

SITE DEVELOPMENT REGULATIONS:

| | REQUIRED | PROVIDED |
|--------------------------------|--------------------------|-----------|
| MINIMUM LOT DIMENSIONS | | |
| MINIMUM LOT AREA | 20,000 SF | 81,022 SF |
| MINIMUM LOT DEPTH | 100 FT | 351 FT |
| MINIMUM LOT WIDTH | 75 FT | 232 FT |
| SETBACK BUILDINGS | | |
| PRIVATE INTERIOR STREET | MINIMUM 20 FT | 87 FT |
| SETBACK STREETS | | |
| CORKSCREW ROAD | MAXIMUM OF 45 FT | 41.60 FT |
| THREE OAKS PARKWAY | MAXIMUM OF 50 FT | N/A |
| REAR SETBACK | MINIMUM OF 20 FT | 231.93 FT |
| MAXIMUM LOT COVERAGE | 40% | 9% |
| MAXIMUM BUILDING HEIGHT | 35 FT OR TWO (2) STORIES | 27'-10" |

LAND CLASSIFICATIONS AND USES:
 SUBJECT PROPERTY: 10250 ARCOS AVE ESTERO, FL 33928

CURRENT ZONING: CPD
 PROPOSED LAND USE: PLAZA DEL SOL URBAN COMMUNITY

NORTH ADJACENT PROPERTY:
 CURRENT ZONING: PLAZA DEL SOL CPD
 CURRENT LAND USE: VACANT

SOUTH ADJACENT PROPERTY:
 CURRENT ZONING: R.O.W.
 CURRENT LAND USE: R.O.W.

EAST ADJACENT PROPERTY:
 CURRENT ZONING: PLAZA DEL SOL CPD
 CURRENT LAND USE: EXISTING RESTAURANT

WEST ADJACENT PROPERTY:
 CURRENT ZONING: PLAZA DEL SOL CPD
 CURRENT LAND USE: VACANT

SITE DATA:

| TOTAL SITE: | 81,060 SF | 1.86 AC | 100% |
|----------------------|------------------|---------|--------|
| BUILDINGS: | 7,381 SF | 0.17 AC | 9.10% |
| PAVEMENT: | 20,101 SF | 0.46 AC | 24.80% |
| CONCRETE: | 12,104 SF | 0.28 AC | 14.82% |
| TOTAL IMPERVIOUS: | 39,583 SF | 0.91 AC | 48.72% |
| TOTAL PERVIOUS: | 41,474 SF | 0.95 AC | 51.28% |
| OPEN SPACE REQUIRED: | 8,103 SF PER MCP | | |
| OPEN SPACE PROVIDED: | 41,474 SF | | |

PARKING CALCULATIONS:
 (PARKING REQUIREMENTS PER LAND DEVELOPMENT CODE 34-2020 ET SEQ.)

PARKING REQUIRED: 1 SPACE PER 250 SF OF TOTAL FLOOR AREA
 7,381 SF / 250 SF = 30 SPACES

TOTAL SPACES REQUIRED = 30 SPACES
 TOTAL SPACES PROVIDED = 41 SPACES (INCLUDING 2 HANDICAP ACCESSIBLE SPACES)

BICYCLE SPACES:

