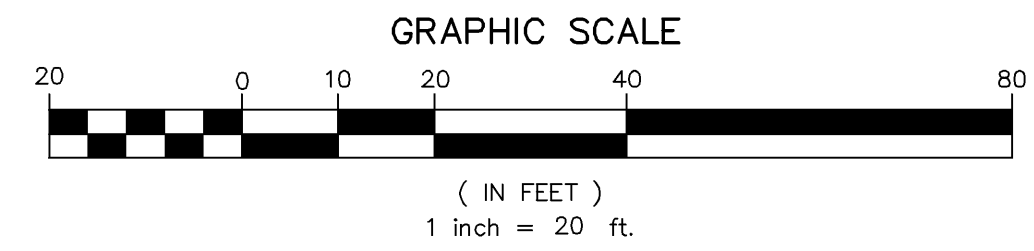


GENERAL NOTES

1. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
2. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS ONSITE.
3. NO BURROWING OWL NESTS EXIST ON THIS PARCEL.
4. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOODPLAINS OR RIVERINE AREAS OR KNOWN ARCHEOLOGICAL SITE EXPECTED BY THE DEVELOPMENT OF THIS SITE.
5. ALL ELEVATIONS ARE BASED UPON NAVD 1988.
6. SOD ALL SWALES, BERMS, RETENTION/DETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
7. WATER SERVICE SHALL BE BY CONNECTION TO WELL.
8. SANITARY SEWER SERVICE SHALL BE BY CONNECTION TO SANITARY SEWER SEPTIC SYSTEM.
9. THIS PARCEL IS ZONED "CC".
10. THIS PROJECT LIES IN THE LEHIGH ACRES FIRE CONTROL DISTRICT.
11. FUTURE LAND USE CLASSIFICATION ""
12. THE EXISTING VEGETATIVE COVER IS UNDISTURBED.
13. THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE AS SHOWN ON THESE PLANS.
14. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER.

15. THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. PROVIDED ALL APPROPRIATE BUILDING CODES ARE FOLLOWED.
16. THE CURRENT FLORIDA LAND USE AND COVER CLASSIFICATION FOR THIS SITE IS SITE IS 2110 AND 2120 IMPROVED/UNIMPROVED PASTURES
17. FIRM RATE FLOOD ZONE "X".
18. NO RESIDENTIAL UNITS ARE PROPOSED.
19. SOIL CLASSIFICATION FOR THIS PARCEL IS SCS #33 OLSMAR SAND. THE PARCEL IS NOT SUBJECT TO FRESHWATER PONDING OR SALTWATER INUNDATION.
20. EACH CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF ANY CONSTRUCTION.
21. DEVELOPMENT REGULATIONS
SETBACKS
PRINCIPAL STRUCTURE
FROM NORTH PROPERTY LINE: 43.91 FT (15.0' REQUIRED)
FROM SOUTH PROPERTY LINE: 20.0 FT (15.0' REQUIRED)
FROM WEST PROPERTY LINE: (FROM STREET: JOEL BOULEVARD) 75.23 FT (25.0' REQUIRED)
FROM EAST PROPERTY LINE: 99.49 FT (25.0' REQUIRED)
STRUCTURE HEIGHT: 18 FT. (A.F.F.), 35 MAX. PER CODE

