

SITE DATA

ADDRESS: 8001 VIA RAPALLO DR ESTERO, FL 33828
 JURISDICTION: VILLAGE OF ESTERO
 CURRENT USE: VACANT
 PROPOSED USE: COMMERCIAL
 ZONING DESIGNATION: MPD - COCONUT POINT DRI
 STRAP #: 04-47-25-25-3801C 8020
 PARCEL SIZE: 9.61 A.C. ± 418,812 SF
 FLOOR AREA RATIO: 0.066 (6.6%)
 BUILDING HEIGHT MAX: 3 STORIES / 45 FEET MAX
 PROP. F.A.R.: 6.0%

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (W):	30 FEET	30 FEET
SIDE (N):	20 FEET	20 FEET
SIDE (S):	20 FEET	30 FEET
REAR (E):	20 FEET	20 FEET

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (W):	25 FEET	25 FEET
SIDE (N):	10 FEET	10 FEET
SIDE (S):	10 FEET	10 FEET
REAR (E):	25 FEET	25 FEET

PARKING:	REQUIRED	PROVIDED
FF-I:	4,455 SF (131000) = 58 SPACES	51 SPACES
RETAIL I:	13,653 SF (1/350) = 39 SPACES 725 SF (1/350) = 2 SPACES	71 SPACES
RETAIL II:	6,657 SF (1/350) = 19 SPACES 1,535 SF (1/350) = 5 SPACES	31 SPACES
FF-II:	2,570 SF (81000) = 21 SPACES 550 SF (81000) = 5 SPACES	28 SPACES

FUTURE RETAIL III:	7,770 SF (1/350) = 22 SPACES	56 SPACES
RESTAURANT:	7,202 SF 14/1000 SF = 101 SPACES	124 SPACES
TOTAL MIN PARKING		362 SPACES

TOTAL MAX PARKING ALLOWED = 272 X 120% + 15 = 341 SPACES
 TOTAL PARKING PROVIDED = 367 SPACES
 (INCLUDING 16 ADA SPACES)

* 15 SPACES RESERVED ON SITE FOR HOTEL PARKING

DRIVE THRU STACKING:	REQUIRED	PROVIDED
FF-LANE 1	5 SPACES FROM ORDER BOX	8 SPACES
FF-LANE 2	5 SPACES FROM ORDER BOX	7 SPACES
FOOD/BEV	5 SPACES FROM ORDER BOX	8 SPACES

TOTAL EXISTING PERVIOUS AREA: 418,802 S.F. (9.61 ACRES) - 100%

REQUIRED OPEN SPACE: 19.65% OR 1.9 AC (PER DRI MASTER PLAN)
 PROVIDED OPEN SPACE: 53.8% OR 5.17 AC

TOTAL PROP. PERVIOUS AREA: 259,782 S.F. (5.96 ACRES) - 62.06%
 PROPOSED POND AREA: 34,593 S.F. (0.79 ACRES) - 8.26%
 PROPOSED LANDSCAPING AREA: 225,189 S.F. (5.17 ACRES) - 53.80%
 TOTAL PROP. IMPERVIOUS AREA: 158,018 S.F. (3.65 ACRES) - 37.94%

PROPOSED BUILDING AREA: 27,335 S.F. (0.63 ACRES) - 6.53%
 VEHICLE USE AREA: 101,960 S.F. (2.34 ACRES) - 24.36%
 PROPOSED SW-DUMPSTER-PAVERS-CURB: 29,695 S.F. (0.68 ACRES) - 7.05%

PHASE I
 PROP. PERVIOUS AREA: 273,176 S.F. (6.27 ACRES)
 PROPOSED POND AREA: 122,140 S.F. (2.80 ACRES) - 44.71%
 PROPOSED LANDSCAPING AREA: 34,593 S.F. (0.79 ACRES) - 12.66%
 PROP. IMPERVIOUS AREA: 87,547 S.F. (2.01 ACRES) - 32.05%
 PROPOSED BUILDING AREA: 151,039 S.F. (3.47 ACRES) - 55.29%
 VEHICLE USE AREA: 27,335 S.F. (0.63 ACRES) - 10.01%
 PROPOSED SW-DUMPSTER-PAVERS-CURB: 96,076 S.F. (2.21 ACRES) - 35.05%
 PROPOSED SW-DUMPSTER-PAVERS-CURB: 27,625 S.F. (0.63 ACRES) - 10.11%

PHASE I
 PROP. PERVIOUS AREA: 1045,426 S.F. (23.94 ACRES)
 PROPOSED POND AREA: 137,643 S.F. (3.18 ACRES) - 13.17%
 PROPOSED LANDSCAPING AREA: 7,763 S.F. (0.18 ACRES) - 0.74%
 PROP. IMPERVIOUS AREA: 5,913 S.F. (0.14 ACRES) - 0.47%
 VEHICLE USE AREA: 96,076 S.F. (2.21 ACRES) - 9.20%
 PROPOSED SW-DUMPSTER-PAVERS-CURB: 1,870 S.F. (0.04 ACRES) - 0.18%

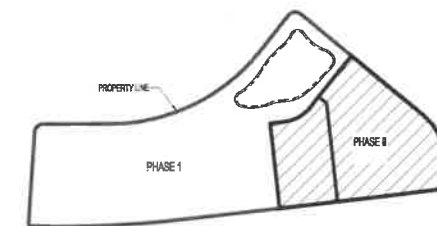
REFUSE & SOLID WASTE FACILITIES:
 RETAIL BUILDING SQ FT = 12,242 SF
 PROVIDED
 GARBAGE COLLECTION SQ FT: 120 144
 RECYCLABLE COLLECTION SQ FT: 96 144

