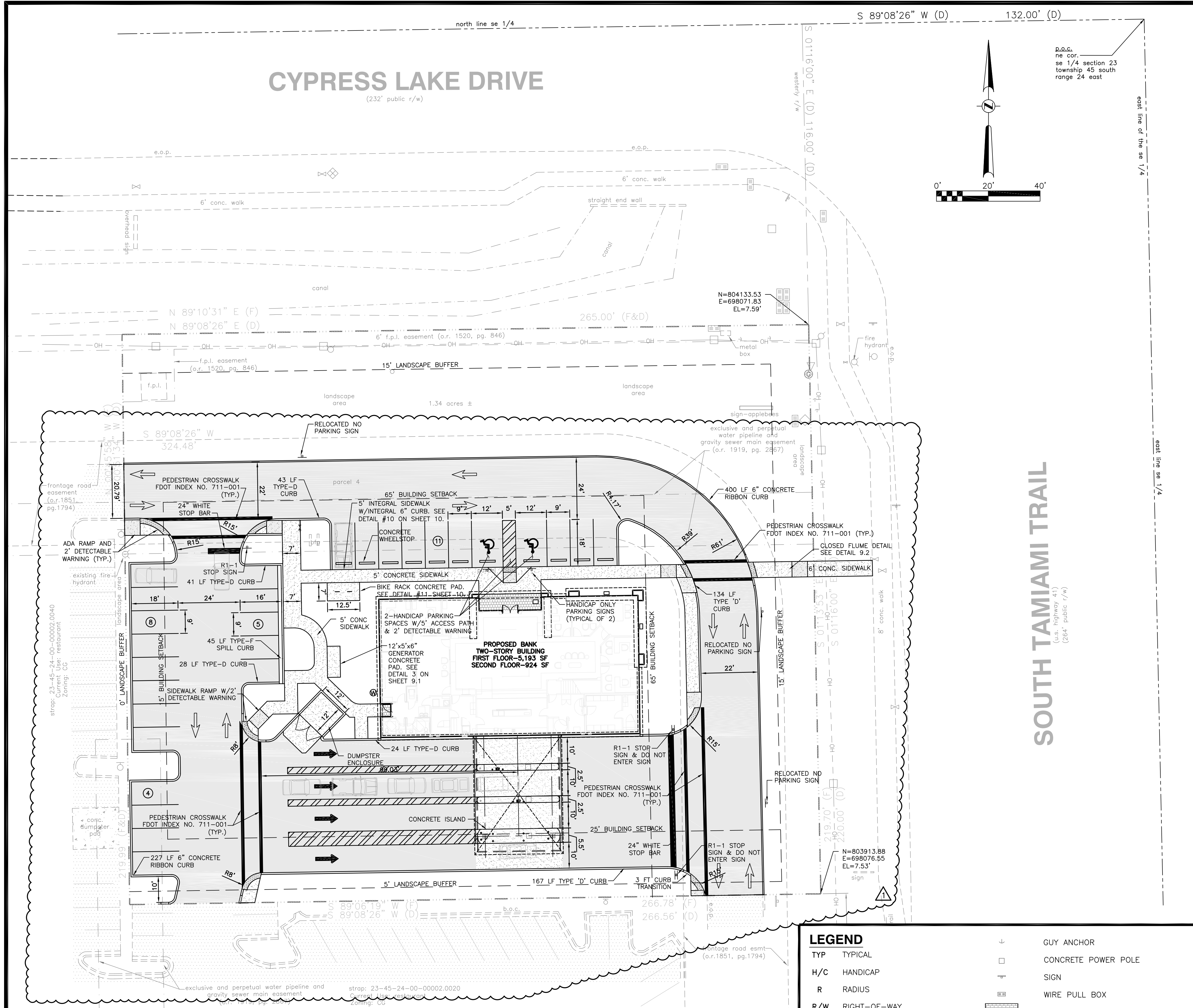
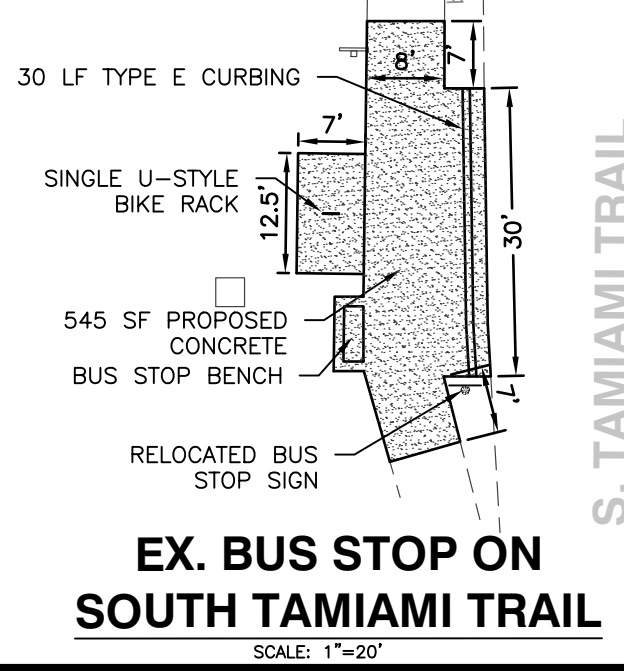




SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY KP SURVEYING, INC., DATED 11/4/19.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
- PARKING SPACES STRIPING IS TO BE ALL-WEATHER PAINTED LINES NOT LESS THAN FOUR INCHES IN WIDTH, CENTERED ON THE DIVIDING LINE BETWEEN SPACES. PARKING SPACES FOR PERSONS WITH DISABILITIES MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES. SIGN ERECTED AFTER OCTOBER 1, 1996 MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE.



LEGEND

- | | | | |
|-----|-----------------------------------|-----------|-------------------------------|
| TYP | TYPICAL | ↓ | GUY ANCHOR |
| H/C | HANDICAP | □ | CONCRETE POWER POLE |
| R | RADIUS | + | SIGN |
| R/W | RIGHT-OF-WAY | ⊞ | WIRE PULL BOX |
| → | TRAFFIC FLOW (INFORMATIONAL ONLY) | ▨ | PROPOSED PAVERS |
| → | TRAFFIC FLOW (PAVEMENT MARKING) | — OH — | EXISTING OVERHEAD POWER LINES |
| ♿ | HANDICAP PARKING | --- | PROPOSED CURB |
| ⊙ | GAS VALVE | - · - · - | PROPERTY LINE |
| ⋄ | AIR RELEASE VALVE | - - - | RIGHT-OF-WAY |
| ⋄ | POST-FIBER OPTICS | - · - · - | EXISTING EDGE OF PAVEMENT |
| ▽ | POST-GAS | ▨ | PROPOSED CONCRETE PAVEMENT |
| ⊞ | FIRE HYDRANT | ▨ | PROPOSED ASPHALT PAVEMENT |
| ⊞ | TELEPHONE PEDESTAL | ▨ | EXISTING ASPHALT PAVEMENT |
| ⊞ | WOOD POWER POLE | ▨ | EXISTING CONCRETE PAVEMENT |

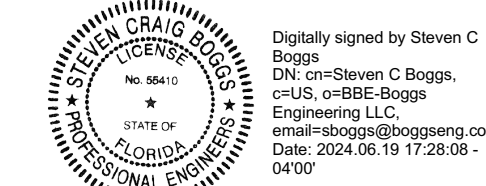
SITE DATA

- SITE ADDRESS: 13550 SOUTH TAMIA MI TRAIL FORT MYERS, FLORIDA 33912
- GROSS SITE AREA: 58,456 SF 1.34 AC
- EXISTING ZONING: CG
- FUTURE LAND USE: INTENSIVE DEVELOPMENT (ID)
- OVERLAY DISTRICT: MIXED USE OVERLAY (MUO)
- PRESENT USE: RESTAURANT
- PROPOSED USE: FINANCIAL ESTABLISHMENT
- BUILDING SETBACKS: FRONT (NORTH & EAST) 65 FT, SIDE (WEST) 15 FT, REAR (SOUTH) 25 FT
- LANDSCAPE BUFFERS: FRONT (NORTH & EAST) 15 FT, SIDE (WEST) 0 FT, REAR (SOUTH) 5 FT
- FOLIO NUMBER: 10210120
- SITE AREAS:

VEHICULAR USE AREA	26,920 SF	46.05%
BUILDING AREA	5,193 SF	8.88%
TRASH ENCLOSURE AREA	142 SF	0.24%
SIDEWALK AREA	1,279 SF	2.19%
TOTAL IMPERVIOUS AREA	33,534 SF	57.37%
PERVIOUS AREA	24,922 SF	42.63%
GROSS SITE AREA	58,456 SF	100.00%
FLOOR AREA RATIO	0.105	
GARBAGE COLLECTION AREA REQUIRED	5000 TO 10,000 SF BUILDING = 80 SF	
GARBAGE COLLECTION AREA PROVIDED	= 80 SF	
RECYCLABLE COLLECTION AREA REQUIRED	= 48 SF	
RECYCLABLE COLLECTION AREA PROVIDED	= 48 SF	
- PARKING DATA:

