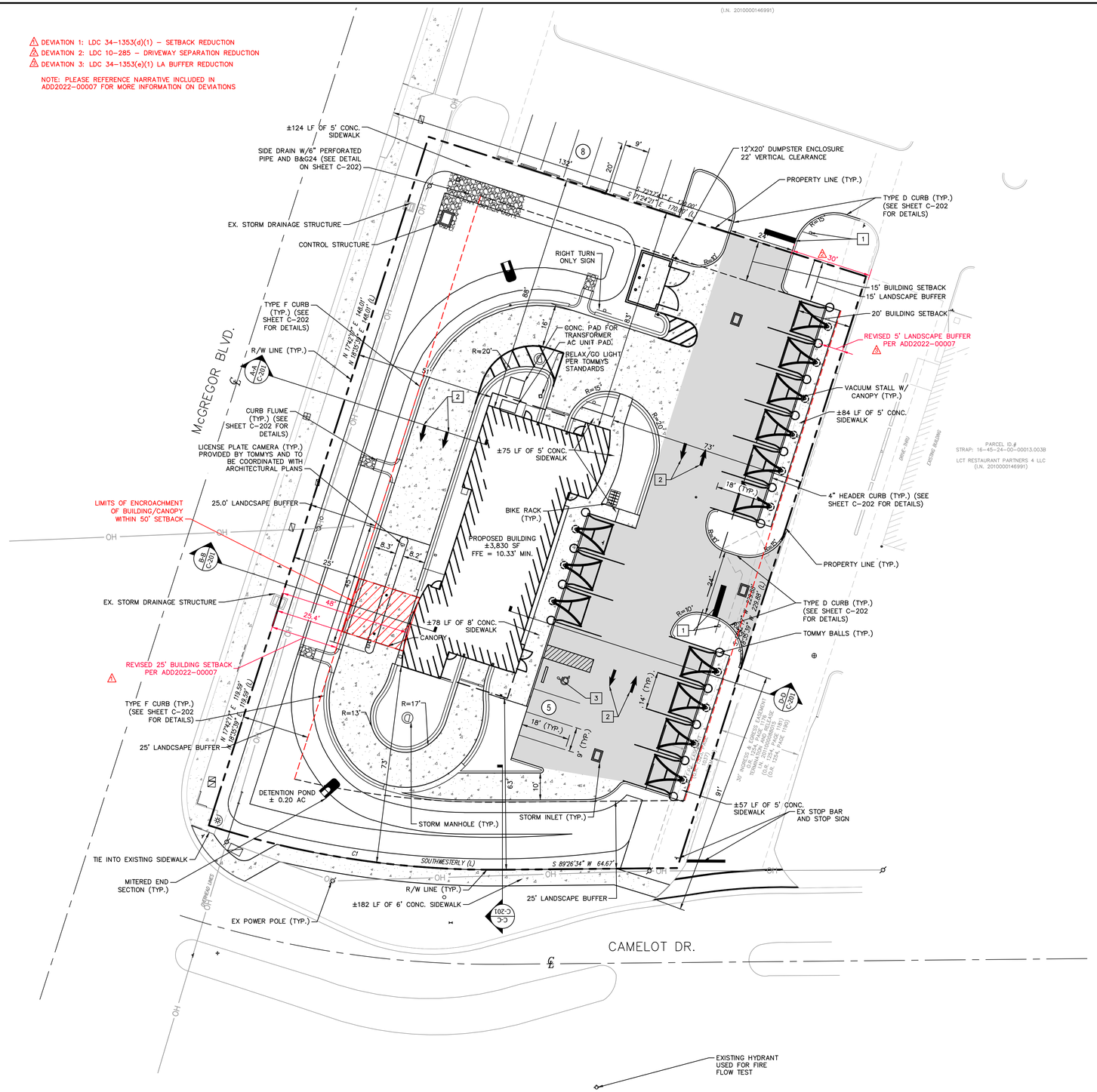
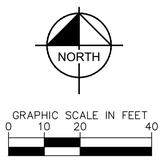
ADD2022-00007 Lee County ePlan





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)
- SETBACK LINE
- PROPOSED EASEMENT
- FLOW 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		
A.D.A. SPACES REQUIRED	1		
A.D.A. 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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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 APRIL 2022
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

