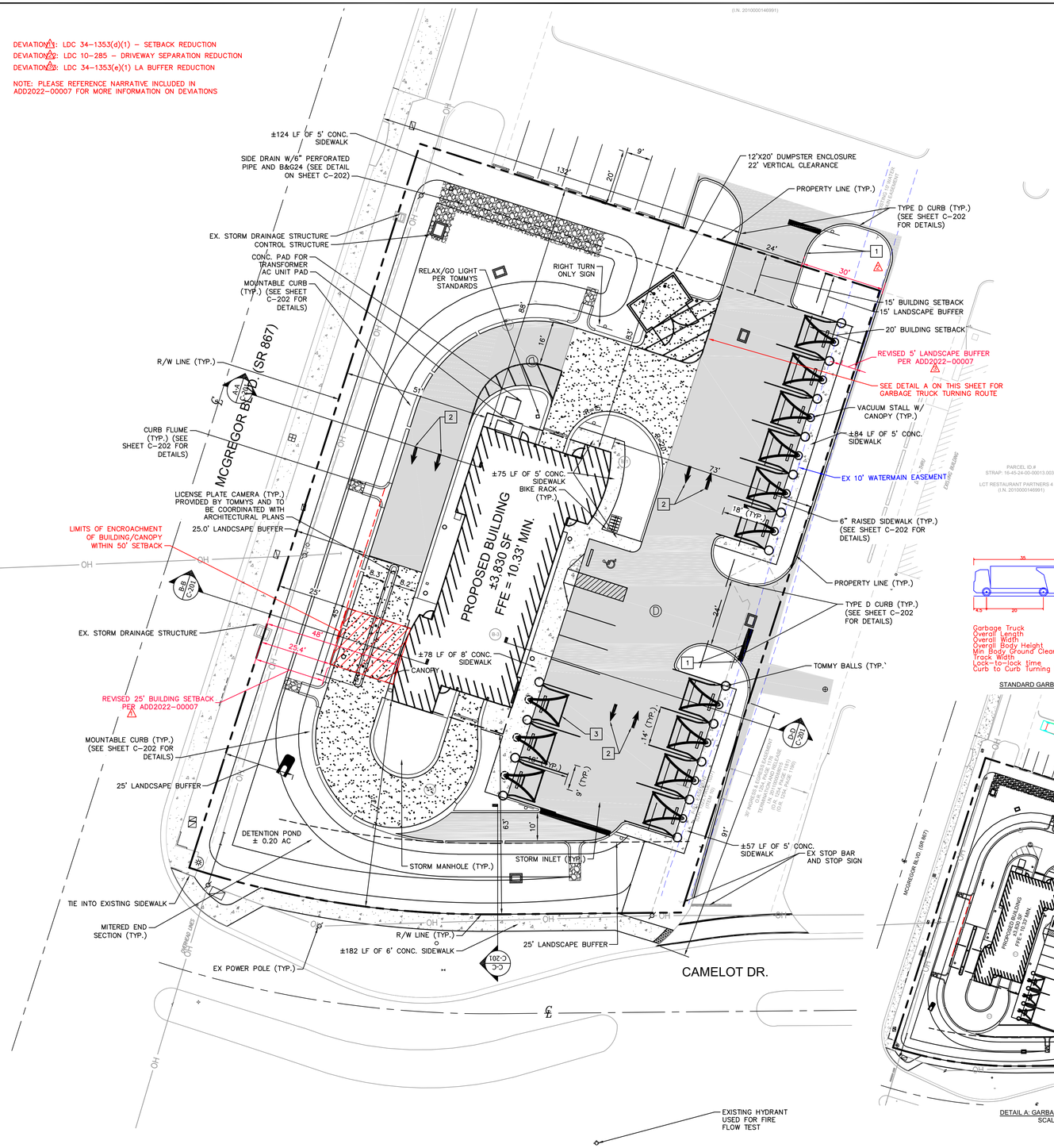
DEVIATION 1: LDC 34-1353(d)(1) – SETBACK REDUCTION
DEVIATION 2: LDC 10-285 – DRIVEWAY SEPARATION REDUCTION
DEVIATION 3: LDC 34-1353(e)(1) LA BUFFER REDUCTION

