ADD2022-00018 Lee County ePlan

STREET ADDRESS

2910 LEE BOULEVARD
LEHIGH ACRES, FL 33971

STRAP NUMBER

25-44-26-03-00024.0060

LEETRAN NOTE

THE NEAREST LEETRAN STOP IS LOCATED ON THE ADJACENT PARCEL TO THE EAST AND IS PROPOSED TO BE IMPROVED BY DOS2021-00082.

SITE DEVELOPMENT AREA

PARCEL AREA: (0.92 AC)	40,361 SF	100.0%
PROPOSED BUILDING ROOF AREA:	3,849 SF	9.5%
PROPOSED CONCRETE PARKING AREA:	18,789 SF	46.5%
PROPOSED CONCRETE AREA:	3,016 SF	7.5%
PROPOSED TOTAL IMPERVIOUS AREA:	25,654 SF	63.5%
PROPOSED DRY DETENTION AREA:	4,266 SF	10.5%
PROPOSED OPEN GREEN AREA:	10,441 SF	26.0%
PROPOSED TOTAL PERVIOUS AREA:	14,707 SF	36.5%

OFF-SITE DEVELOPMENT AREA

PROPOSED ASPHALT AREA:	1,096 SF
PROPOSED CONCRETE AREA:	646 SF
PROPOSED TOTAL IMPERVIOUS AREA:	1,742 SF

PROJECT INFORMATION

CURRENT ZONING	= C-2 (COMMERCIAL)
FUTURE LAND USE	= CENTRAL URBAN/MIXED USE OVERLAY
PROPOSED USE	= CAR WASH
EXIST. FLORIDA LAND USE CLASSIFICATIONS	= #1400 – COMMERCIAL & SERVICES
EXIST. SOIL TYPES	= #28 – IMMOKALEE SAND
IRRIGATION SERVICE	= WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= NONE

ZONING/ACTUAL USE

PROJECT SITE	= C-2 (CAR WASH)
NORTH	= ROW (5TH ST W)
SOUTH	= ROW (LEE BLVD.)
EAST	= C-2 (VACANT PARCEL)
WEST	= C-2 (COMMERCIAL)

BUILDING SETBACK REQUIREMENTS

LDC SEC. 34-1353
STREET SETBACK (ARTERIAL) = 50 FT
SIDE YARD = 15 FT
REAR YARD = 20 FT

LANDSCAPE BUFFER REQUIREMENTS

NORTH = CAR WASH TO ROW: 15' WIDE BUFFER PER 34-1353(E) (SEE VARIANCE)
SOUTH = CAR WASH TO ROW: 25' WIDE BUFFER PER 34-1353(E) (SEE VARIANCE)
EAST = CAR WASH TO COM: 5' WIDE TYPE A BUFFER PER 34-416(D)
WEST = CAR WASH TO COM: 5' WIDE TYPE A BUFFER PER 34-416(D)

PARKING REQUIREMENTS

PER SECTION 34-2020(B) LEE COUNTY LAND DEVELOPMENT CODE.
1 SPACE PER 300 SF FOR AUTO/TRUCK WASHING
3,849 SF X 1 SPACE / 300 SF = 12.83 SPACES
REQUIRED PARKING = 13 SPACES (INCLUDING 1 HANDICAP SPACE)
PROVIDED PARKING = 15 SPACES (INCLUDING 1 HANDICAP SPACE)

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 LEE COUNTY LAND DEVELOPMENT CODE.
THE NUMBER OF SAFE AND SECURE BICYCLE PARKING SPACES MUST BE FIVE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 13
= 13 AUTOMOBILE PARKING SPACES * 0.05
= 1 BICYCLE SPACES REQUIRED
= 1 BICYCLE RACK REQUIRED (ASSUME 3 BICYCLES)

PROVIDED = 1 (4' X 6') BICYCLE RACK AREA

OPEN SPACE REQUIREMENTS

PER SECTION 10-425 LEE COUNTY LAND DEVELOPMENT CODE.
COMMERCIAL: (SMALL PROJECT) DEVELOPMENT IN MIXED USE OVERLAY:

REQUIRED OPEN SPACE = 10% OF DEVELOPABLE PARCEL AREA
= 0.10 X 40,361 SF
= 4,036 SF REQUIRED

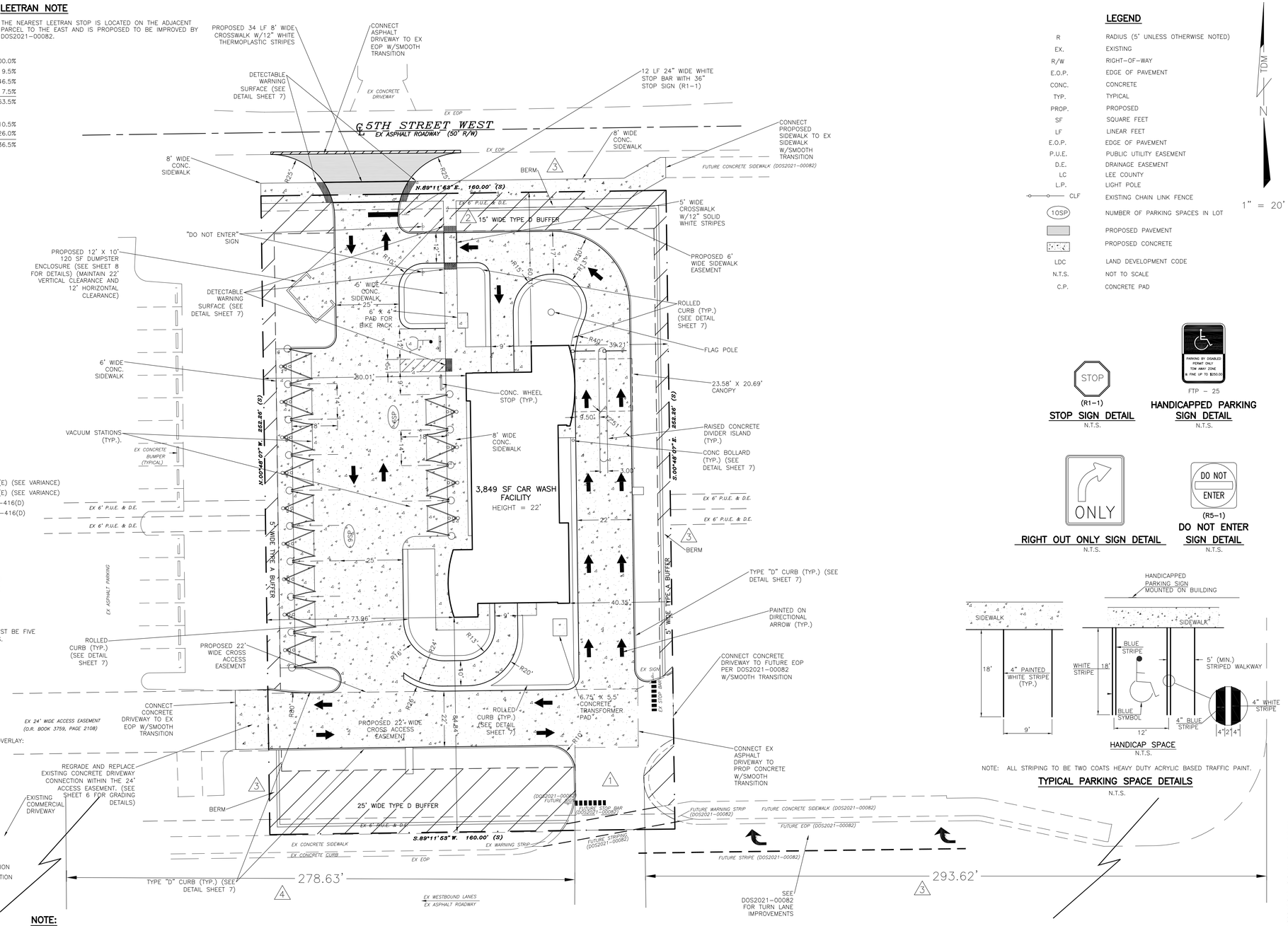
PROVIDED OPEN SPACE = PROPOSED OPEN GREEN AREA + PROPOSED DRY DETENTION AREA
= 10,441 SF + 4,266 SF
= 14,707 SF PROVIDED (36.5%)

REFUSE AND SOLID WASTE CALCULATIONS

PROPOSED COMMERCIAL DEVELOPMENT = 3,849 SF BUILDING
PER LDC SECTION 10-261(A) GARBAGE AND RECYCLABLE COLLECTION FOR BUILDINGS 0-5,000 SF = MIN. 60 SF FOR GARBAGE COLLECTION AND MIN. 24 SF FOR RECYCLABLE COLLECTION
TOTAL REQUIRED: 60 SF + 24 SF = 84 SF
TOTAL PROVIDED: 12 FT X 10 FT = 120 SF

NOTES

1. ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
2. THIS PARCEL LIES IN FLOOD ZONE "X".
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAIN OR ANY RIVERINE AREAS.
5. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.



NOTE:

ALL PAVEMENT MARKINGS WITHIN THE ROW MUST BE THERMOPLASTIC

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 11TH EDITION,
USE LUC 948 (AUTOMATED CAR WASH)
THE PROPOSED BUILDING HAS ONE TUNNEL

RAW TRIP GENERATION
AVERAGE VEHICLE TRIP ENDS – P.M. PEAK = 78 (39 ENTERING, 39 EXITING)

LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
L.P.	LIGHT POLE
CLF	EXISTING CHAIN LINK FENCE
10SP	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD

TDM N

1" = 20'

STOP
(R1-1)
STOP SIGN DETAIL
N.T.S.

PARKING BY DISABLED PERMIT ONLY TOW AWAY ZONE $ FINE UP TO $250.00
FTP – 25
HANDICAPPED PARKING SIGN DETAIL
N.T.S.

ONLY
RIGHT OUT ONLY SIGN DETAIL
N.T.S.

DO NOT ENTER
(R5-1)
DO NOT ENTER SIGN DETAIL
N.T.S.

HANDICAP SPACE
N.T.S.

NOTE: ALL STRIPING TO BE TWO COATS HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.

TYPICAL PARKING SPACE DETAILS
N.T.S.

DATE: 02/2022	DESIGNED BY:	ADM	DRAWN BY:	ADM	CHECKED BY:	TDM	APPROVED BY:	TDM

REVISIONS | DATE | #

DRAWING NAME: J:\OBS\Roc Wash\2910 Lee Blvd\Drawings\Site\TDM.dwg

2910 LEE BOULEVARD

SITE DIMENSION PLAN

Civil Engineering and Planning
TDM CONSULTING, INC.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9532
Cert. of Authorization # 29066
dean@tdmconsulting.com
www.tdmcivilengineering.com

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

Dean Martin, P.E.
Florida #52022
DATE:
This item has been digitally signed and sealed by Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET # 5 of 14

SCALE: AS NOTED