

STREET ADDRESS
18791 THREE OAKS PKWY
FORT MYERS, FL 33907

STRAP NUMBER
15-46-25-13-18000.0020

DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (1.48 AC)
64,392 SF 100.0%

PROPOSED PAVEMENT AREA:
6,763 SF 10.5%

PROPOSED CONCRETE AREA:
21,705 SF 33.7%

PROPOSED BUILDING (FOOT) AREA:
5,820 SF 9.0%

PROPOSED TOTAL IMPERVIOUS AREA:
34,288 SF 53.2%

PROPOSED OPEN GREEN AREA:
24,376 SF 37.9%

PROPOSED DRY DETENTION AREA:
5,728 SF 8.9%

PROPOSED TOTAL Pervious AREA:
30,104 SF 46.8%

OFF-SITE DEVELOPMENT AREA

PROPOSED PAVEMENT AREA:
509 SF

PROPOSED CONCRETE AREA:
1,458 SF

PROPOSED TOTAL IMPERVIOUS AREA:
1,964 SF

PROJECT INFORMATION

CURRENT ZONING = CPD (COMMERCIAL PLANNED DEVELOPMENT)

PROPOSED LAND USE = URBAN COMMUNITY

PROPOSED USE = AUTOMATED CAR WASH

EXIST. FLORIDA LAND = #1400 - COMMERCIAL & SERVICES

USE CLASSIFICATIONS = #250 - FIXED SINGLE FAMILY UNITS

EXIST. SOIL TYPES = #13 - BODA FINE SAND

IRRIGATION SERVICE = WELL

ARCHAEOLOGICAL = NONE

SENSITIVITY LEVEL

BUILDING SETBACK REQUIREMENTS

FRONT YARD = 50' (ARTERIAL AND COLLECTOR STREET)

SIDE YARD = 15'

SIDE YARD = 20'

LANDSCAPE BUFFER REQUIREMENTS

NORTH = 5' WIDE BUFFER TO CPD

SOUTH = 15' WIDE BUFFER TO INTERNAL ROW

EAST = 15' WIDE BUFFER TO INTERNAL ROW

WEST = 25' WIDE BUFFER TO PUBLIC ROW

ZONING/ACTUAL USE

PROJECT SITE = CPD (CAR WASH)

NORTH = CPD (CAR STATION)

SOUTH = ROW (OAKS TOWN CENTER LANE)

EAST = ROW (OAKS CENTER DRIVE)

WEST = ROW (THREE OAKS PARKWAY)

PARKING REQUIREMENTS

PER SECTION 34-2020(B) LEE COUNTY LAND DEVELOPMENT CODE.
1.5 SPACES PER CAR STALL FOR CAR WASH

1 PROPOSED STALL = 15 SPACES

1 SPACE PER 100 SF FOR THE DOG WASH

683 SF/700 SF = 6.83 SPACES

TOTAL REQUIRED SPACES: 9 SPACES (INCLUDING 1 HANDICAP SPACE)

TOTAL PROVIDED SPACES: 25 (INCLUDING 1 HANDICAP SPACE)

REFUSE AND SOLID WASTE CALCULATIONS

PROPOSED COMMERCIAL DEVELOPMENT = 5,820 SF BUILDING

PER LDC SECTION 10-261(A) GARAGE AND RECYCLABLE COLLECTION

FOR BUILDINGS 5,001-10,000 SF = MIN. 80 SF FOR GARAGE COLLECTION

AND MIN. 48 SF FOR RECYCLABLE COLLECTION

TOTAL REQUIRED: 80 SF + 48 SF = 128 SF

117 SF

TOTAL PROVIDED: 12 FT X 11 FT = 132 SF

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-610(D)3 LEE COUNTY LAND DEVELOPMENT CODE
1.5 BICYCLE PARKING SPACES PER 1,000 SF OF DEVELOPMENT
PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 9

= 9 AUTOMOBILE PARKING SPACES • 0.05

= 1 BICYCLE SPACE REQUIRED (ASSUME 3 BICYCLES)

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

OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE = 20% OF PARCEL AREA PER LDC 10-415

= 0.20 X 64,392 SF

= 12,879 SF REQUIRED

PROVIDED OPEN SPACE = PROPOSED OPEN GREEN AREA +

PROPOSED DRY DETENTION AREA

= 24,376 SF + 5,728 SF

= 30,104 SF PROVIDED (46.8%)

NOTES

1. ALL EXISTING AND PROPOSED GRACES ARE N.A.Y.D. OF 1988.
2. THIS PARCEL LIES IN FLOOD ZONE "X".
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SUBSURFACE WATER RESOURCES.
4. GROUND OR SUBSURFACE WATER RESOURCES ADVERSELY IMPACT THE FLOOD PLAN OR ANY RIVERINE AREAS.
5. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN ON THIS PLAN.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING STANDARDS AND PROVISIONS.