NOTE: PLEASE REFERENCE NARRATIVE INCLUDED IN ADD2022-00007 FOR MORE INFORMATION ON DEVIATIONS



Garbage Truck

Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

STANDARD GARBAGE TRUCK DETAIL

DETAIL A: GARBAGE TRUCK ROUTE
SCALE 1:60



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ASPHALT PAVEMENT (SEE PAVING GRADING AND DRAINAGE PLAN FOR DETAILS)
- PROPOSED CONCRETE PAVEMENT/SIDEWALK (SEE PAVING GRADING AND DRAINAGE PLAN FOR DETAILS)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE PAVING GRADING AND DRAINAGE PLAN FOR DETAILS)
- SETBACK LINE
- EXISTING FENCE
- EXISTING TREE
- PROPOSED STORM STRUCTURE
- PARKING SPACES PER BAY

* HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY, ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.

SURVEY NOTE:
ELEVATIONS SHOWN HERE ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

GENERAL NOTE:
ALL RADIUS 3' UNLESS OTHERWISE NOTED

SIGNING AND MARKING LEGEND

1. 24" STOP BAR AND STOP SIGN (R1-1)
2. SOLID WHITE DIRECTIONAL ARROW
3. STANDARD HANDICAP MARKING AND SIGN (SEE SHEET C-202)

OVERALL SITE DATA			
STREET ADDRESS	12971 MCGREGOR BOULEVARD		
SECTION/TOWNSHIP/RANGE	16 & 21	45S	24E
CURRENT ZONING	CC		
LAND USE	CAR WASH		
BUILDING HEIGHT	35 FT		
FLOOD ZONE	X		
CONSTRUCTION TYPE	TBD		
OVERALL SITE AREA	0.99 AC		
SETBACKS			
TYPE:	REQUIRED	PROVIDED	
FRONT	50 FT	79 FT	
REAR	20 FT	45 FT	
SIDE	15 FT	56 FT	
SURROUNDING PROPERTY DATA			
DIRECTION FROM SITE	ZONING	USE	
NORTH	C-1A	RESTAURANT	
EAST	C-1A	RETAIL CENTER	
SOUTH	C-1A	OFFICE	
WEST	RM-2	RESIDENTIAL	
SITE PARKING			
SITE PARKING REQUIREMENT	1.5 PER CAR STALL		
PARKING REQUIRED	5		
PARKING PROVIDED	5		
ADA SPACES REQUIRED	1		
ADA SPACES PROVIDED	1		
DEVELOPMENT DATA TABLE			
PROJECT SITE	43,173 SF	0.99 AC	100% OF SITE
BUILDING AREA	3,826 SF	0.09 AC	8.9% OF SITE
PAVEMENT AREA	10,041 SF	0.23 AC	23.2% OF SITE
CONCRETE (DRIVES/WALKS)	9,955 SF	0.23 AC	23.0% OF SITE
TOTAL IMPERVIOUS	23,715 SF	0.54 AC	55.1% OF SITE
TOTAL WATER MANAGEMENT AREA	9,437 SF	0.22 AC	21.9% OF SITE
OPEN SPACE OR GREEN SPACE	9,914 SF	0.23 AC	23.0% OF SITE
TOTAL LANDSCAPE AREA	19,458 SF	0.45 AC	44.9% OF SITE

SURVEY NOTE:
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Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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1412 JACKSON STREET, SUITE 2, FORT MYERS, FL 33901
PHONE: 239-271-2650 FAX: 941-379-4352
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
SINA EBRAHIMI, P.E.
FLORIDA LICENSE NUMBER 82332
DATE: ____

KHA PROJECT 013726010
DATE JUNE 2022
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

