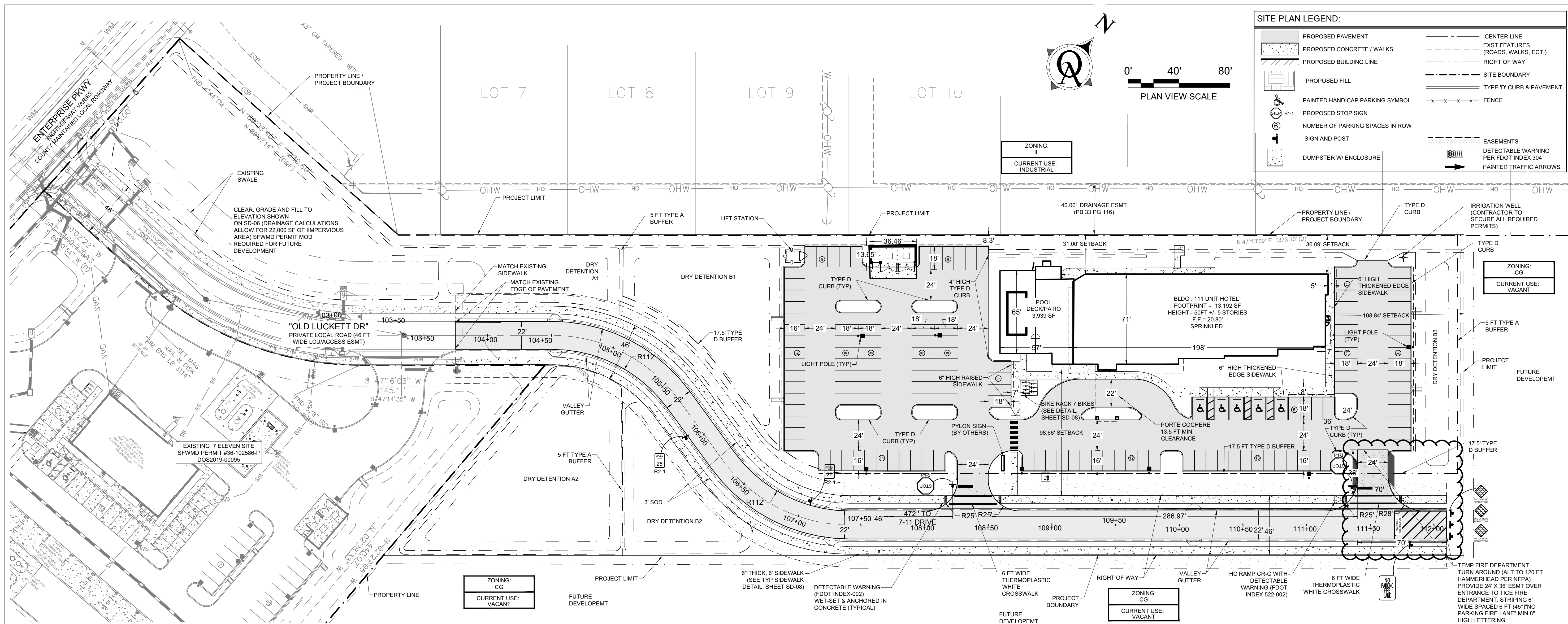




SIGNING AND PAVEMENT MARKING NOTES:

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 UTILITY 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 COMMERCIAL DEVELOPMENTS.
11. ALL PAVEMENT MARKINGS WITHIN THE LEE COUNTY RIGHT OF WAY AND COUNTY MAINTAINED EASEMENTS TO BE PERFORMED THERMOPLASTIC.
12. DETECTABLE WARNINGS SHALL BE CAST-IN-PLACE (WET-SET AND ANCHORED IN CONCRETE).

PARKING CALCULATIONS: LDC 34-2020

|                                                                    |              |
|--------------------------------------------------------------------|--------------|
| HOTEL/MOTEL= 111 UNITS                                             |              |
| PARKING SPACES REQUIRED: (1.2 SPACE / UNIT) = 134 SPACES           |              |
| TOTAL PARKING SPACES PROVIDED (INCLUDING 5 HANDICAP SPACES)        | = 134 SPACES |
| BIKE PARKING REQUIRED: 5% OF REQUIRED PARKING SPACES = 7 SPACES    |              |
| BIKE PARKING PROVIDED: 7 SPACES (SEE BIKE RACK DETAIL SHEET SD-08) |              |

## PUBLIC TRANSIT: LDC 10-441

DISTANCE TO NEAREST PUBLIC TRANSIT ROUTE: 3,300 LF, LEE TRAN ROUTE 15 / ORTIZ BLVD  
NO PUBLIC TRANSIT IMPROVEMENTS WILL BE REQUIRED

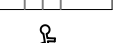
## REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 10-261

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 CD 10-010(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 USE AS PROVIDED IN ACCORD WITH LEE COUNTY CD 10-016(g)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY DRAINAGE RIGHT-OF-WAY.