5% OF REQUIRED PARKING, MINIMUM 2 SPACES
 5% OF 30 SPACES = 1.5 SPACES

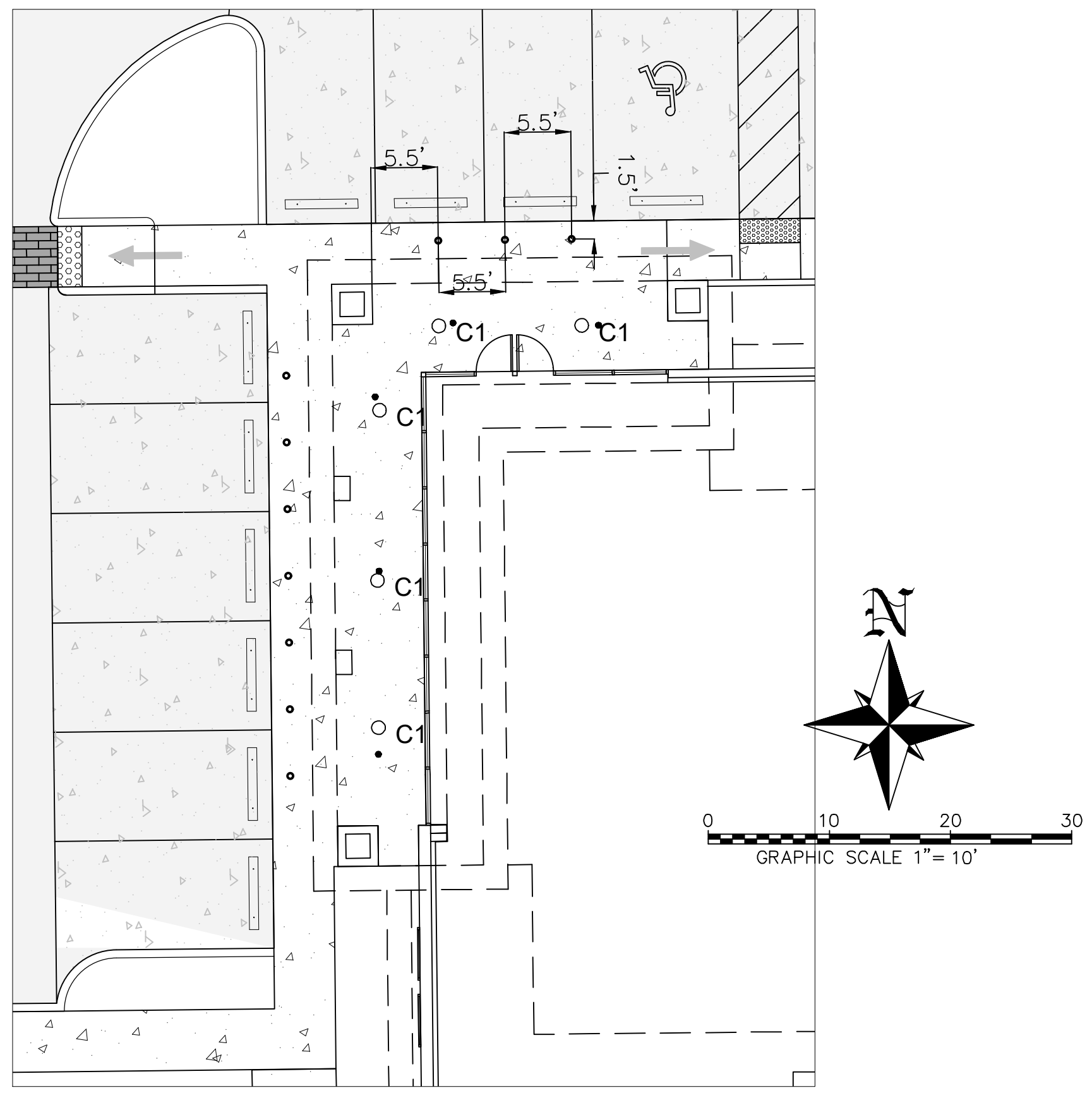
REQUIRED SPACES: 2 SPACES
 PROVIDED SPACES: 2 SPACES

REFUSE AND SOLID WASTE DISPOSAL AREA:
 SOLID WASTE DISPOSAL REQUIREMENTS PER LAND DEVELOPMENT CODE SECTION 10-261 (COMMERCIAL BUSINESS)

COMMERCIAL BUSINESS
 5,001-10,000 SF
 80 SF MINIMUM FOR GARBAGE COLLECTION
 48 SF MINIMUM FOR RECYCLABLE COLLECTION

TOTAL REQUIRED: 128 SF
 TOTAL PROVIDED: 288 SF

- NOTE**
- DUMPSTER ENCLOSURE REQUIRED ON 3 SIDES OF DUMPSTER PAD, MUST BE ARCHITECTURALLY COMPATIBLE WITH MATERIALS AND COLORS USED IN THE PRINCIPAL STRUCTURE PER LDC SECTION 10-610.
 - A MINIMUM OVERHEAD CLEARANCE OF 22' MUST BE MAINTAINED FOR ACCESS TO THE DISPOSAL FACILITIES (LDC 10-261(b)).
 - FENCING MATERIAL IS NOT PERMITTED TO USE FOR GATES ON DUMPSTER ENCLOSURES (LDC 10-610, 10-261(c)).



PROTECTIVE BOLLARDS LAYOUT

PREPARED FOR:
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| NO. | DATE | REVISION DESCRIPTION | RJV | BY |
|-----|------------|------------------------------|-----|----|
| 02 | 11-27-2019 | REVISED PER VILLAGE COMMENTS | RJV | |
| 01 | 8/16/2019 | REVISED PER VILLAGE COMMENTS | RJV | |

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 P.E. LIC. #70611

| SITE PLAN & NOTES | | | | | | | AUTOZONE #6874 | | VILLAGE OF ESTERO, FLORIDA | |
|-------------------|---------|---------|--------|-------|---------|----------|----------------|--|----------------------------|--|
| DATE | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE | SHEET | | | |
| 8/16/2019 | 8380 | SP&N | | RJV | DBA | AS NOTED | C04 | | | |

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AUTOZONE #6874