SITE PLAN

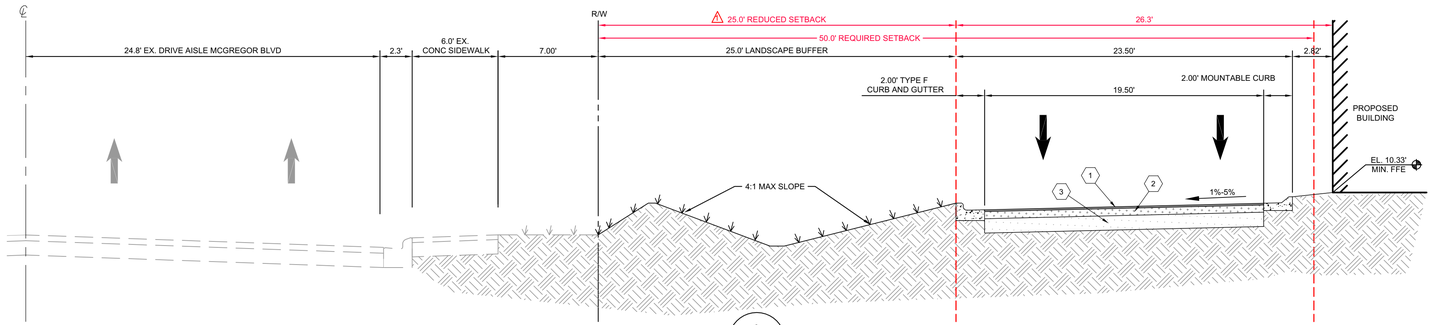
TCW McGREGOR BLVD.
PREPARED FOR
ROC WASH HOLDINGS, LLC
FLORIDA
LEE COUNTY

SHEET NUMBER
C-106

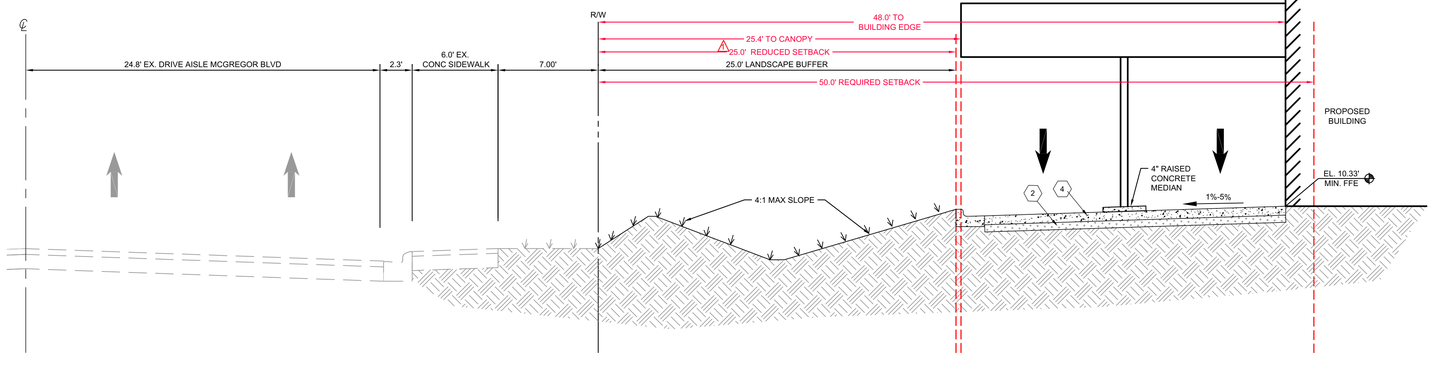
EXHIBIT B

Plotted By:Anderson, Paul C Sheet Set:Kha Layout:C-106 SITE PLAN June 02, 2022 05:00:11pm K:\FTM_Civil\013726 – Tommy Car Wash\010 – TCW 12971 McGregor Blvd\CAD\Exhibits\2022-06-02 Variance\C-106 SITE PLAN.dwg
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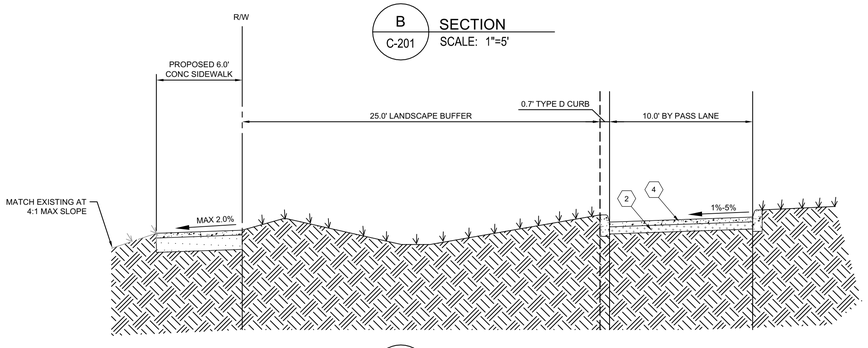
ADD2022-00007 Lee County ePlan

