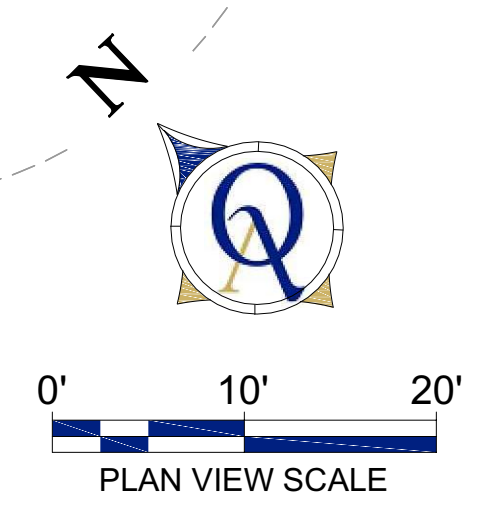
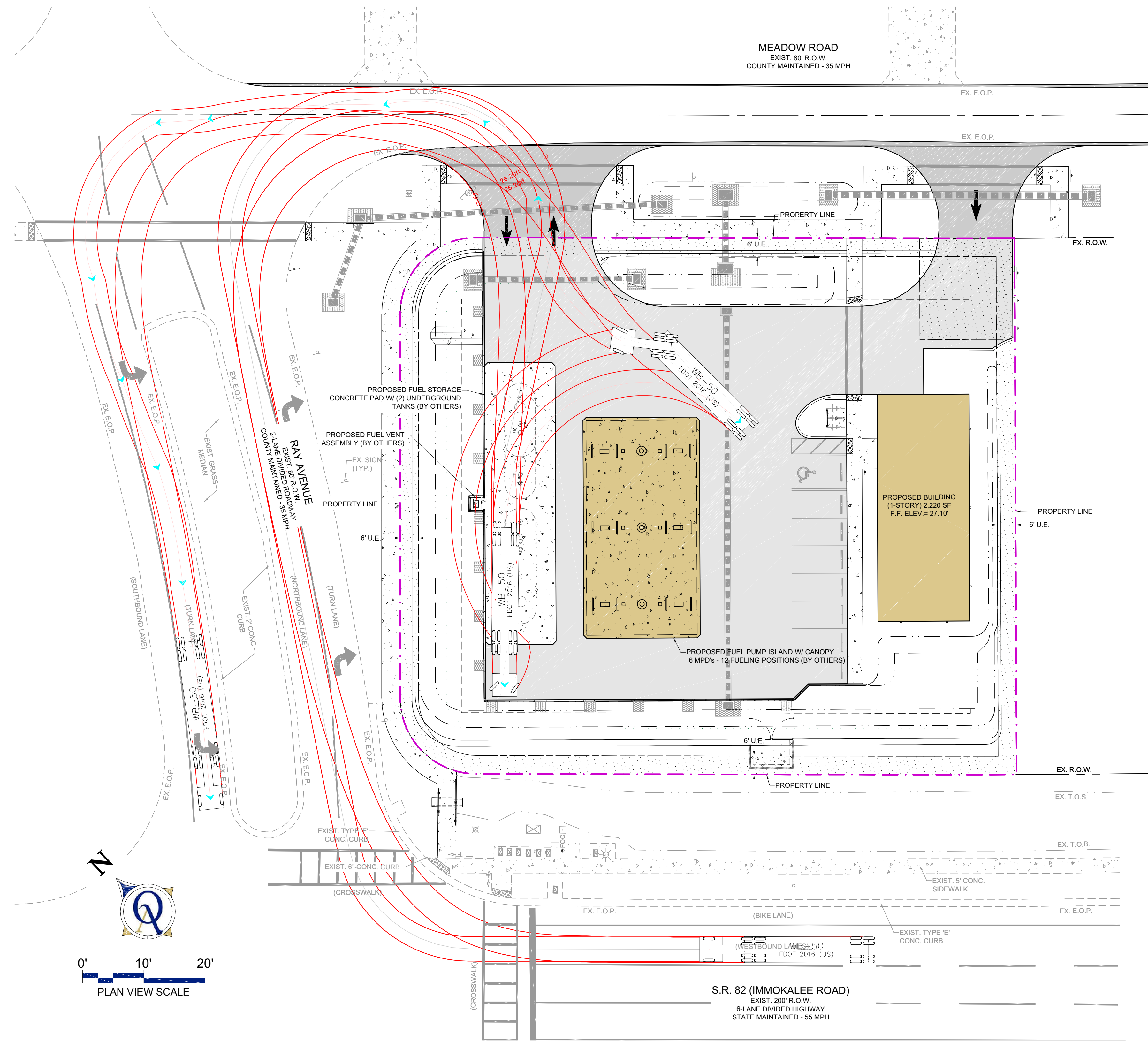
