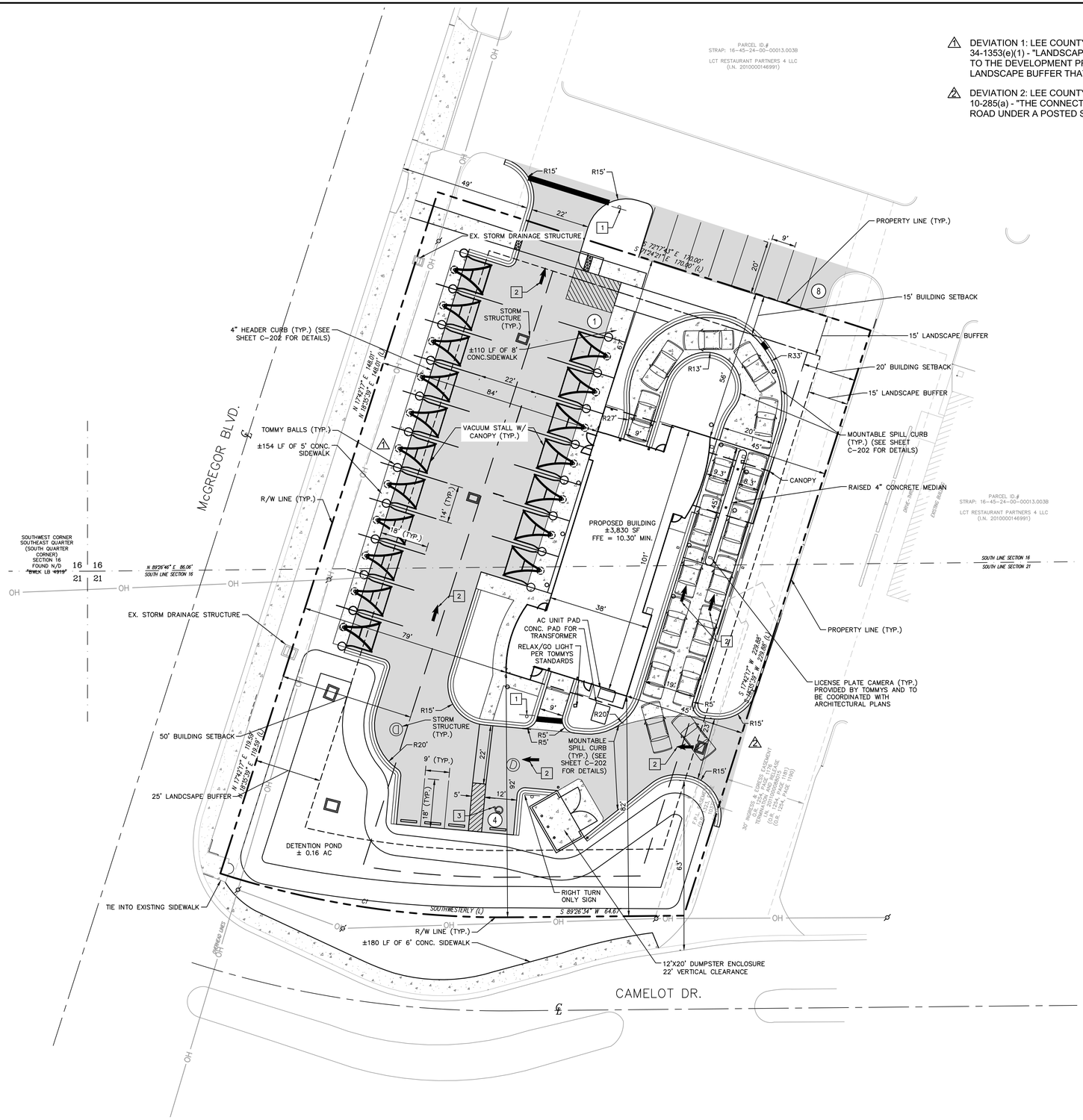
ADD2022-00007 Lee County ePlan



⚠1 DEVIATION 1: LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1353(e)(1) - "LANDSCAPING ADJACENT TO RIGHTS-OF-WAY EXTERNAL TO THE DEVELOPMENT PROJECT MUST BE LOCATED WITHIN A LANDSCAPE BUFFER THAT IS A MINIMUM OF 25 FEET IN WIDTH."

⚠2 DEVIATION 2: LEE COUNTY LAND DEVELOPMENT CODE SECTION 10-285(a) - "THE CONNECTION SEPARATION SPACING OF AN ACCESS ROAD UNDER A POSTED SPEED OF 45 MPH IS 40 FEET."

NORTH

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)
- 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.

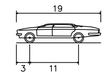
SURVEY NOTE:
ELEVATIONS SHOWN HERE ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

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	C-1A		
LAND USE	CAR WASH		
BUILDING HEIGHT	35 FT		
FLOOD ZONE	X		
CONSTRUCTION TYPE	TBD		
OVERALL SITE AREA	1.05 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		



P – Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

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

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
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. 696

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

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

SITE PLAN

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

SHEET NUMBER
C-106

Plotted By: Napolitano, Justin Sheet Set: Kha Layout: C-106 SITE PLAN January 18, 2022 11:11:25am K:\FTM_Civil\013726 – Tommy Cor Wash\010 – TCW 12971 McGregor Blvd\CAD\Plan Sheets\C-106 SITE PLAN.dwg
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