TLD DANIELS PARKWAY

LOCATED IN SECTION 21, TOWNSHIP 45-S, RANGE 25-E, LEE COUNTY, FLORIDA

CONCEPT PLAN B

PROJECT SUMMARY:

ZONING/REZONING
MPD

STRAP #'s
21-25-02-00000-0110
21-25-02-00000-009A
21-25-02-00000-018A

PROJECT DESCRIPTION

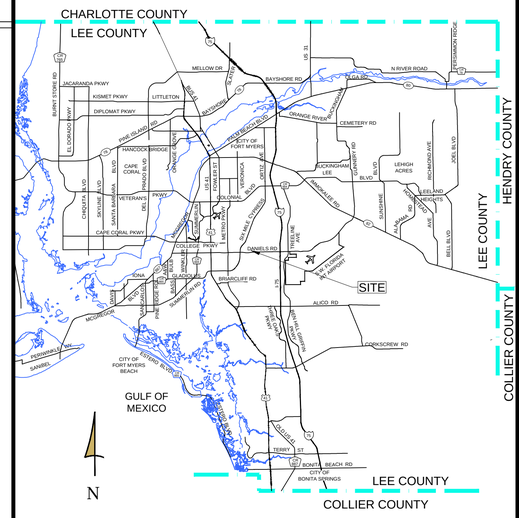
PARCEL 1= FAST FOOD RESTAURANT 3,450 SF.
PARCEL 2= FAST FOOD RESTAURANT 3,000 SF.
PARCEL 3= GAS STATION / CONVENIENCE STORE 5,200 SF.
PARCEL 4= BUSINESS / RETAIL 30,000 SF.

PARKING
CODE REQUIRED
CONVENIENCE STORE: 1 SPACE EVERY 200 SF.
FAST FOOD: 13 SPACES PER 1,000 SF..
RETAIL OR BUSINESS ESTABLISHMENTS: 1 SPACE EVERY 250 SF.

PROJECT REQUIRED
PARCEL 1 = 45 SPACES
PARCEL 2 = 39 SPACES
PARCEL 3 = 28 SPACES
PARCEL 4 = 120 SPACES

PARKING PROVIDED

PARCEL 1 = 44 SPACES
PARCEL 2 = 41 SPACES
PARCEL 3 = 34 SPACES (ESTIMATED 6 PUMPS COUNTS AS 1.5 PARKING SPACES)
PARCEL 4 = 134 SPACES

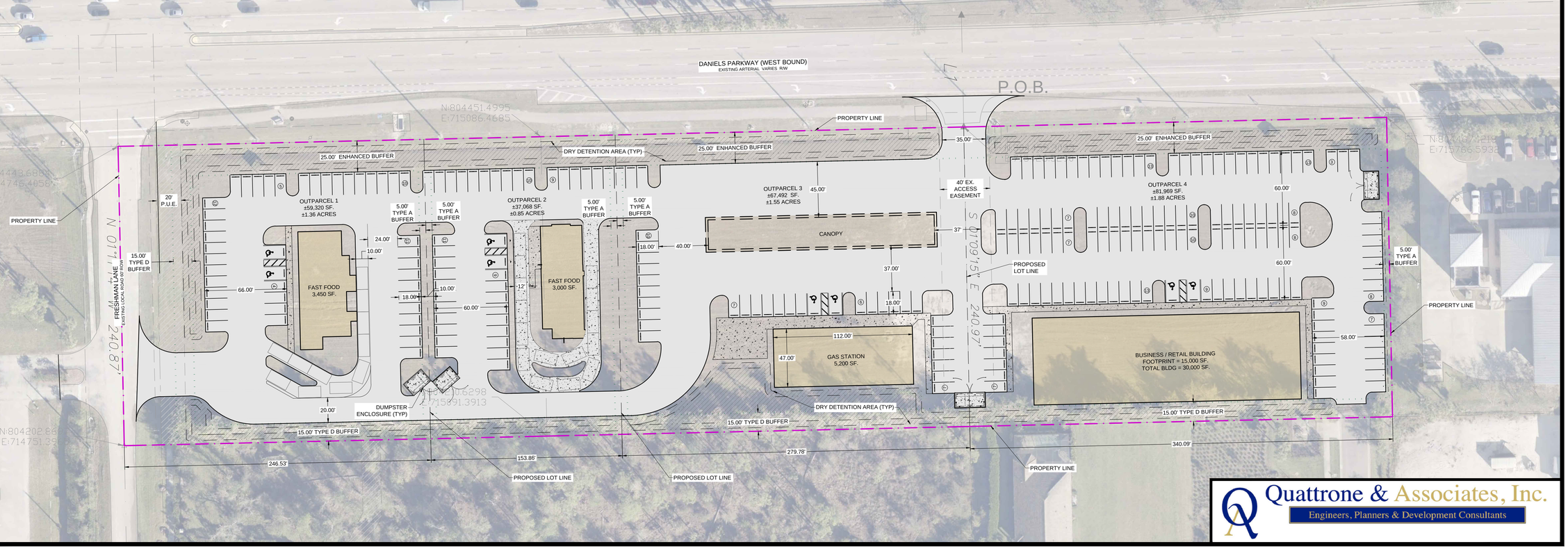


LOCATION MAP
(NOT TO SCALE)

N

0' 40' 80'

PLAN VIEW SCALE



P:\2024 Projects\240503 TLD DANIELS PARKWAY - ACTIVE\01-CADD FILES\00-QAI CADD - CONCEPTS\240503-CONCEPT B

Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants