



# Dunkin Donuts/Valvoline

20290 GRANDE OAK SHOPPES BOULEVARD

# Project Location



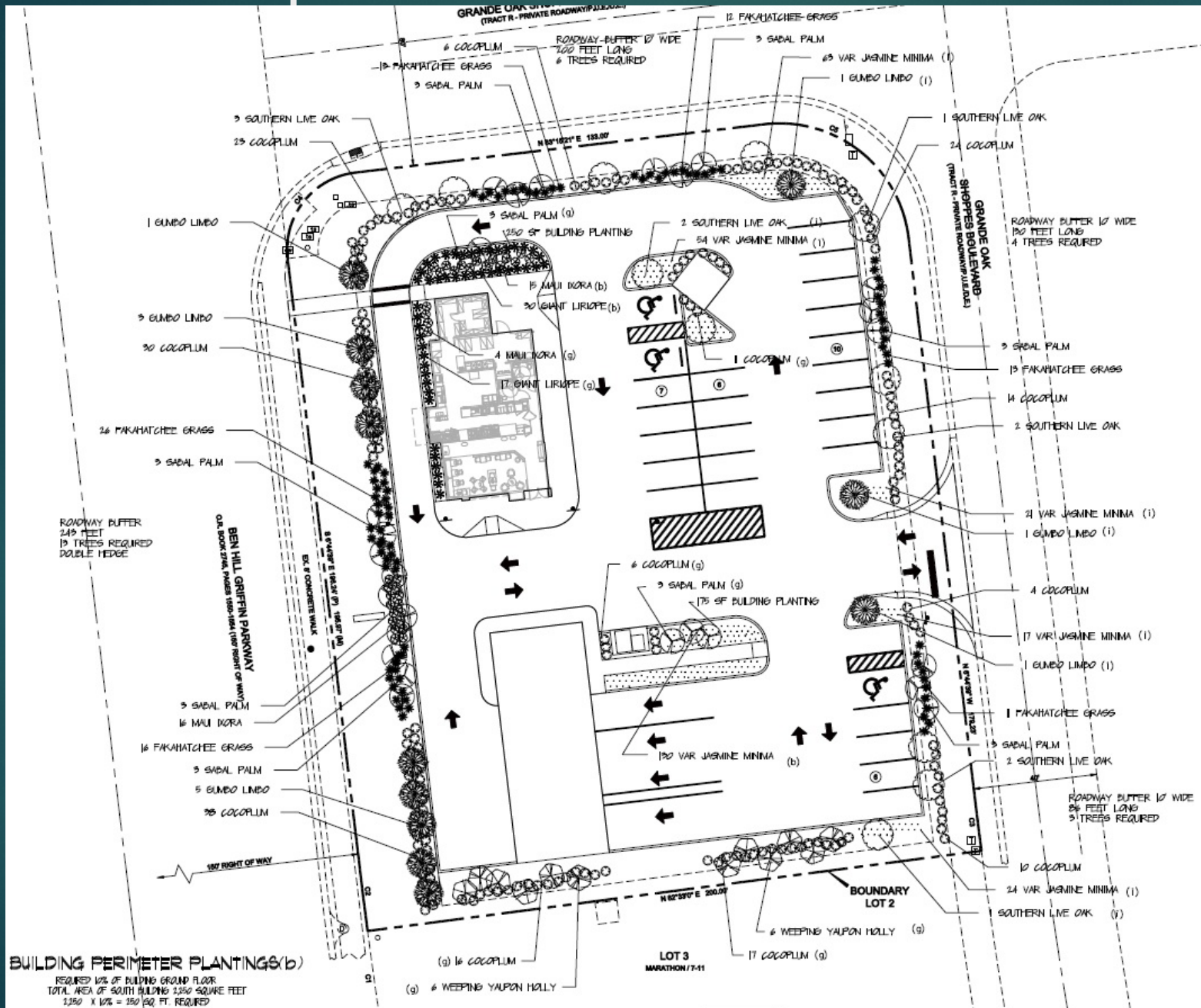
# Project Aerial



# Site Plan



# Landscape Plan



# Site Data

## EXISTING SITE NOTES:

1. ADDRESS: 20290 GRANDE OAK SHOPPES BLVD., ESTERO, FL. 33928
2. STRAP: 254625E4200000020
3. ZONING: MPD
4. FLOOD ZONE: SUBJECT PROPERTY LIES IN ZONE X PER FEDERAL INSURANCE RATE MAP NUMBER 12071C0584F EFFECTIVE DATE 8/28/2008
5. CLASSIFICATION / DOR CODE: VACANT COMMERCIAL / 10
6. AREA: 48422 S.F OR 1.11 AC.
7. LOT 2 OF THE SHOPPES OF GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 31, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