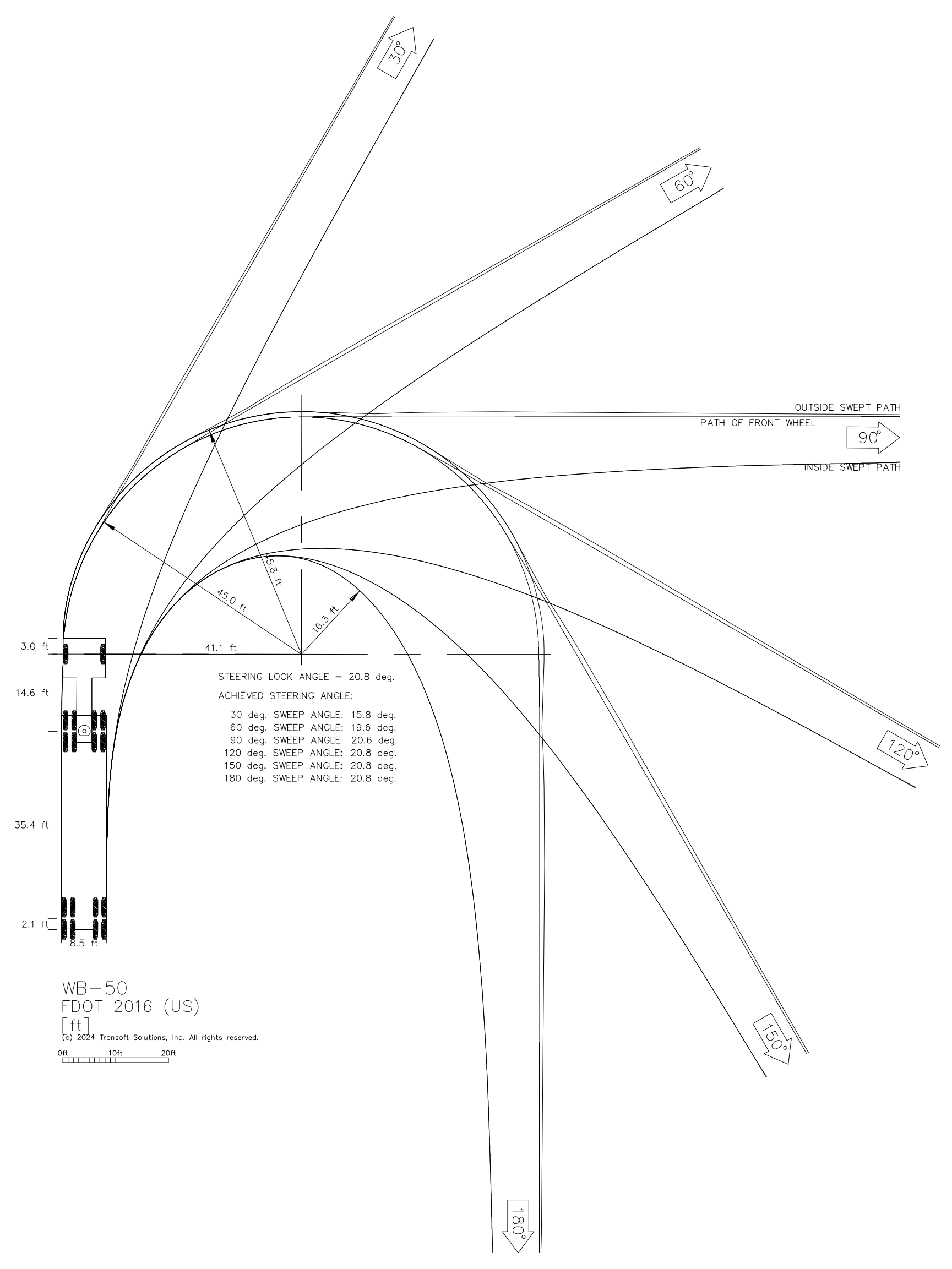
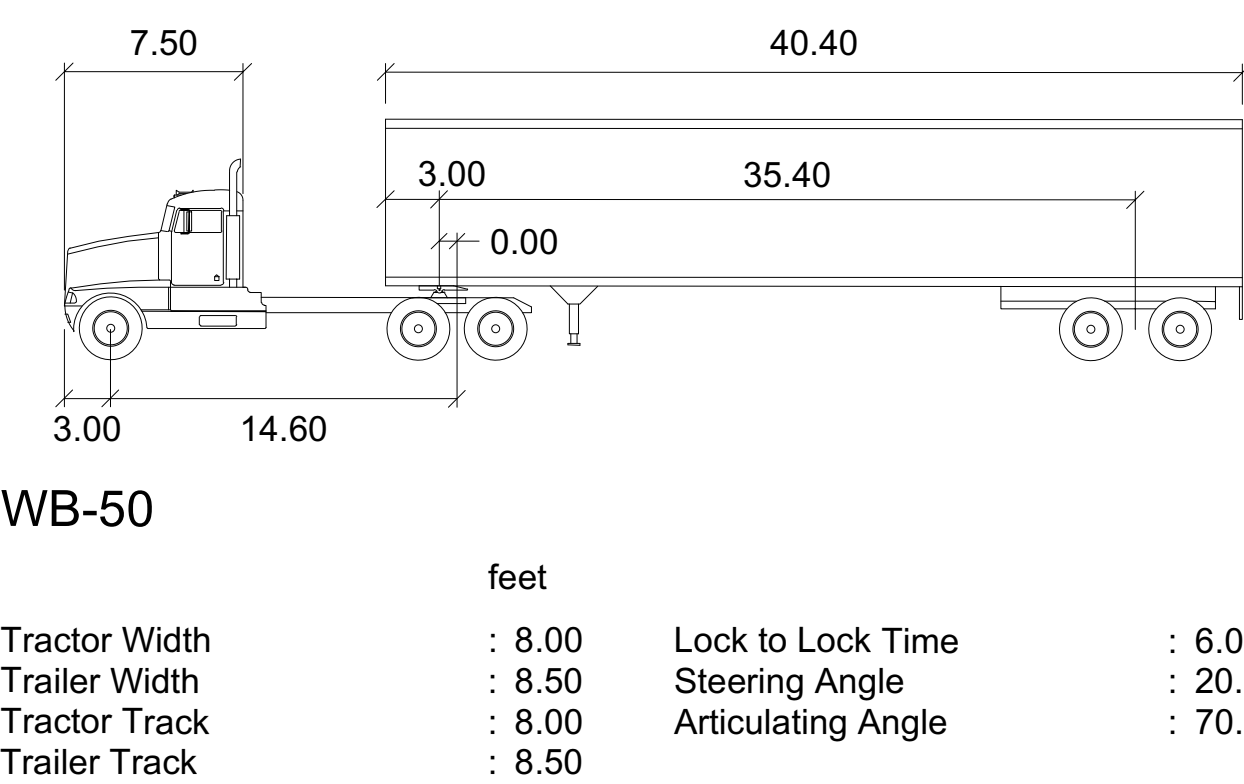


