

STRAP NUMBER

35-44-24-P4-00063.0090

STREET ADDRESS

1499 COLONIAL BOULEVARD
FORT MYERS, FL 33901

ZONING/ACTUAL USE

NORTH = CG/MULTI-FAMILY RESIDENTIAL
SOUTH = CG/COLONIAL BLVD.
EAST = CG/WALGREENS
WEST = CG/MULTI-FAMILY RESIDENTIAL
PROJECT SITE = CG/VACANT
PROPOSED USE = CG/PROFESSIONAL OFFICE/RETAIL

BUFFER REQUIREMENTS

NORTH - COM TO MFR, 20' WIDE TYPE "C" BUFFER
SOUTH - COM TO ROW, 15' WIDE TYPE "B" BUFFER
EAST - COM TO COM, 5' WIDE TYPE "D" BUFFER
WEST - COM TO MFR, 20' WIDE TYPE "C" BUFFER

BUILDING SETBACKS

FRONT = WEST - 25'
SIDE (INTERIOR) = NORTH - 10'
SIDE (STREET) = SOUTH - 20'
REAR = EAST - 10'

PARKING REQUIREMENTS

PROFESSIONAL OFFICE = 1 SPACE/250 SF GFA
RETAIL COMMERCIAL CENTER UNDER 25,000 SF = 1 SPACE/200 SF GFA
PROFESSIONAL OFFICES = 8,300/250 = 34 SPACES REQUIRED
RETAIL COMMERCIAL CENTER = 8,300/200 = 42 SPACES REQUIRED
TOTAL PARKING REQUIRED = 76 SPACES (INCLUDING 4 HC SPACES)
TOTAL PARKING PROVIDED = 76 SPACES (INCLUDING 4 HC SPACES)

BICYCLE REQUIREMENTS

76 REQUIRED AUTOMOBILE PARKING SPACES ON-SITE
PER CODE, 1 BICYCLE SPACE REQUIRED/15 REQUIRED AUTOMOBILE
PARKING SPACES = 76/15 = 6 BICYCLE SPACES REQUIRED
BICYCLE SPACES PER BICYCLE RACK: 6 (TYP.)
BICYCLE RACKS PROVIDED: 1

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 7TH EDITION
USE LUC 820 (SHOPPING CENTER)
8,300 SF OF TOTAL PROPOSED
SHOPPING CENTER FLOOR AREA:
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY
= 1,346 (673 ENTERING, 673 EXITING)
AVERAGE VEHICLE TRIP ENDS - A.M. PEAK
= 35 (21 ENTERING, 14 EXITING)
AVERAGE VEHICLE TRIP ENDS - P.M. PEAK
= 121 (58 ENTERING, 63 EXITING)

PER ITE TRIP GENERATION, 7TH EDITION
USE LUC 710 (GENERAL OFFICE BUILDING)
8,300 SF OF TOTAL PROPOSED PROFESSIONAL
OFFICE FLOOR AREA:
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY
= 196 (98 ENTERING, 98 EXITING)
AVERAGE VEHICLE TRIP ENDS - A.M. PEAK
= 26 (23 ENTERING, 3 EXITING)
AVERAGE VEHICLE TRIP ENDS - P.M. PEAK
= 12 (2 ENTERING, 10 EXITING)*
* - AVERAGE RATE USED. FITTED CURVE
EQUATION YIELDED UNREALISTIC RESULTS.