RETAIL BUILDING SQ FT = 6,443 SF
 PROVIDED
 GARBAGE COLLECTION SQ FT: 80 144
 RECYCLABLE COLLECTION SQ FT: 48 144

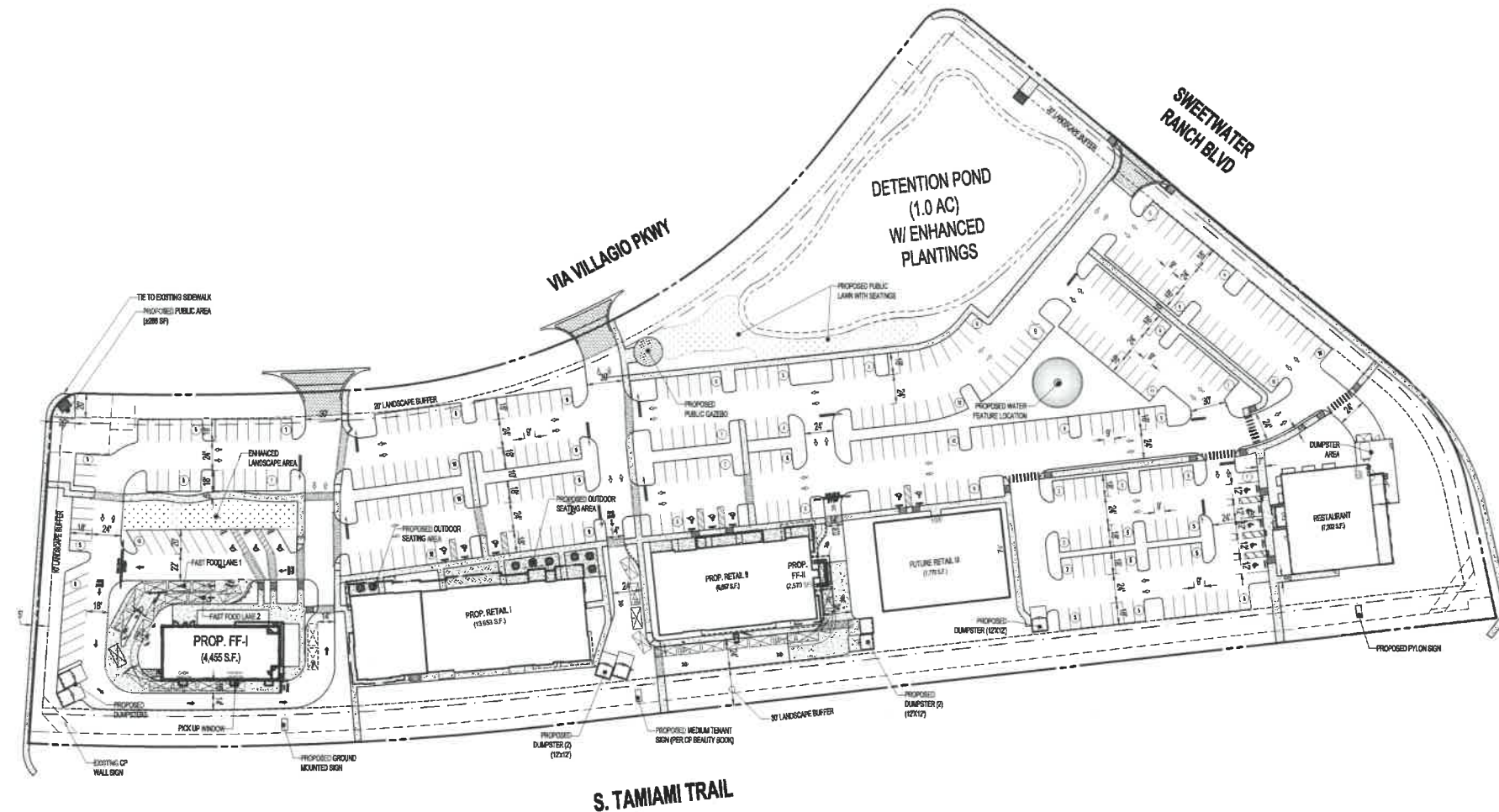
QSR BUILDING SQ FT = 4,455 SF
 PROVIDED
 GARBAGE COLLECTION SQ FT: 60 165
 RECYCLABLE COLLECTION SQ FT: 24 165

LEGEND:

- ② PROPOSED REGULAR PARKING SPACE COUNT
- ⑩ PROPOSED HOTEL PARKING SPACE COUNT (NOT TO BE DESIGNATED WITH SIGNAGE OR MARKING)



PHASING KEY MAP
 N.T.S.



THOMAS
 ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 1502 W FLETCHER AVE. SUITE 100 TAMPA, FL 33609
 P: 813-252-7503 F: 813-252-4100
 6800 N.W. 31st AVE. SUITE 100 TAMPA, FL 33646
 P: 813-252-7503 F: 813-252-4100

REVISIONS

REV	DATE	COMMENT	BY

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FOR CONCEPTUAL PURPOSES ONLY

PROJECT No: FT170063
 DRAWN BY: HR
 CHECKED BY: EMM
 DATE: 12/18/17
 SCALE: AS NOTED
 CAD L.D.: FT170063-CORRECT-1

U.S. 41 & SWEETWATER BLVD ESTEREO FL

FOR _____

ESTERO, FL
 LEE COUNTY

SHEET TITLE:
OVERALL CONCEPT SITE

SHEET NUMBER:
AF.1
 OF _____