EXHIBIT A: USING A SINGLE ENTRANCE ONLY



P:\2023 Projects\230704 RAY AVENUE GAS STATION - ACTIVE\4 CADD FILES\04 ARCHIVED - OLD VERSIONS\01 04 CADD - VERSION E MCP02 PRODUCTIONS PLANS\230704-SD-A109

REV	REVISION	DATE

RAY AVENUE GAS STATION
AUTOTURN EXHIBIT WB-50
604 MEADOW ROAD
LEHIGH ACRES, FLORIDA 33973

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9405

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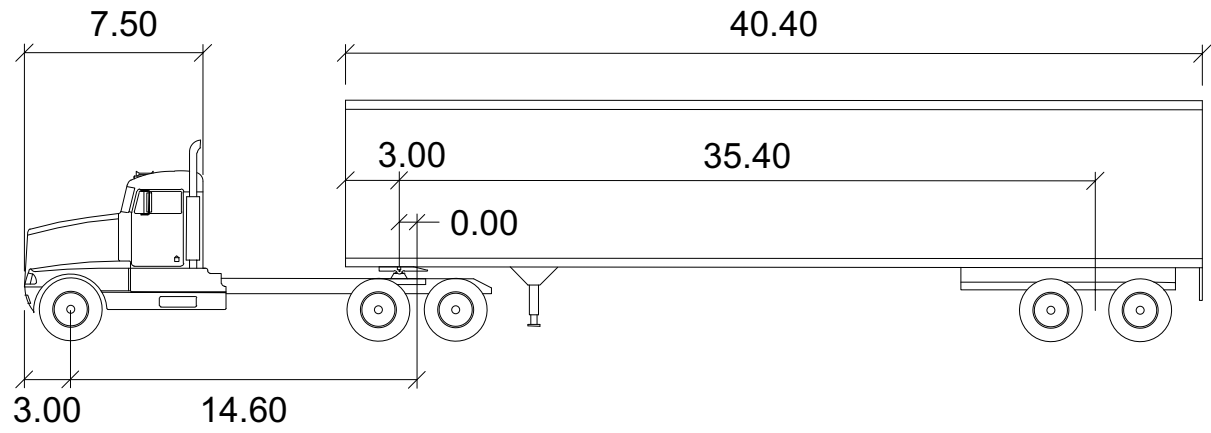
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SHEET
EXH-A
1 OF 4