REFUSE AND SOLID WASTE CALCULATIONS

THE BUILDING IS PROPOSED AS A 16,600 SF COMMERCIAL DEVELOPMENT
(1ST FLOOR - 8,300 SF RETAIL COMMERCIAL CENTER, 2ND FLOOR - PROFESSIONAL OFFICES).
PER SECTION 10-261 LEE COUNTY LAND DEVELOPMENT CODE:
COMMERCIAL BUILDING BETWEEN 10,001 SF AND 25,000 SF REQUIRES A MINIMUM
120 SF DUMPSTER PAD FOR GARBAGE COLLECTION AND 48 SF FOR RECYCLABLE COLLECTION.
120 SF + 48 SF = 168 SF MINIMUM DUMPSTER PAD REQUIRED.
STANDARD MIN. SQUARE FOOTAGE OF DUMPSTER PAD PER CFM SPECS: 120 SF (BETWEEN BOLLARD POSTS)
TOTAL AREA OF DUMPSTER PAD PROVIDED: 198 SF
(SEE DUMPSTER DETAIL, SHEET 6)

PAVEMENT MARKINGS NOTE

ALL STRIPING AND PAVEMENT MESSAGES REFERRING TO "STOP" AND
"LOADING ZONE, NO PARKING" WILL BE OF F.D.O.T. APPROVED MARKING
PATTERN DESIGNED FOR ASPHALT ADHERENCE PER F.D.O.T. INDEX 17346.

H.V.A.C. NOTE

H.V.A.C. UNITS WILL BE SHIELDED FROM GROUND LEVEL PUBLIC
VIEW WITH INSTALLATION ON THE PROPOSED BUILDING'S ROOFTOP.

PROJECT INFORMATION NOTES

1. FUTURE LAND USE = GENERAL COMMERCIAL
2. IRRIGATION SERVICE = NEW 4" DIAM. IRR. WELL.
3. ARCHEOLOGICAL SENSITIVITY = NONE
4. THIS PROJECT PRESENTS NO ADVERSE IMPACTS
ON LOCAL GROUND OR SURFACE WATERS.
5. THIS PROJECT DOES NOT ADVERSELY IMPACT
THE FLOOD PLAIN OR ANY RIVERINE AREAS.
6. THIS SITE CAN BE USED SAFELY FOR THE
DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER
FROM FLOOD OR ADVERSE SOIL AND/OR
FOUNDATION CONDITIONS.
7. THE SITE DOES NOT EXHIBIT ANY SALT WATER
PONDING.
8. THE PROJECT DOES NOT IMPACT ANY
UNMITIGATED WETLANDS.