22. THERE APPEAR TO BE NO JURISDICTIONAL WETLANDS PRESENT ON SITE.
23. THIS PARKING LOT WILL NOT BE USED AT NIGHT.
24. A MIN. OF EIGHTY (80) SF OF GARBAGE COLLECTION AND FORTY EIGHT (24) SF OF RECYCLABLE COLLECTION SHALL BE PROVIDED ON SITE PER B.O.C.C. ORDINANCE NO. 08-10.
25. WHERE BURNING OF DEBRIS IS ALLOWED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FROM FORESTRY SERVICE, FIRE DEPT. AND DEP WHEN APPLICABLE.
26. A 24 HOUR MINIMUM NOTICE PERIOD IS REQUIRED FOR INSPECTIONS.
27. CONTRACTOR TO FOLLOW THE INSPECTION AND NOTIFICATION REQUIREMENTS OF THE LEE COUNTY LAND DEVELOPMENT CODE.
28. INVASIVE EXOTICS DO NOT EXIST ON SITE AT THIS TIME - AS PER ORDINANCE 90-06 THE SITE SHALL BE MAINTAINED FREE FROM INVASIVE EXOTICS (AUSTRALIAN PINE, BRAZILIAN PEPPER MELALEUCA, DOWNY ROSEMYRTLE & EARLEAF ACACIA). THIS SITE SHALL BE MAINTAINED FREE OF THESE SPECIES IN PERPETUITY. METHOD OF REMOVAL SHALL BE BY HAND TOOLS OR MECHANICAL EQUIP.
29. LEE COUNTY STRAP NO. 02-44-27-00-00000.101E
30. ANY PROJECT IDENTIFICATION SIGNS INSTALLED ON THE PROPERTY WILL BE IN ACCORDANCE WITH LEE COUNTY ORDINANCE #85-26 AND ANY AMENDING ORDINANCES. SIGN DESIGN CRITERIA AND INFORMATION WILL BE SUPPLIED AT THE TIME OF SIGN PERMIT APPLICATION.



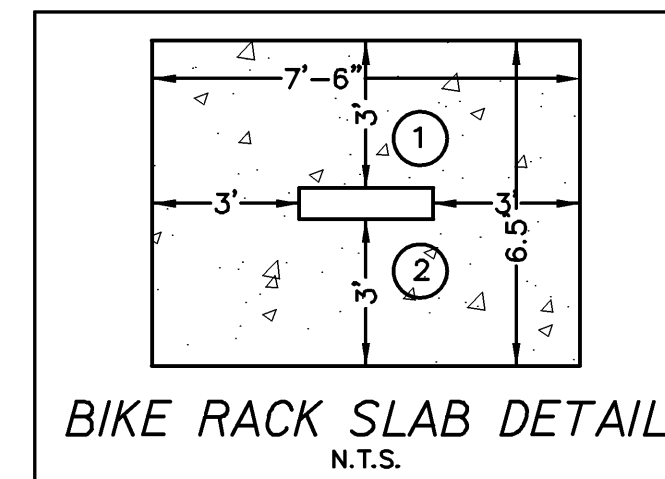
PARKING CALCULATIONS

GENERAL CATEGORY: CAFE

14 SPACES PER 1,000 SF OF TOTAL FLOOR AREA
900 SF / 1,000 SF = 12.6
TOTAL SPACES REQUIRED = 13 SPACES
TOTAL SPACES PROVIDED = 13 SPACES
(INCLUDES 1 HANDICAP SPACE)

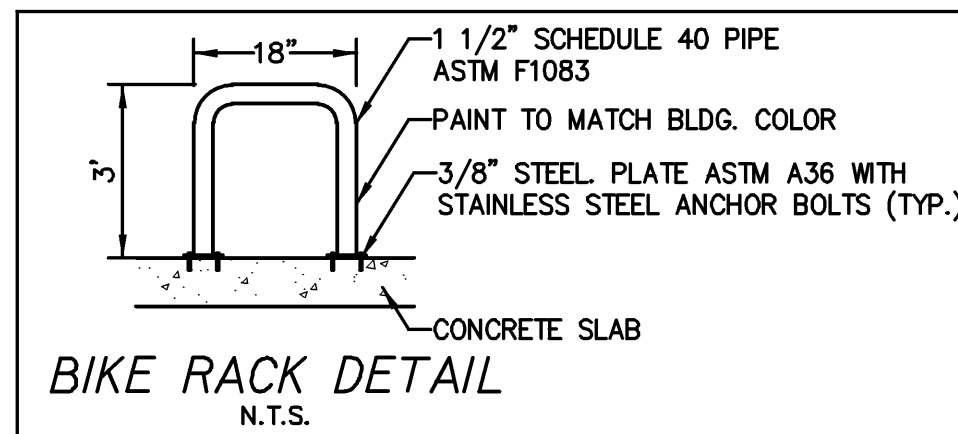
LAND USE TABLE

Description	Square Feet	Acres	% of Project
Project Site Area	20,013 SF	0.46 Ac	100%
Proposed Building Area	900 SF	0.02 Ac	4%
Proposed Covered Porch Area	781 SF	0.02 Ac	4%
Proposed Pavement/Concrete Areas	10,288 SF	0.24 Ac	52%
Proposed Impervious Area	11,969 SF	0.28 Ac	60%
Total Impervious Area	11,969 SF	0.28 Ac	60%
Total Pervious Area	8,044 SF	0.18 Ac	40%