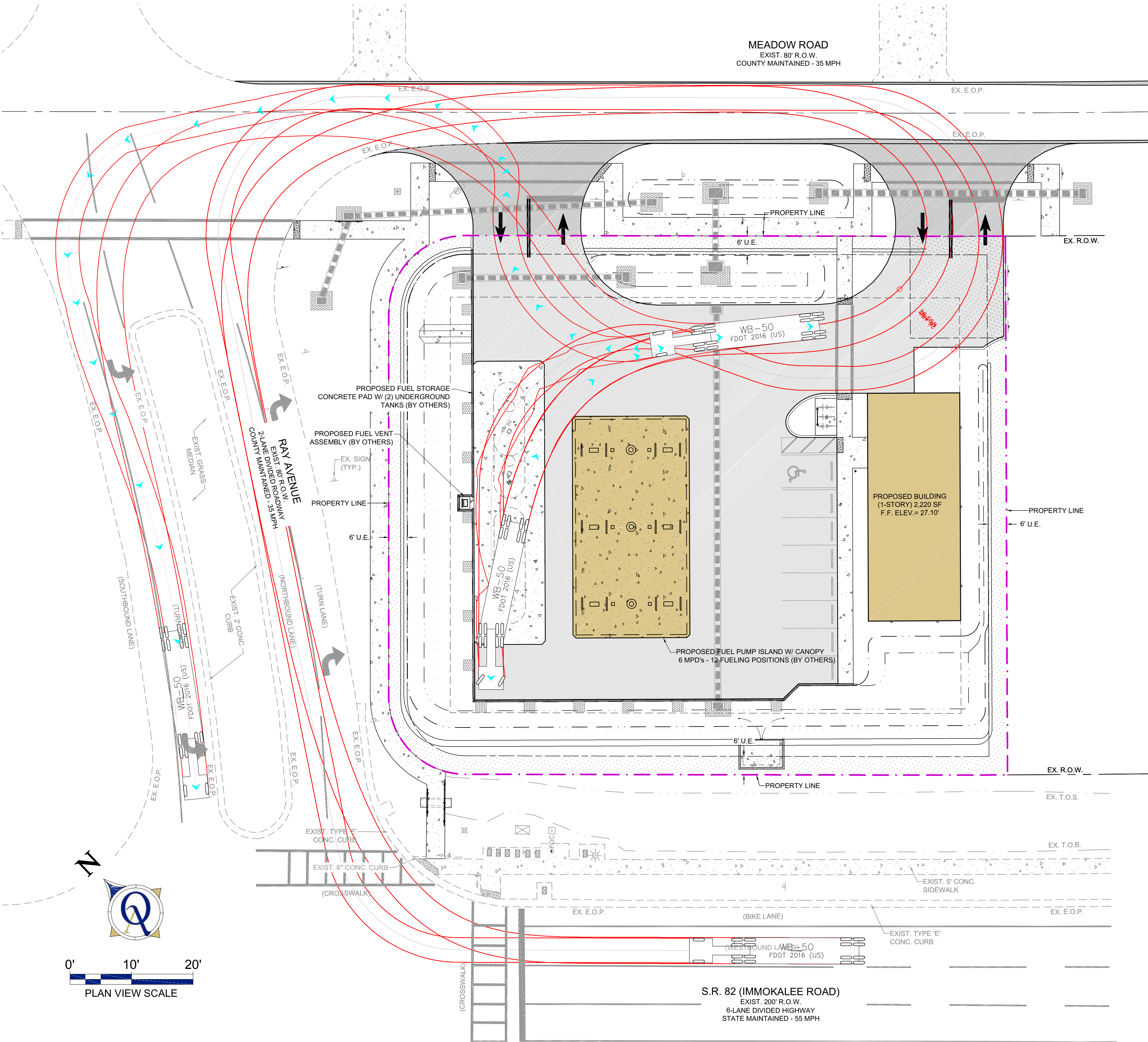
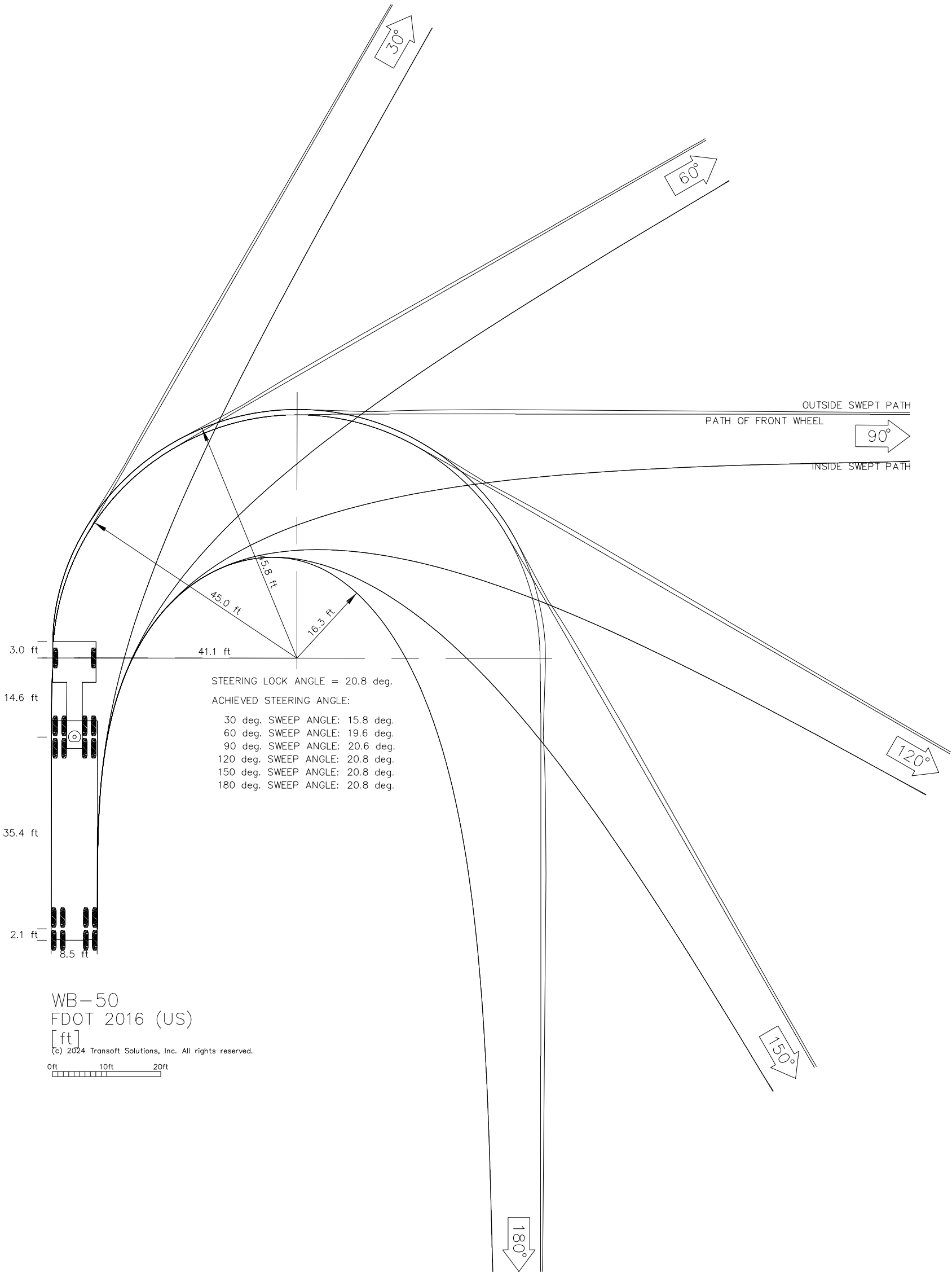
230704 - D

EXHIBIT B: TWO WAY ENTRANCE AT 35' WIDE (ENTER EAST, EXIT WEST)



WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 20.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



RAY AVENUE GAS STATION

AUTOTURN EXHIBIT WB-50

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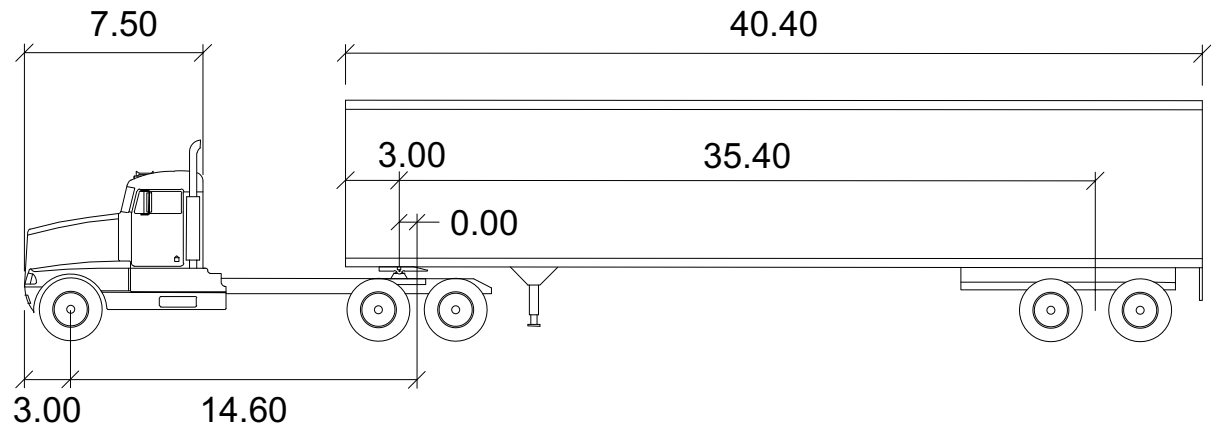
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EXH-B
2 OF 4

