • 239-418-0692 fax
Florida Certificate of Authorization:
Engineering LB #: 26978

SITE PLAN

Project Number:	21287
Part of Section(s):	11
Township: 44 S	Range: 24 E
County, State:	LEE COUNTY, FL
Sheet Number:	1

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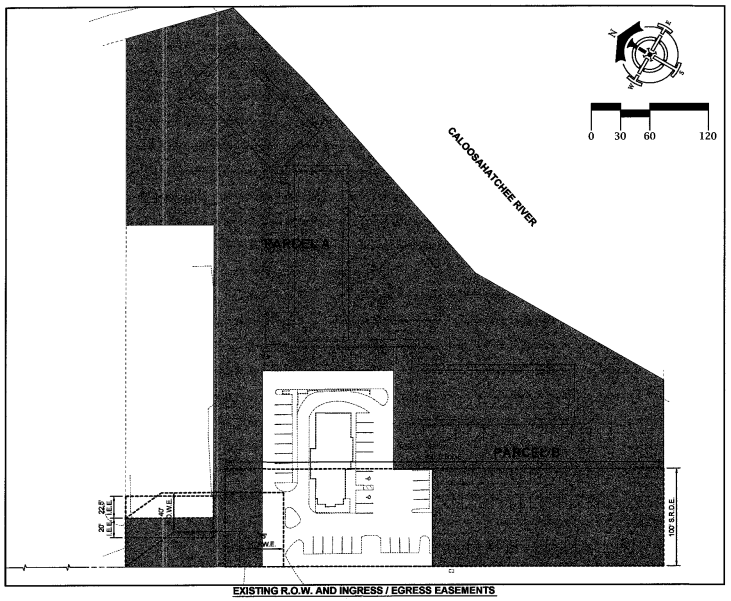
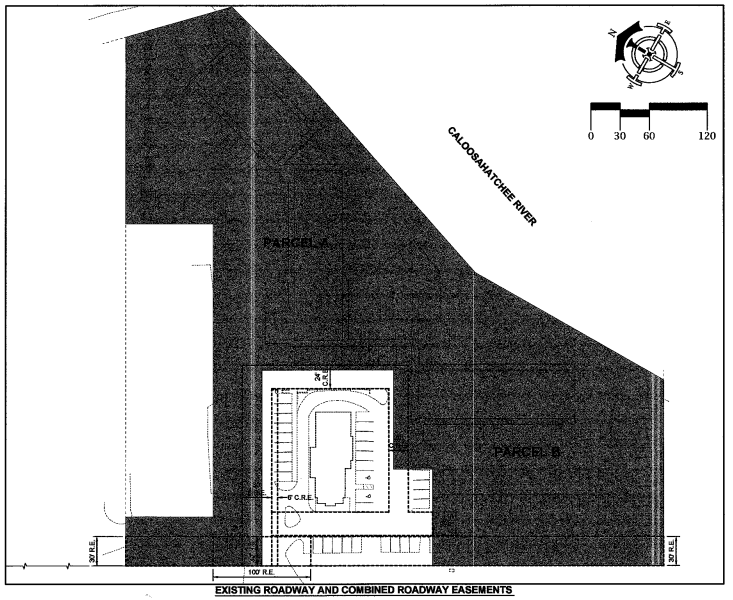
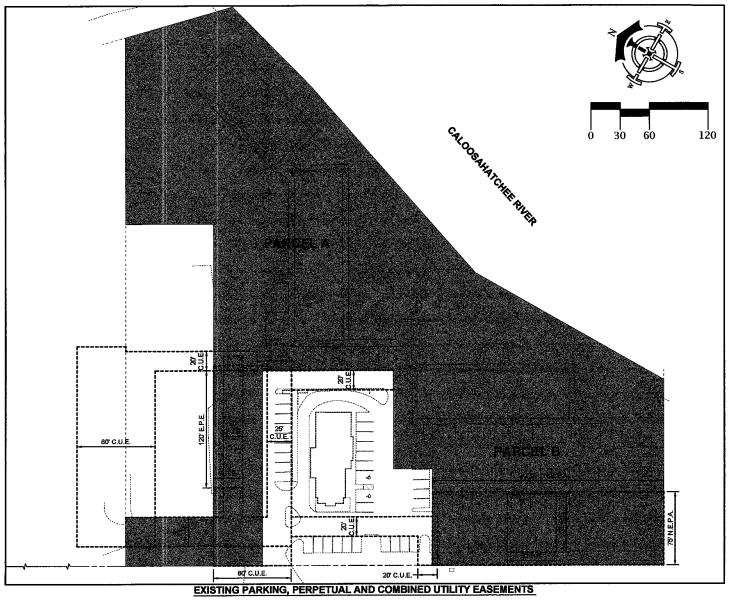


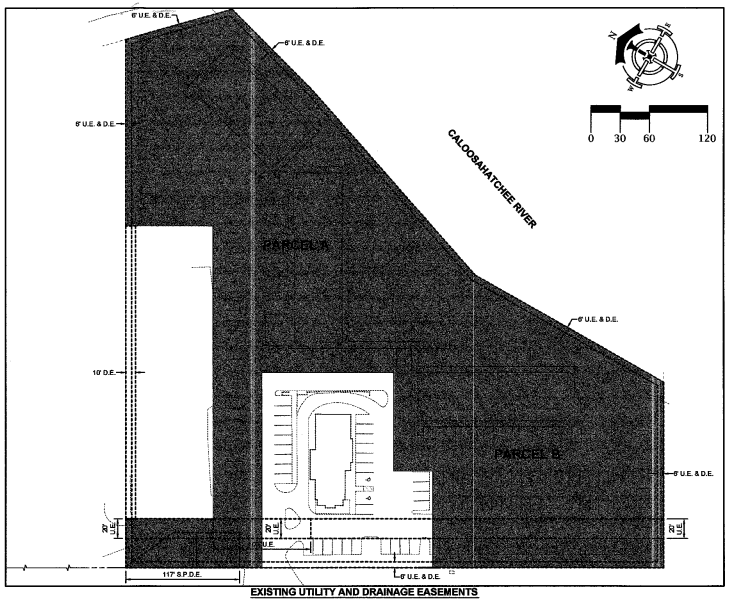
EXISTING R.O.W. AND INGRESS / EGRESS EASEMENTS



EXISTING ROADWAY AND COMBINED ROADWAY EASEMENTS



EXISTING PARKING, PERPETUAL AND COMBINED UTILITY EASEMENTS



EXISTING UTILITY AND DRAINAGE EASEMENTS

EASEMENT LEGEND

C.R.E.	COMBINED ROADWAY EASMENT
C.U.E.	COMBINED UTILITY EASMENT
D.E.	DRAINAGE EASMENT
E.P.E.	EXCLUSIVE PARKING EASEMENT
I.E.E.	INGRESS AND EGRESS EASEMENT
N.E.P.A.	NON-EXCLUSIVE PARKING AREA
P.E.	PERPETUAL EASMENT
R.E.	ROADWAY EASMENT
R.O.W.E.	RIGHT OF WAY EASMENT
S.P.D.E.	SIGN PARCEL & DRAINAGE EASEMENT
S.R.D.E.	STATE ROAD DEPARTMENT EASEMENT
U.E.	UTILITY EASMENT

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EXISTING EASEMENTS PLAN

Project Number:	21287
Part of Section(s):	11
Township: 44 S	Range: 24 E
County, State:	LEE COUNTY, FL
Sheet Number:	2

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