STREET ADDRESS

18791 THREE OAKS PKWY
FORT MYERS, FL 33967

STRAP NUMBER

15-46-25-L3-18000.0020

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 (ROOF) 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)
FUTURE LAND USE	= URBAN COMMUNITY
PROPOSED USE	= AUTOMATED CAR WASH
EXIST. FLORIDA LAND USE CLASSIFICATIONS	= #1400 – COMMERCIAL & SERVICES #6250 – FIXED SINGLE FAMILY UNITS
EXIST. SOIL TYPES	= #13 – BOCA FINE SAND
IRRIGATION SERVICE	= WELL
ARCHAEOLOGICAL SENSITIVITY LEVEL	= NONE

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 (GAS 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 = 1.5 SPACES
1 SPACE PER 100 SF FOR THE DOG WASH
683 SF/100 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) GARBAGE AND RECYCLABLE COLLECTION
FOR BUILDINGS 5,001-10,000 SF = MIN. 80 SF FOR GARBAGE COLLECTION
AND MIN. 48 SF FOR RECYCLABLE COLLECTION
TOTAL REQUIRED: 80 SF + 48 SF = 128 SF
TOTAL PROVIDED: 12 FT X 11 FT = 132 SF

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 = 9
= 9 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

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%)

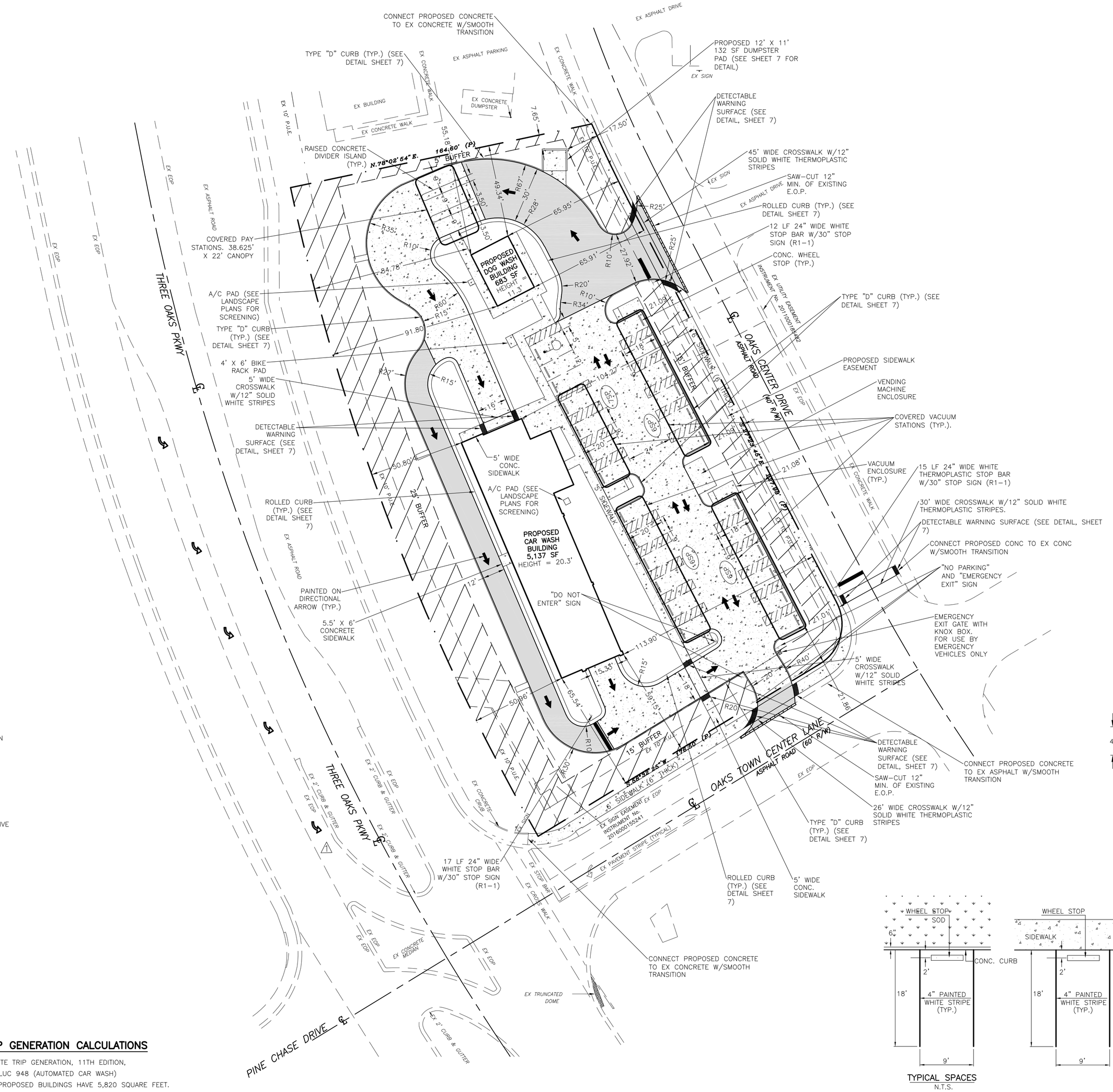
NOTES

1. ALL EXISTING AND PROPOSED 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.
7. THE PROJECT COMPLIES WITH ALL APPLICABLE LEE PLAN STANDARDS AND PROVISIONS.