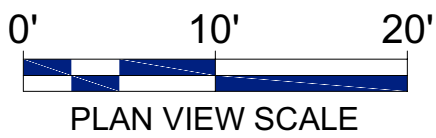
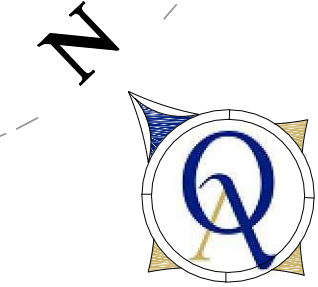
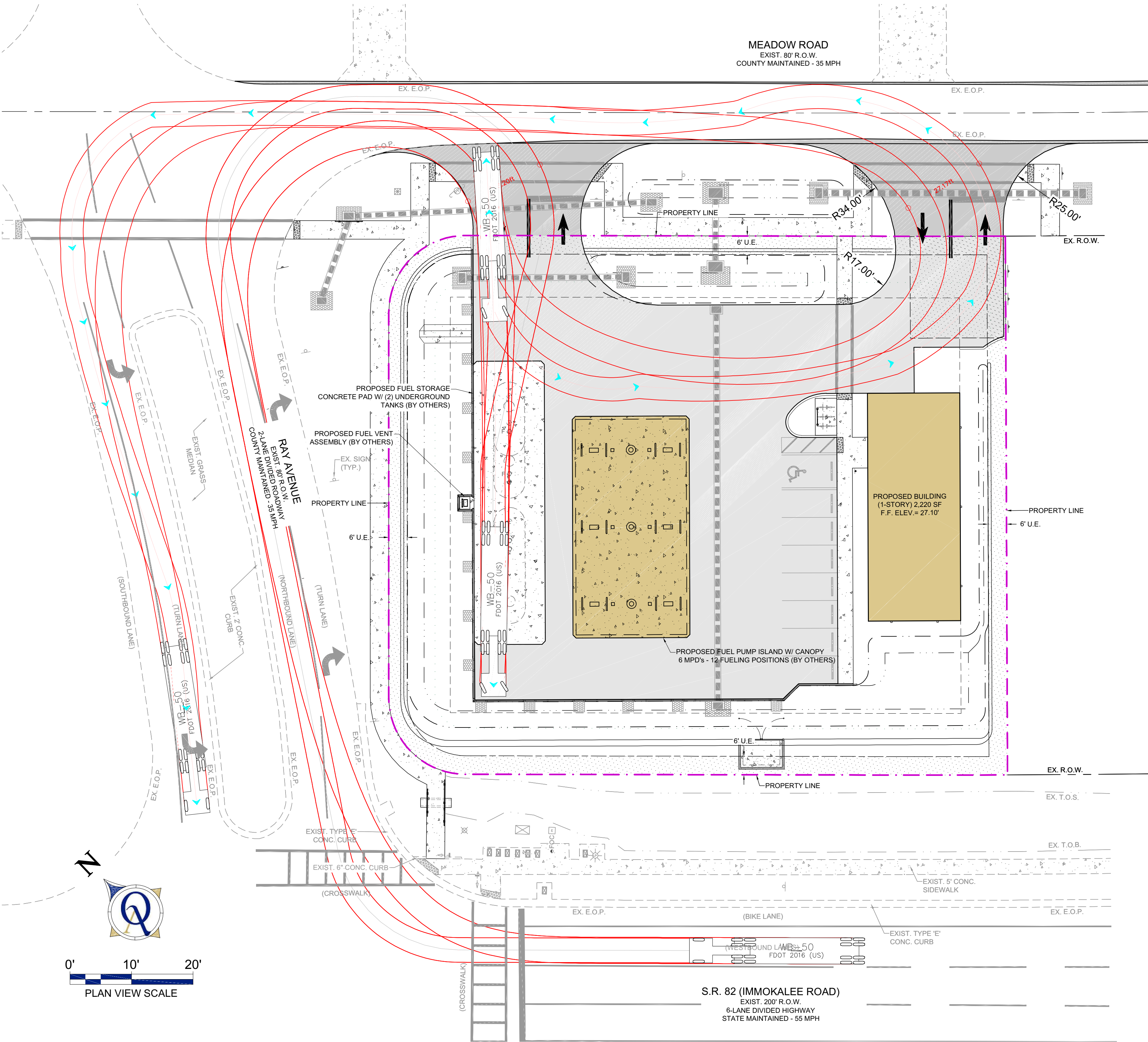
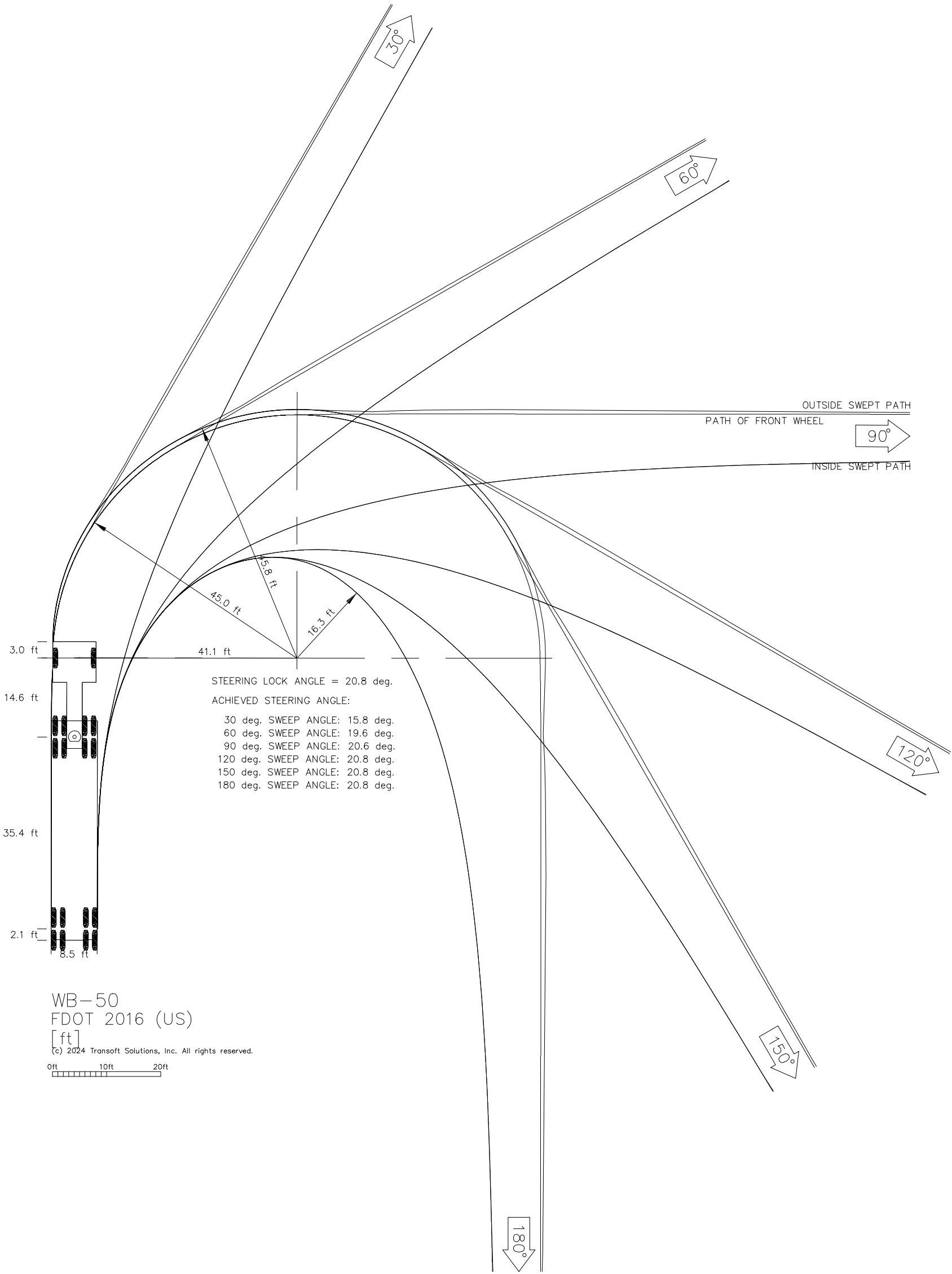
230704 - D