SITE DEVELOPMENT AREA

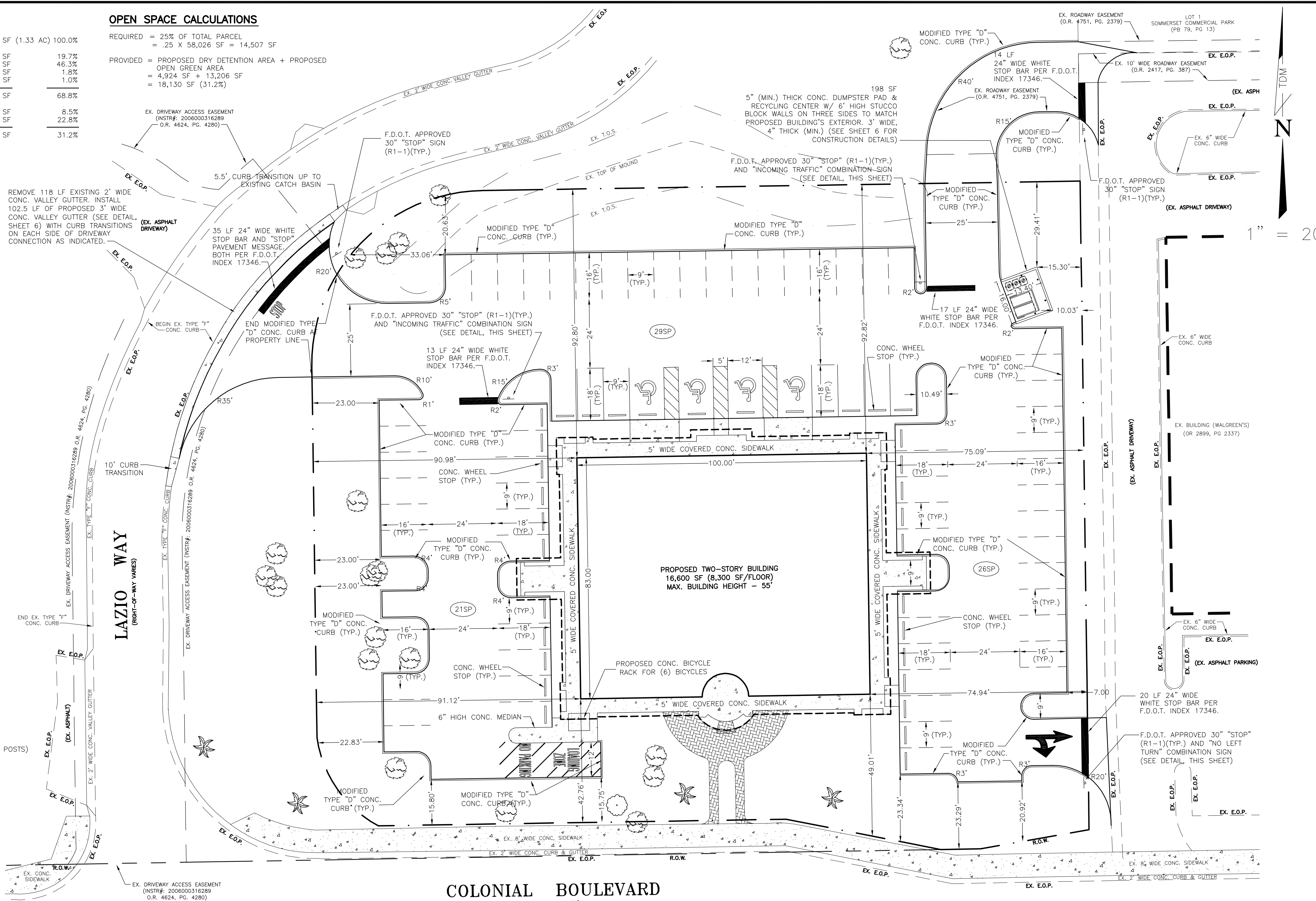
TOTAL PARCEL AREA: 58,026 SF (1.33 AC) 100.0%
PROPOSED BUILDING (ROOF) AREA: 11,425 SF 19.7%
PROPOSED PAVEMENT AREA: 26,868 SF 46.3%
PROPOSED CONCRETE AREA: 1,045 SF 1.8%
PROPOSED BRICK PAVER AREA: 560 SF 1.0%
TOTAL IMPERVIOUS AREA: 39,896 SF 68.8%
PROPOSED DRY DETENTION AREA (@ T.O.B.): 4,924 SF 8.5%
PROPOSED OPEN GREEN AREA: 13,206 SF 22.8%
TOTAL PERVIOUS AREA: 18,130 SF 31.2%

OPEN SPACE CALCULATIONS

REQUIRED = 25% OF TOTAL PARCEL
= .25 X 58,026 SF = 14,507 SF
PROVIDED = PROPOSED DRY DETENTION AREA + PROPOSED
OPEN GREEN AREA
= 4,924 SF + 13,206 SF
= 18,130 SF (31.2%)

FLUCCS & SOILS

THE EXISTING FLUCCS CODE IS:
#191 - UNDEVELOPED LAND WITHIN URBAN AREAS
THE EXISTING SOIL CLASSIFICATION IS:
#28 - IMMOKALEE SAND



DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
11/06/07	TDM	JEM	TDM	TDM
REVISIONS	DATE	REVISIONS	DATE	
1	04/08	REVISED PER STAFF COMMENTS		

**MATERA BAY PLAZA
SITE DIMENSION PLAN**

8685 College Parkway, Suite #106
Fort Myers, FL 33919
Phone: (239) 433-4231
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Email: dean@tdmconsulting.com

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.	DATE:
SHEET #	DATE:
4 of 13	Dean Martin, P.E. Florida # 52022
SCALE: AS NOTED	