## PROPOSED SITE NOTES:

1. CONSTRUCTION SCHEDULE: 2016-2017
2. LAND USE: COMMERCIAL
3. ZONING: MPD
4. SETBACKS: FRONT (R.O.W.)= 25', SIDE= 15', REAR= 15'
5. BUFFERS: FRONT= 25', SIDE= 15' (R.O.W.) 5', REAR= 15' & 25'
6. PARKING REQUIRED:  
RESTAURANTS, FAST FOOD. 13 SPACES PER 1000 SQUARE FEET OF TOTAL FLOOR AREA  
(DUNKIN DONUTS) 1750 S.F. / 1000= 1.75 X 13= 23 SPACES  
AUTOMOTIVE DRIVE-IN OIL CHANGE ESTABLISHMENTS: 1.5 SPACES PER SERVICE BAY  
(VALVOLINE) 1.5 X 4 BAYS= 6 SPACES  
29 SPACES TOTAL  
\*DRIVE-IN AUTOMOTIVE OIL CHANGE ESTABLISHMENTS: STACKING LANES TO ACCOMMODATE TWO CARS PER SERVICE BAY OR FIVE STACKING SPACES PER SITE, WHICHEVER IS GREATER. EACH SERVICE BAY MAY COUNT AS ONE STACKING SPACE.
7. PARKING PROVIDED: 29 SPACES W/ 3 H.C. PARKING SPACES

## BUILDING NOTES:

1. NUMBER OF FLOORS: 1
2. FLOOR ELEVATIONS: SEE PAVING, GRADING, AND DRAINAGE PLAN
3. USE OF STRUCTURES: RESTAURANT, FAST FOOD , RETAIL ESTABLISHMENT
4. TOTAL SQUARE FOOTAGE: 4250 S.F.
5. BUILDING COVERAGE: 9%

## SITE AREAS (WITHIN CONSTRUCTION LIMITS):

EXISTING SITE AREAS: IMPERVIOUS: \_\_\_\_\_ 0 S.F. (0%)  
PERVIOUS (OPEN SPACE): — 48422 S.F. (100%)  
PROPOSED SITE AREAS: IMPERVIOUS: \_\_\_\_\_ 32895 S.F. (68%)  
PERVIOUS (OPEN SPACE): -15527 S.F. (32%)

# Surrounding Shopping Center

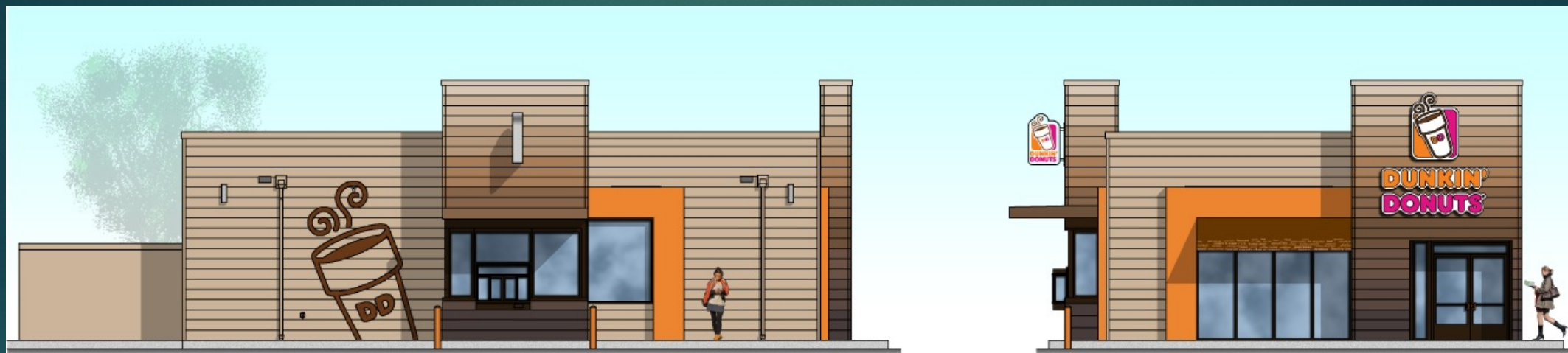


# Surrounding Shopping Center





# Dunkin Donuts Elevations



LEFT SIDE ELEVATION

FRONT ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION

# Valvoline Elevation