EXHIBIT C: TWO WAY ENTRANCE AT 35' WIDE (ENTER WEST, EXIT EAST)



WB-50

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 20.8
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



RAY AVENUE GAS STATION
AUTOTURN EXHIBIT WB-50

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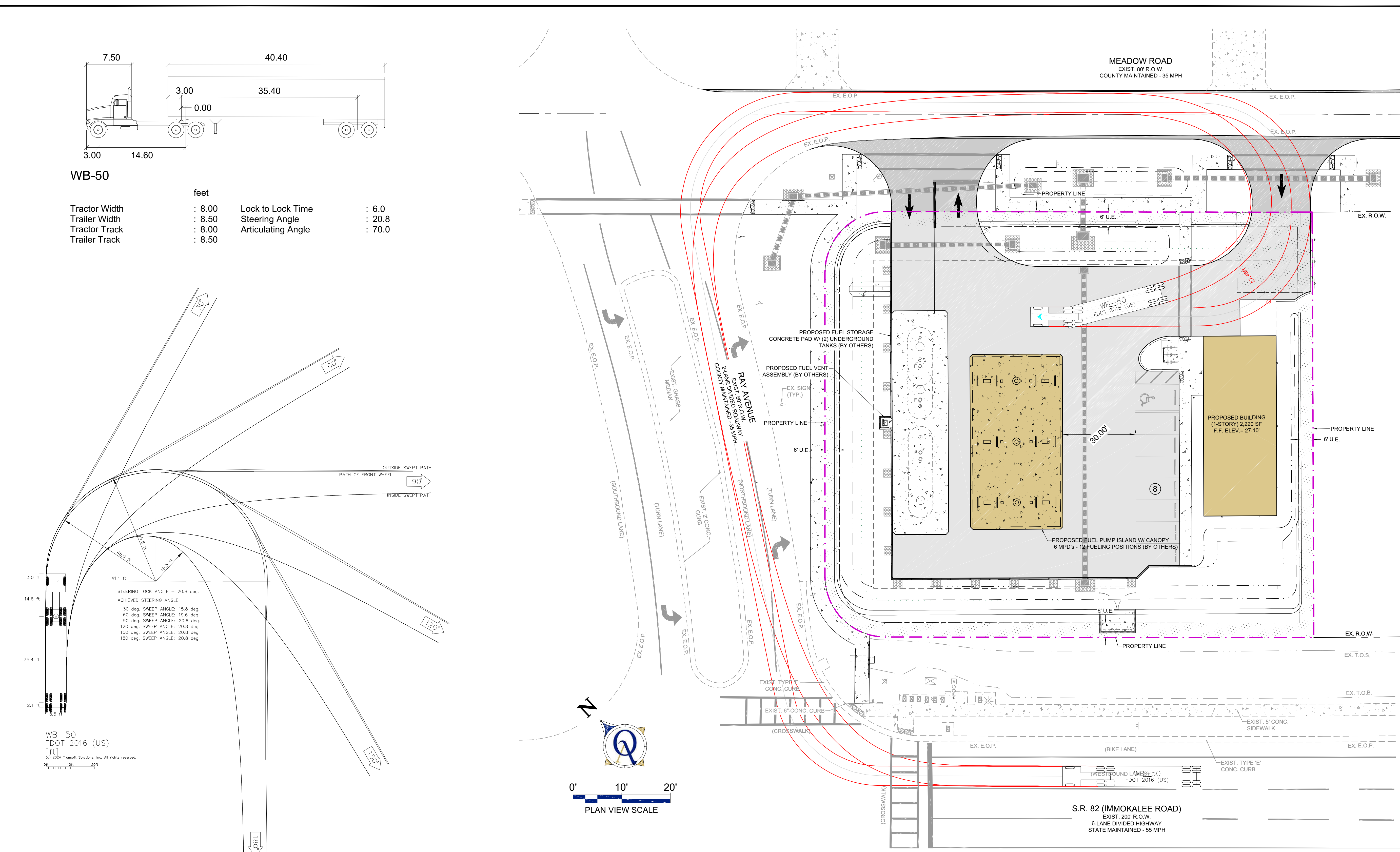
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SHEET
EXH-C
3 OF 4