BIKE RACK CALCULATIONS

PER LDC 10-601(3)A
REQUIRED=5% OF THE REQUIRED MOTOR VEHICLE SPACES
MOTOR VEHICLE PARKING SPACES REQUIRED = 14 SPACES
14 SPACES X (5%) = 1
2 BIKE RACK SPACES ARE REQUIRED
2 BIKE RACK SPACES ARE PROVIDED



1. A BICYCLE PARKING FACILITY SUITED TO A SINGLE BICYCLE MUST BE A STANDALONE INVERTED - U DESIGN MEASURING A MINIMUM OF 36 INCHES HIGH AND 18 INCHES WIDE OF ONE AND ONE-HALF-INCH SCHEDULE 40 PIPE, ASTM F 1083 BENT IN ONE PIECE ("BIKE RACK"), MOUNTED SECURELY TO THE GROUND BY A THREE-EIGHTHS INCH THICK STEEL BASE PLATE, ASTM A 36. SO IT IS CAPABLE OF SECURING THE BICYCLE FRAME AND BOTH WHEELS.
2. EACH BICYCLE PARKING SPACE MUST HAVE A MINIMUM OF THREE FEET OF CLEARANCE ON ALL SIDES OF THE BIKE RACK.
3. BICYCLE PARKING SPACES MUST BE SURFACED WITH MATERIALS CONSISTENT WITH THOSE APPROVED FOR THE MOTOR VEHICLE PARKING LOTS, LIGHTED AND LOCATED NO GREATER THAN 100 FEET FROM THE BUILDING ENTRANCES PROVIDING ACCESS TO THE PUBLIC.

PAVED PARKING LOTS:

1. PARKING SPACES MUST BE DELINEATED BY ALL-WEATHER PAINTED LINES, OR THERMOPLASTIC STRIPING, NOT LESS THAN FOUR INCHES IN WIDTH, CENTERED ON THE DIVIDING LINE BETWEEN SPACES.
- PARKING SPACES FOR PERSONS WITH DISABILITIES MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT, AND MUST BE REPAINTED WHEN NECESSARY TO BE CLEARLY DISTINGUISHABLE AS A PARKING SPACE DESIGNATED FOR PERSONS WHO HAVE DISABILITIES. SIGNS ERECTED AFTER OCTOBER 1, 1996 MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE.

DETECTABLE WARNING SURFACES
TO BE "WET-SET" IN CONCRETE
PER FDOT INDEX 304 & 310

STRAP: 02-44-27-00-00000.101D
ZONING: CC
VACANT

12'x10' (INSIDE DIMENSION) DUMPSTER PAD & ENCLOSURE
NOTE: STUCCO AND PAINT ENCLOSURE TO MATCH BUILDING.
UNLIMITED HEIGHT CLEARANCE PROVIDED WHICH EXCEEDS
22' HGT. REQUIREMENT