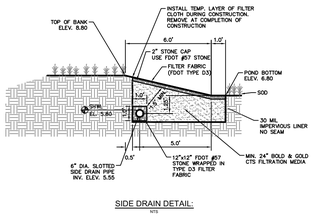


A C-201 SECTION
SCALE: 1"=5'



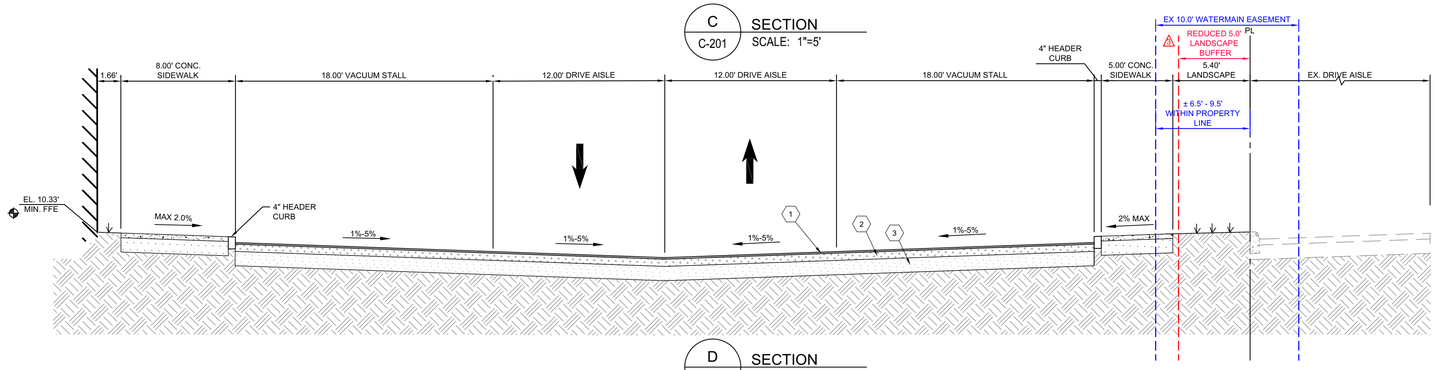
B C-201 SECTION
SCALE: 1"=5'





SIDE DRAIN DETAIL:
NTS

C C-201 SECTION
SCALE: 1"=5'



D C-201 SECTION
SCALE: 1"=5'

PAVING LEGEND

1. 1.5" ASPHALT SURFACE TYPE S-1 OR APPROVED EQUAL
2. 6" LIMEROCK BASE COMPACTED IN 2 LIFTS TO AT LEAST 98% WITH MINIMUM LBR OF 100
3. 12" THICK SUBGRADE COMPACTED AND STABILIZED WITH MINIMUM DESIGN LBR OF 40 COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY (AASHTO T-100)
4. 8" THICK 3,000 PSI CONCRETE

NOTE:
SEE GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS

⚠ DEVIATION 1: LDC 34-1353(d)(1) – SETBACK REDUCTION

⚠ DEVIATION 3: LDC 34-1353(e)(1) LA BUFFER REDUCTION

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LICENSED PROFESSIONAL
SINA EBRAHIMI, P.E.
FLORIDA LICENSE NUMBER
82332
DATE: ____

KHA PROJECT 013726010	DATE APRIL 2022	SCALE AS SHOWN	DESIGNED BY ____
		DRAWN BY ____	CHECKED BY ____

TYPICAL SECTIONS

TCW McGREGOR BLVD.
PREPARED FOR
ROC WASH HOLDINGS, LLC
LEE COUNTY FLORIDA

SHEET NUMBER
C-201

Plotted By: Anderson, Paul | C: Sheet Set: Kha Layout: C-201 TYPICAL SECTIONS April 29, 2022 01:35:48pm K:\FTM_Civil\013726 – Tommy Cox Wash\010 – TCW 12971 McGregor Blvd\CAD\Exhibits\2022-04-27 Variance\C-201 TYPICAL SECTIONS.dwg
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