EXHIBIT D: ONE WAY ENTRANCE (ENTER FROM EAST)



- The site with the maximum allowable one-way driveway of 24' wide located on the Eastern side of the property will not allow adequate turning movements for a WB-50.
- If the eastern driveway is one way in, then the western driveway will need to have an additional out lane (dedicated left out and right out) due to AC11-4 turn lane warrants. This will include a wider driveway and the same number of lanes for exit vehicles directed towards the ROW as two entrances with in/out movements. There are 88 total PM peak hour exit movements (60 requires a dedicated left turn out lane).

REV	REVISION	DATE

RAY AVENUE GAS STATION
AUTOTURN EXHIBIT WB-50
604 MEADOW ROAD
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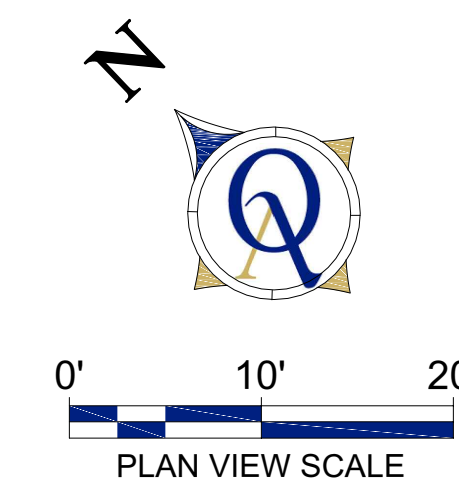
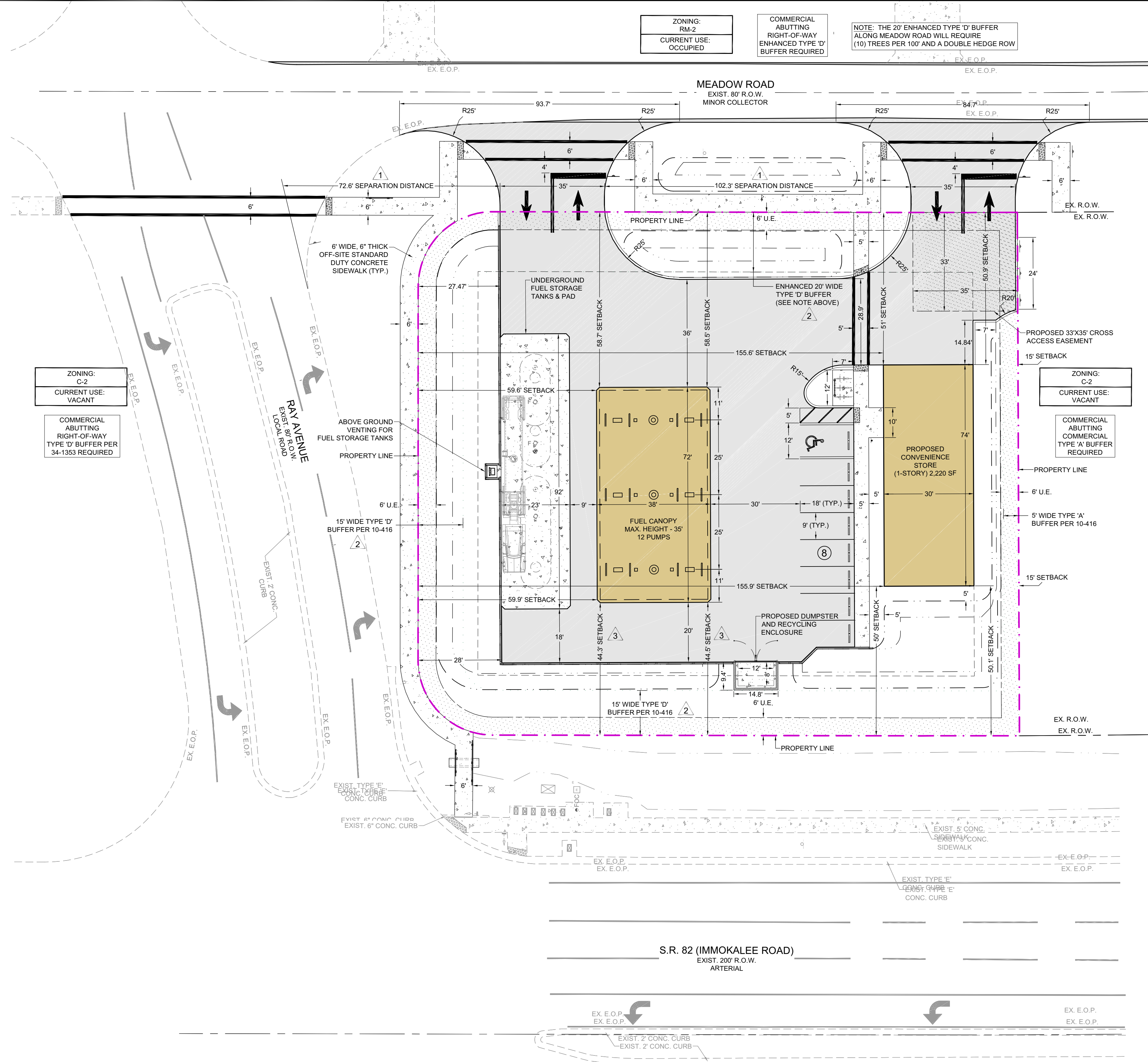
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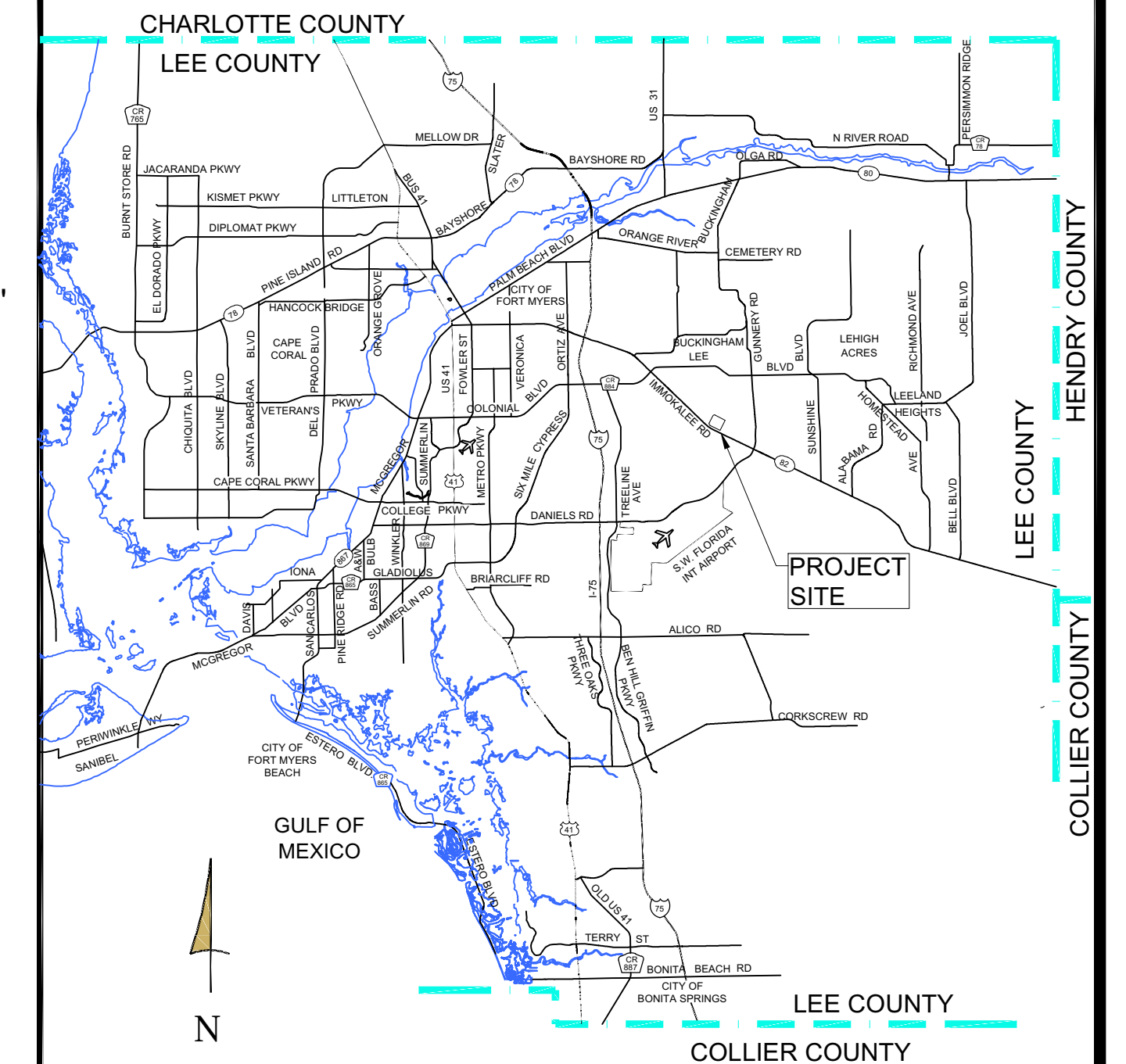
SHEET
EXH-D
4 OF 4

RAY AVE. GAS STATION

LOCATED IN SECTION 05, TOWNSHIP 45-S, RANGE 26-E, LEE COUNTY, FLORIDA



MASTER CONCEPT PLAN



LOCATION MAP (NOT TO SCALE)

PROJECT SUMMARY:

FUTURE LAND USE DESIGNATION

CENTRAL URBAN & MIXED-USE OVERLAY

PLANNING COMMUNITY

LEHIGH ACRES

CURRENT ZONING

C-2

PROPOSED ZONING

NO ZONING CHANGES ARE PROPOSED

STRAP #(S)

05-45-26-03-00035.0010

PROJECT ACREAGE

0.85 ACRES (37,187 SF - INCLUDES R.O.W. AREA)
0.80 ACRES (34,862 SF - EXCLUDES R.O.W. AREA)

OPEN SPACE REQUIREMENT

MIXED-USE OVERLAY FOR SMALL PROJECT SITE:
10% REQUIRED (0.08 ACRES), PROVIDED: 39% (0.31 ACRES)

PARKING CALCULATIONS REQUIREMENT

CONVENIENCE FOOD & BEVERAGE STORE W/ (12) FUEL PUMPS
(1) SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA MINUS
(1) SPACE PER (4) FUEL PUMPS

2,200 SQ. FT. / 200 SQ. FT. = (11) SPACES MINUS (3) SPACES
FOR (12) FUEL PUMPS = (8) REQUIRED SPACES

0.55% REDUCTION PER THE 'MIXED-USE OVERLAY' LAND USE
DESIGNATION = (5) REQUIRED SPACES

Δ# - DEVIATION / VARIANCE