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 11TH EDITION,
USE LDC 948 (AUTOMATED CAR WASH)

THE PROPOSED BUILDINGS HAVE 5,820 SQUARE FEET.

RAW TRIP GENERATION

AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 9 (6 ENTERING, 3 EXITING)

AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 82 (41 ENTERING, 41 EXITING)

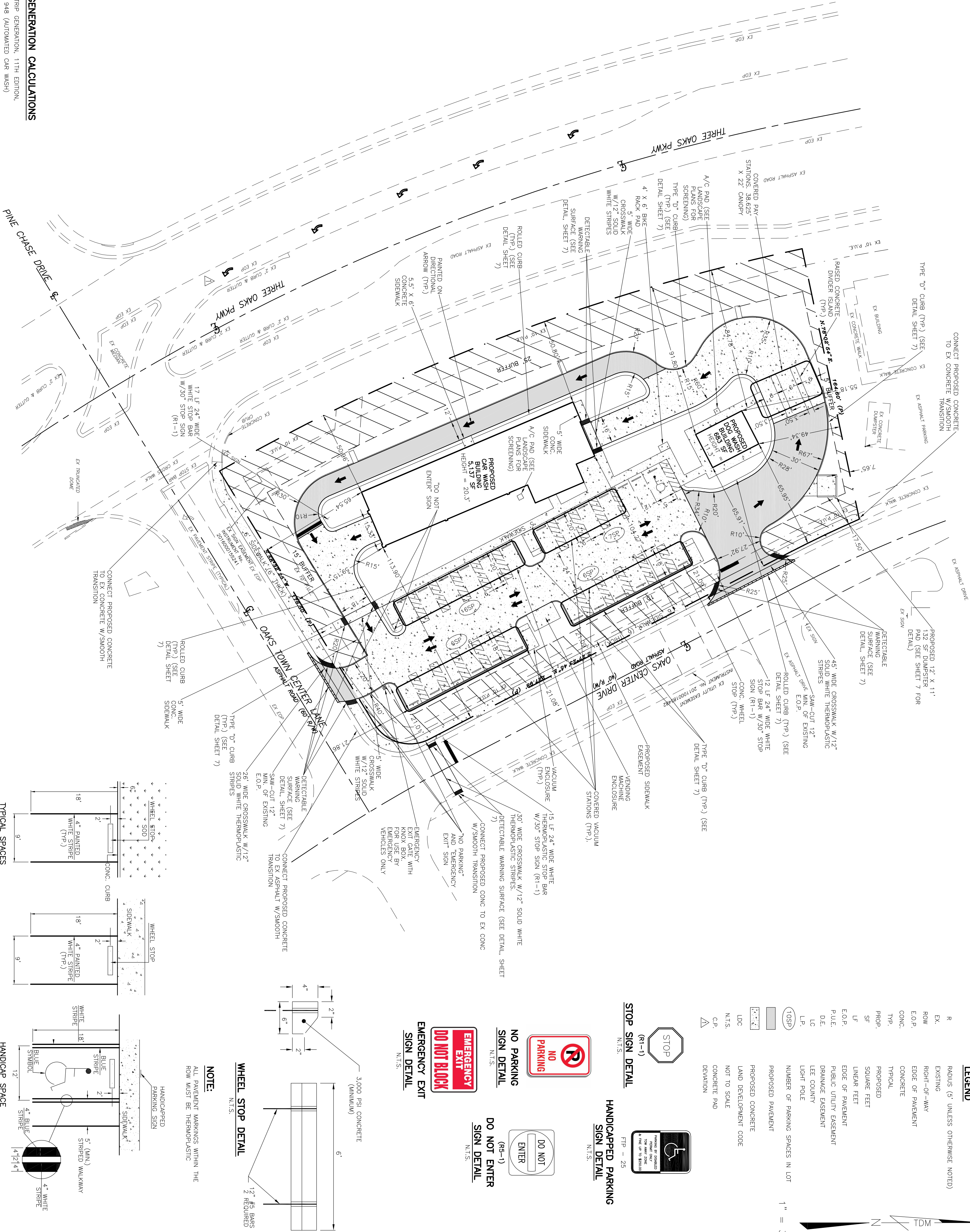


EXHIBIT "B"

DATE:	01/2023
DESIGNED BY:	ADM
DRAWN BY:	ADM
CHECKED BY:	TDM
APPROVED BY:	TDM
DRAWING NAME: JOBS\Montpett\18791 Three Oaks Pkwy\ Drawings\Civil\TDM Site	

DOWNTOWNER EXPRESS
CAR WASH

SITE DIMENSION PLAN

Civil Engineering and Planning

43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-9632
Cert. of Authorization # 29086

DATE:

Dean Martin, P.E.
Florida #52022

5 of 14

SCALE: AS NOTED