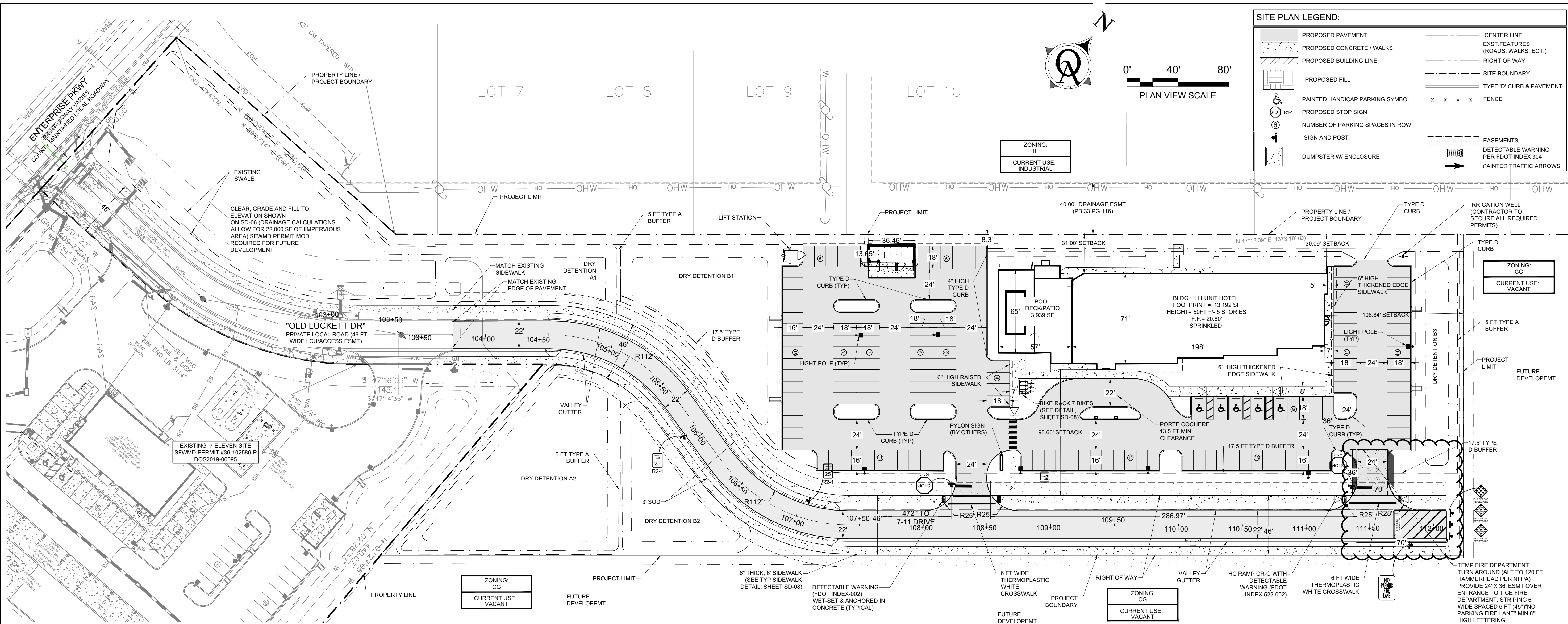




SITE PLAN LEGEND:	
	PROPOSED PAVEMENT
	PROPOSED CONCRETE / WALKS
	PROPOSED BUILDING LINE
	PROPOSED FILL
	PAINTED HANDICAP PARKING SYMBOL
	PROPOSED STOP SIGN
	NUMBER OF PARKING SPACES IN ROW
	SIGN AND POST
	DUMPSTER W/ ENCLOSURE
	CENTER LINE
	EXST. FEATURES (ROADS, WALKS, ECT.)
	RIGHT OF WAY
	SITE BOUNDARY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

SIGNING AND PAVEMENT MARKING NOTES:

- 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 TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
- MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
- REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- 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".
- THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
- ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
- ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
- THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.
- ALL PAVEMENT MARKINGS WITHIN THE LEE COUNTY RIGHT OF WAY AND COUNTY MAINTAINED EASEMENTS TO BE PERFORMED THERMOPLASTIC.
- 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

- 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.
 - 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 LCD 10-610(c)(2) FOR GUIDELINES.
 - 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.
 - ENCLOSURE SETBACKS, CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH LEE COUNTY LDC 10-416(g)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY OR DRAINAGE EASEMENT.
- | | |
|--|--------|
| 0-5,000 SF REQUIRE 60 SF (GARBAGE) & 24 SF (RECYCLABLE), TOTAL = 84 SF | |
| 5,001 - 10,000 SF REQUIRE 80 SF (GARBAGE) & 48 SF (RECYCLABLE), TOTAL = 128 SF | |
| 10,001 - 25,000 SF REQUIRE 120 SF (GARBAGE) & 96 SF (RECYCLABLE), TOTAL = 216 SF | |
| 25,000 SF + REQUIRE 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 DEVELOPMENT REGULATIONS (CH ZONING):

REQUIRED	PROVIDED
LOT AREA/DIMENSIONS: (LDC34-845)	
AREA:	10,000 SF MIN. 243,229 SF
FRONTAGE:	100 FT MIN. 159.79 FT ±
DEPTH:	100 FT MIN. 1460 FT ±
SETBACKS (LDC 34-1802)	
ARTERIAL OR COLLECTOR STREET	50 FT N/A
LOCAL STREET (LDC 34-2192)	25 FT N/A
PRIVATE STREET (LDC 34-2192)	20 FT 98.66 FT
SIDE YARD (34-1802(c))	20 FT+1/2 FT PER 1 FT >35 FT HT 108.84 FT
REAR YARD (34-1802(c))	20 FT+1/2 FT PER 1 FT >35 FT HT 31.00 FT
MAX. BUILDING HEIGHT (34-1802)	57 FT (31 FT REAR SETBACK) 50 FT (5 STORY)
MAX. LOT COVERAGE	40 % 5.24 %

LAND USE BREAKDOWN :

PROJECT AREA	251,198 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)	32,982 SF	0.76 AC.
CONCRETE SIDEWALK (ROADWAY)	13,243 SF	0.30 AC.
FUTURE IMPERVIOUS AREA	22,000 SF	0.51 AC.
DRY DETENTION AREAS	30,589 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
Certificate of Authorization Number: 9465

Michelle Salberg
2022.04.1
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MICHELLE SALBERG
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