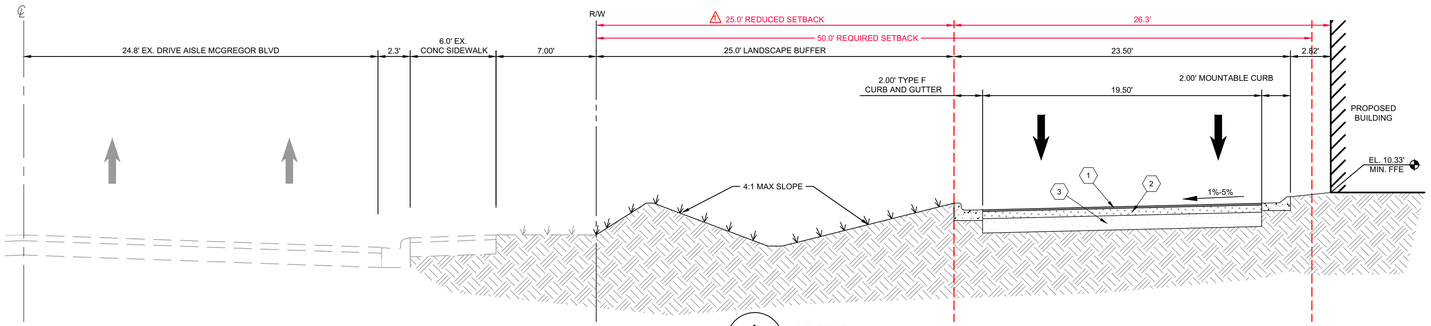
SITE PLAN

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

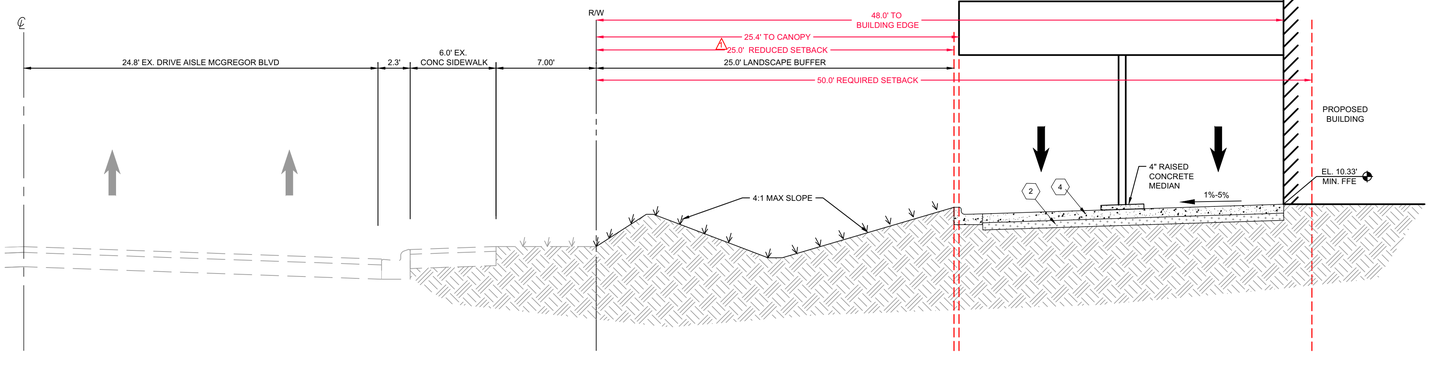
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C-106

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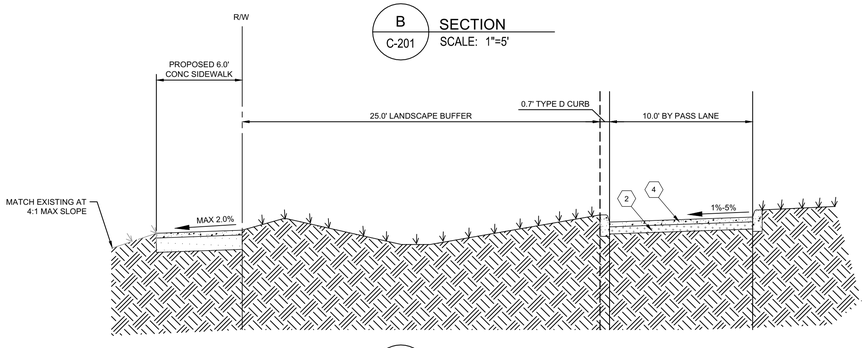
ADD2022-00007 Lee County ePlan

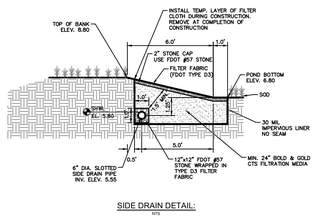


A C-201 SECTION
SCALE: 1"=5'



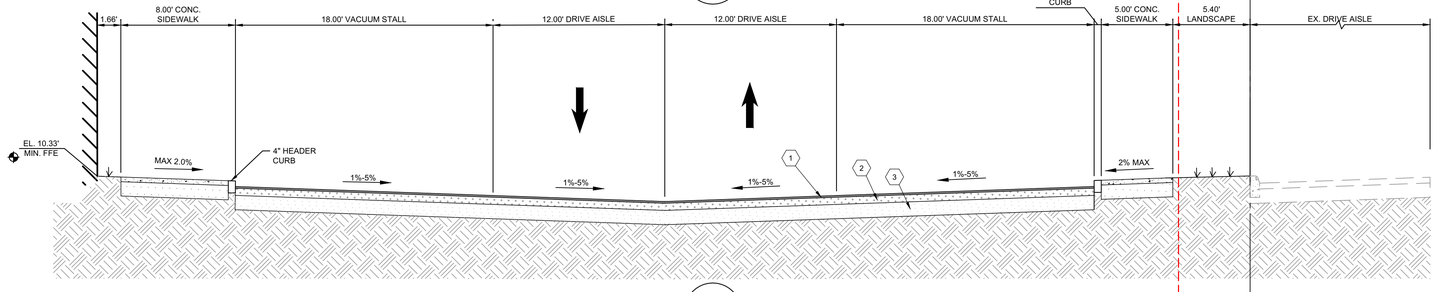
B C-201 SECTION
SCALE: 1"=5'





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

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

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SINA EBRAHIMI, P.E.
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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 | Sheet Set: Kha Layout: C-201 TYPICAL SECTIONS | April 27, 2022 05:29:14pm | 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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