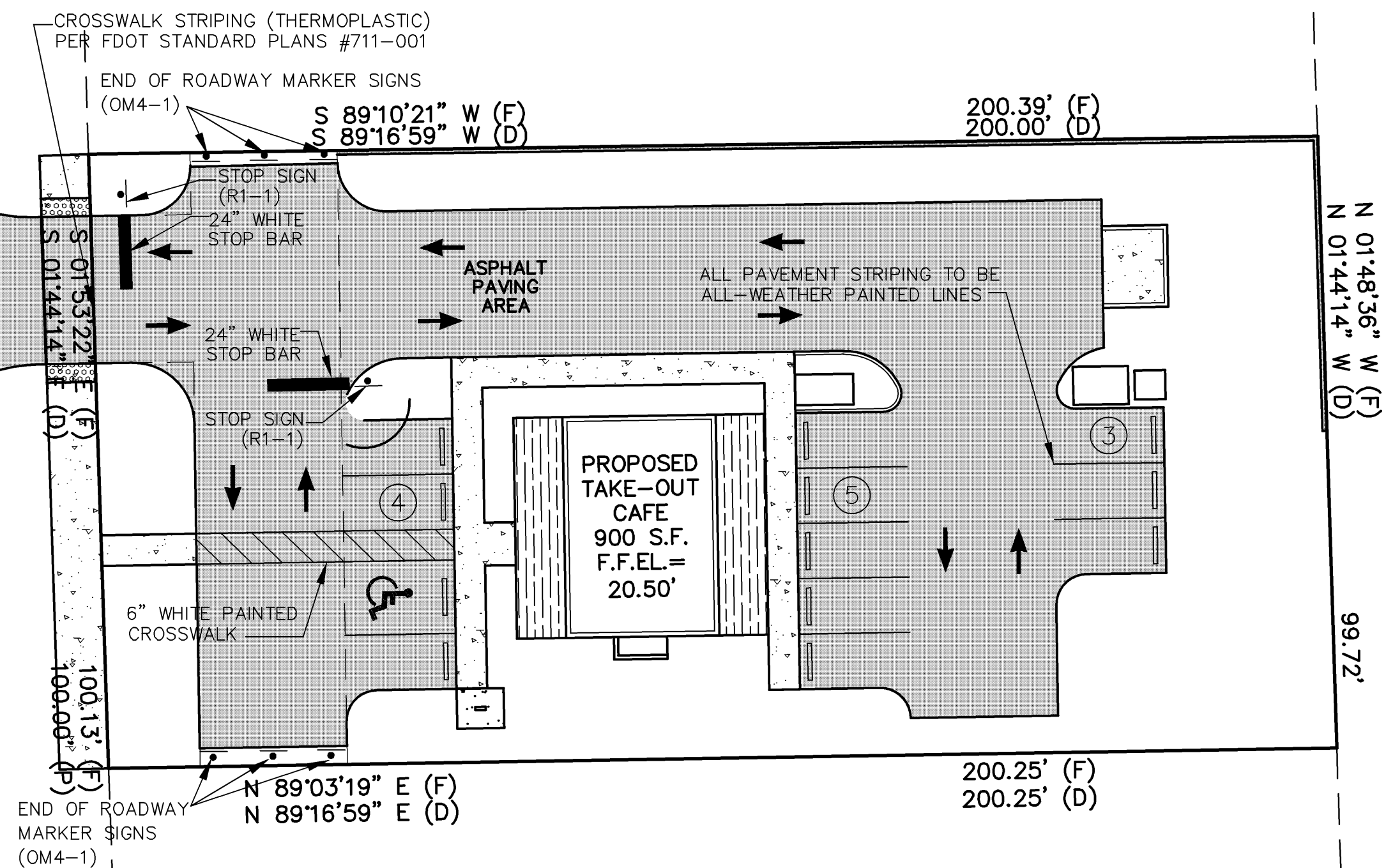
INSTALL ±208 LF OF
RETAINING WALL
TOP OF WALL EL.=19.35'

STRAP: 02-44-27-00-00000.101B
ZONING: 78% CC / 22% AG-2
VACANT

STRAP: 02-44-27-00-00000.101A
ZONING: CC
PRODUCE STAND

E. 23RD STREET
(50' R/W)

JOEL BOULEVARD
(100' R/W)



SIGNAGE AND MARKING PLAN

Exhibit "B"

DATE: 11/01/2021
SHEET: 1
PROJECT: SOLANO TAKE-OUT CAFE
2308 JOEL BOULEVARD, ALVA, FLORIDA 33920
SITE DIMENSIONING PLAN

CA NO.: 6553
CA NO.: 2805
RESIDENTIAL & COMMERCIAL
ENGINEERING & DESIGN SERVICES
LIS ENGINEERING, LLC
SW Florida: 21450 Palm Beach Blvd, Alva, FL 33920
Phone: 239-699-9704
Fax: 239-699-9704
www.LIS-Eng.com

ROBERT W. CASE
P.E. #44643
FLORIDA
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ROBERT W. CASE
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