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 11TH EDITION,
USE LUC 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)



LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
ROW	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
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
△	DEVIATION

TDM N

1" = 30'

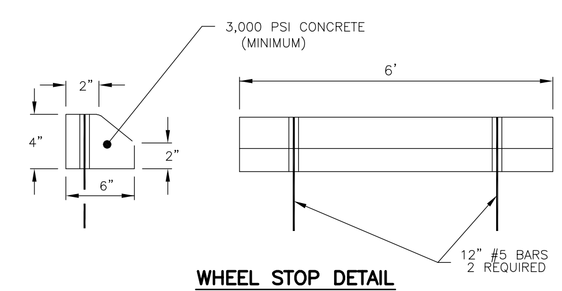
STOP (R1-1)
STOP SIGN DETAIL
N.T.S.

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

NO PARKING
NO PARKING SIGN DETAIL
N.T.S.

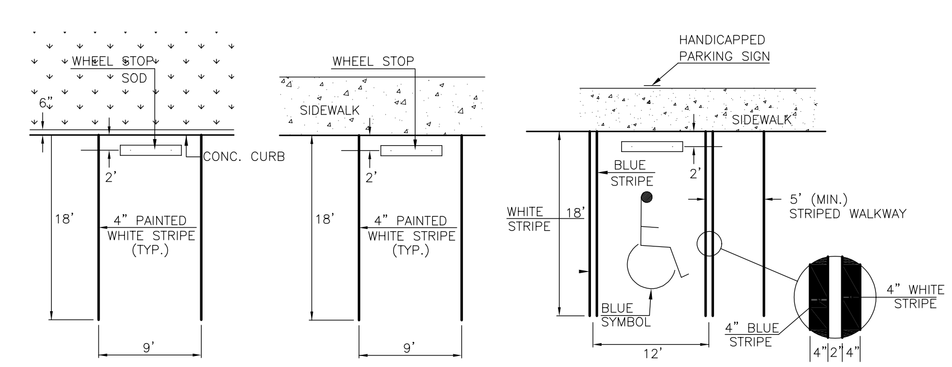
DO NOT ENTER (R5-1)
DO NOT ENTER SIGN DETAIL
N.T.S.

EMERGENCY EXIT DO NOT BLOCK
EMERGENCY EXIT SIGN DETAIL
N.T.S.



WHEEL STOP DETAIL
N.T.S.

NOTE:
ALL PAVEMENT MARKINGS WITHIN THE ROW MUST BE THERMOPLASTIC



TYPICAL SPACES
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: 01/2023
DESIGNED BY:	ADM
DRAWN BY:	ADM
CHECKED BY:	TDM
APPROVED BY:	TDM

#	DATE	REVISIONS
1	05/2023	REVISED PER LC COMMENTS
2	09/2023	REVISED PER LC COMMENTS

DRAWING NAME: J:\OBS\Montgvett\18791 Three Oaks Pkwy\Drawings\Civil\TDM\Site

DOWNTOWNER EXPRESS CAR WASH

SITE DIMENSION PLAN

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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

DOD2024-00045 Lee County ePlan