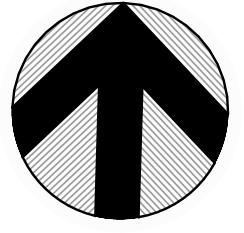




PLATTED UTILITY, DRAINAGE,
INGRESS / EGRESS EASEMENT

REVISION BLOCK
PARCEL: 31-45-24-4-65000.006A



NORTH

SCALE: 1" = 10'

0' 10' 20'

Santos Medina III
Digitally signed by Santos Medina III
Date: 2022.11.02 13:19:53 -04'00'

SOLID WASTE CALCULATIONS				
COMMERCIAL BUSINESS BUILDING SQ. FT.	MINIMUM SQ. FT. FOR GARBAGE COLLECTION	MINIMUM SQ. FT. FOR RECYCLABLE COLLECTION	PROVIDED SQ. FT. OF GARBAGE COLLECTION	PROVIDED SQ. FT. OF RECYCLING COLLECTION
0 - 5,000	60	24	144	144

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID / STRAP: 31-45-24-4-65000.0060
PROPOSED USE: McALISTER'S DELI (RESTAURANT / SANDWICH SHOP)
FLOOD AREA: ZONE "AE-7-F", ACCORDING TO FEMA FIRM NO. 12071CD415P
ZONING / FLU: SAN CARLOS CENTER CDP / CENTRAL URBAN
PARCEL AREA: 0.893 AC
SOLID WASTE CALC: 400 LBS/DAY
FINISHED FLOOR ELL: 10.85
CONSTRUCTION TYPE: V8
PROPOSED OPEN SPACE: 10,622 SF (27.32%)

BUILDING SETBACKS:

NORTH: 0'
SOUTH: 0'
EAST: 50'
WEST: 0'

DEVELOPMENTAL STATISTICS

PRE DEVELOPMENT

IMPERVIOUS: 0.128 AC 5,562 SF 14.31%
PERVIOUS: 0.765 AC 33,317 SF 85.69%
TOTAL SITE AREA: 0.893 AC 38,878 SF 100.00%

POST DEVELOPMENT

IMPERVIOUS: 0.254 AC 11,060 SF 28.45%
PERVIOUS: 0.639 AC 27,818 SF 71.55%
PAVEMENT/CONCRETE: 0.566 AC 24,648 SF 63.40%
BUILDING: 0.073 AC 3,170 SF 8.15%
TOTAL SITE AREA: 0.893 AC 38,878 SF 100.00%

PARKING STATISTICS

REQUIRED PARKING:
13 SPACES PER 1000 GFA = (3,611 TOTAL SF / 1000) * 13 = 47 SPACES REQ
BUILDING SF (INCLUDING WALK-IN COOLERS) = 3,171 SF
PATIO SF = 440 SF
TOTAL SITE SF = 3,611 SF

55% SPACE REDUCTION:
47 SPACES * 0.55 = 26 SPACES MIN.

PROVIDED PARKING:
STANDARD SPACES 36 SPACES
HANDICAP SPACES 2 SPACES
TOTAL PARKING PROVIDED = 38 SPACES
TOTAL BICYCLE PARKING = 2 SPACES

NO.	DATE	DESCRIPTION
1	09/02/2022	REMOVED CHECK IN Kiosk, ADDED SITE DATA, ADDED SW TO WEST/NORTH, UPDATED CURB TRANS. MOD. DUMPSTER SW. BUDG FOOTPRINT UPDATED
2	06/10/2022	ADDED SOLID WASTE CALCULATIONS, ADDED PARKING CALCULATIONS, UPDATED DUMPSTER LAYOUT
3	09/22/2022	CHANGES DUE TO SITE SHIFT
4	11/02/2022	ADDED THE PROPOSED OPEN SPACE TO THE PLANS

DESIGNED BY:	DRAWN BY:	CHECKED BY:
KL	KL	AM

SLOAN Engineering Group
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(888) 363-8444 FAX: (888) 363-8459
FLORIDA CERTIFICATE OF AUTHORIZATION (FLC) 126247

CLIENT:	CAPITAL GROWTH BUCHALTER
PROJECT:	McALISTER'S DELI - ISLAND PASS SHOPPING CENTER
PROJECT NO.	2390-1
SHEET	C300

SITE PLAN

11555 MAJESTIC PALMS BLVD, FORT MYERS, FL 33908