PARKING DATA:	3 SPACES PER 1000 SF	= 18.4 OR 19 SPACES
PARKING REQUIRED BY COUNTY:		
BANK WITH DRIVE-THRU	6,117/1,000 x 3	
FIRST FLOOR	5,193 SF/(1,000 SF/SPACES) x 3	=15.58 SPACES
SECOND FLOOR	924 SF/(1,000 SF/SPACES) x 3	= 2.77 SPACES
TOTAL PARKING SPACES REQUIRED		= 19 SPACES
TOTAL PARKING SPACES PROVIDED		= 28 SPACES
TOTAL HANDICAPPED PARKING SPACES REQUIRED		= 2 SPACES
TOTAL HANDICAPPED PARKING SPACES PROVIDED		= 2 SPACES
TOTAL BICYCLE PARKING SPACES REQUIRED	0.05 x 31	= 1.55 OR 2 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED		= 2 SPACES
PARKING REQUIRED BY DCR & E:		
BANK WITH DRIVE-THRU	4.5 SPACES PER 1,000 SF OF FLOOR AREA	
	6,117 SF/(1,000 SF/SPACES) x 4.5	= 27.53 =28 SPACES
- UTILITIES:

WATER SERVICE WILL BE PROVIDED BY:	LEE COUNTY UTILITIES DEPT. CONTACT NAME:NATHAN BEALS 1500 MONROE STREET 3RD FLOOR UTILITIES FORT MYERS, FL 33901 PH# (239) 533-8181
SEWER SERVICE WILL BE PROVIDED BY:	LEE COUNTY UTILITIES DEPT. CONTACT NAME:NATHAN BEALS 1500 MONROE STREET 3RD FLOOR UTILITIES FORT MYERS, FL 33901 PH# (239) 533-8181
ELECTRIC SERVICE WILL BE PROVIDED BY:	FLORIDA POWER & LIGHT CONTACT NAME: JOEL BRAY PH# (386) 586-6403
TELEPHONE SERVICE WILL BE PROVIDED BY:	SPRINT 2820 CARGO STREET, BLDG. A FORT MYERS, FL 33902 CONTACT NAME: LEON BRYANT PH# (239) 336-2123
GAS SERVICE WILL BE PROVIDED BY:	TECO PEOPLES GAS 8416 PALM RIVER ROAD TAMPA, FL 34236 CONTACT NAME: JOAN DOMNING PH# (813) 275-3783
- FLOOD ZONE: PARCEL LIES IN FLOOD ZONE AE, WITH A BASE FLOOD ELEVATION OF 7 FEET, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 12071C0436H, EFFECTIVE DATE: 11/17/22.
- OWNER: MIDFLORIDA CREDIT UNION 129 SOUTH KENTUCKY AVENUE SUITE 600 LAKELAND, FLORIDA 33801
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- MAX BUILDING HEIGHT = 35 FT.
- PROPOSED BUILDING HEIGHT = 26 FT.
- MAX LOT COVERAGE = 40%.
- PROPOSED LOT COVERAGE = 8.9%.
- CONSTRUCTION TYPE = V(B).
- REQUIRED STACKING - FINANCIAL ESTABLISHMENT 5 VEHICLES @ 18FT/EACH=90 FEET PROVIDED STACKING=(99.03')



NO.	DATE	REVISION DESCRIPTION
1	4/24/24	LEE COUNTY COMMENTS 04/17/24

B-BOGGS ENGINEERING, LLC
607 S. Alexander Street, Suite 101
Plant City, FL 33563
Phone: (813) 256-2867
www.boggseng.com | info@boggseng.com
CO#-25867

MIDFLORIDA CREDIT UNION
13550 SOUTH TAMIA MI TRAIL
FORT MYERS, FLORIDA 33912

STEVEN C. BOGGS
STATE OF FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 55410
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED BY STEVEN C. BOGGS AND IS VALID FOR 6/19/2024. USING SHA-1 ALGORITHM. THE SIGNATURE AND THE SIGNATURE VERIFICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: 4/26/24
DESIGNED BY: PME
DRAWN BY: NB
CHECKED BY: SCB
PROJECT NO: 19250
DRAWING TITLE:

SITE PLAN

SHEET NO: 6.0