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.

|                                                 |        |
|-------------------------------------------------|--------|
| BUILDING USE: 60,000 SF +/- COMMERCIAL BUILDING |        |
| TOTAL REQUIRED DISPOSAL AREA (SF) =             | 496 SF |
| TOTAL PROVIDED DISPOSAL AREA (SF) =             | 500 SF |

**SITE PLAN LEGEND:**

|                                                                                     |                                 |                                                                                     |                                          |
|-------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------|------------------------------------------|
|  | PROPOSED PAVEMENT               |  | CENTER LINE                              |
|  | PROPOSED CONCRETE / WALKS       |  | EXIST FEATURES<br>(ROADS, WALKS, ECT.)   |
|  | PROPOSED BUILDING LINE          |  | RIGHT OF WAY                             |
|  | PROPOSED FILL                   |  | SITE BOUNDARY                            |
|  | PAINTED HANDICAP PARKING SYMBOL |  | TYPE 'D' CURB & PAVEMENT                 |
|  | PROPOSED STOP SIGN              |  | FENCE                                    |
|  | NUMBER OF PARKING SPACES IN ROW |                                                                                     |                                          |
|  | SIGN AND POST                   |                                                                                     |                                          |
|  | DUMPSTER W/ ENCLOSURE           |  | EASEMENTS                                |
|                                                                                     |                                 |  | DETECTABLE WARNING<br>PER FDOT INDEX 304 |
|                                                                                     |                                 |  | PAINTED TRAFFIC ARROWS                   |

SITE DEVELOPMENT REGULATIONS (CH ZONING):

|                                         | REQUIRED                        | PROVIDED        |
|-----------------------------------------|---------------------------------|-----------------|
| <b>LOT AREA/DIMENSIONS: (LDC34-845)</b> |                                 |                 |
| AREA:                                   | 10,000 SF MIN.                  | 243,229 SF      |
| FRONTAGE:                               | 100 FT MIN.                     | 159.79 FT ±     |
| DEPTH:                                  | 100 FT MIN.                     | 1460 FT ±       |
| <b><u>SETBACKS (LDC 34-1802)</u></b>    |                                 |                 |
| ARTERIAL OR COLLECTOR STREET            | 50 FT                           | N/A             |
| LOCAL STREET (LDC 34-2192)              | 25 FT                           | N/A             |
| PRIVATE STREET (LDC 34-2192)            | 20 FT                           | 96.66 FT        |
| SIDE YARD (34-1802(c))                  | 20 FT+1/2 FT PER 1 FT >35 FT HT | 156.84 FT       |
| REAR YARD (34-1802(c))                  | 20 FT+1/2 FT PER 1 FT >35 FT HT | 31.00 FT        |
| <b>MAX. BUILDING HEIGHT (34-1802)</b>   |                                 |                 |
| MAX. LOT COVERAGE                       | 57 FT (31 FT REAR SETBACK)      | 50 FT (5 STORY) |
|                                         | 40 %                            | 5.24 %          |

LAND USE BREAKDOWN :

|                                           |         |    |      |     |        |
|-------------------------------------------|---------|----|------|-----|--------|
| PROJECT AREA                              | 251,196 | SF | 5.77 | AC. |        |
| BUILDING AREA                             | 13,192  | SF | 0.30 | AC. | 5.25%  |
| POOL DECK                                 | 3,939   | SF | 0.09 | AC. |        |
| ASPHALT PAVEMENT AREA (HOTEL)             | 50,291  | SF | 1.15 | AC. |        |
| CONCRETE AREA (SIDEWALK & MISC. CONCRETE) | 5,200   | SF | 0.12 | AC. |        |
| ASPHALT PAVEMENT (ROADWAY)                | 32982   | SF | 0.76 | AC. |        |
| CONCRETE SIDEWALK (ROADWAY)               | 13,243  | SF | 0.30 | AC. |        |
| FUTURE IMPERVIOUS AREA                    | 22000   | SF | 0.51 | AC. |        |
| DRY DETENTION AREAS                       | 30589   | SF | 0.70 | AC. |        |
| OTHER OPEN SPACE                          | 79,760  | SF | 1.83 | AC. |        |
| TOTAL IMPERVIOUS AREA                     | 140,847 | SF | 3.23 | AC. | 56.07% |
| TOTAL PERVIOUS AREA                       | 110,349 | SF | 2.53 | AC. | 43.93% |

# LUCKETT LANDING HOTEL

## SITE PLAN

9455 OLD LUCKETT DRIVE  
FORT MYERS, FLORIDA 33905

**Quattrone & Associates, Inc.**  
Engineers, Planners, & Development Consultants

4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222

Michelle  
A Salberg  
2022.04.1  
4 13:51:30



Michelle Salsburg  
No. 70875  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

MICHELLE SALES  
 FL. REG #70375  
 VALID ONLY WITH STAMPED SEAL  
 SIGNED BY: miche

SHEET  
SD-05  
05 OF 14