

Plotted By: Miller, Robert Sheet Set: #2511 CULVER'S LEE BLVD. Layout: C3.0 SITE PLAN August 15, 2022 10:58:08am K:\Box-civil\045523019 - culvers 2511 lee blvd. leigh acres\cadd\plan\c3.0 SITE PLAN.dwg
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1ST STREET WEST

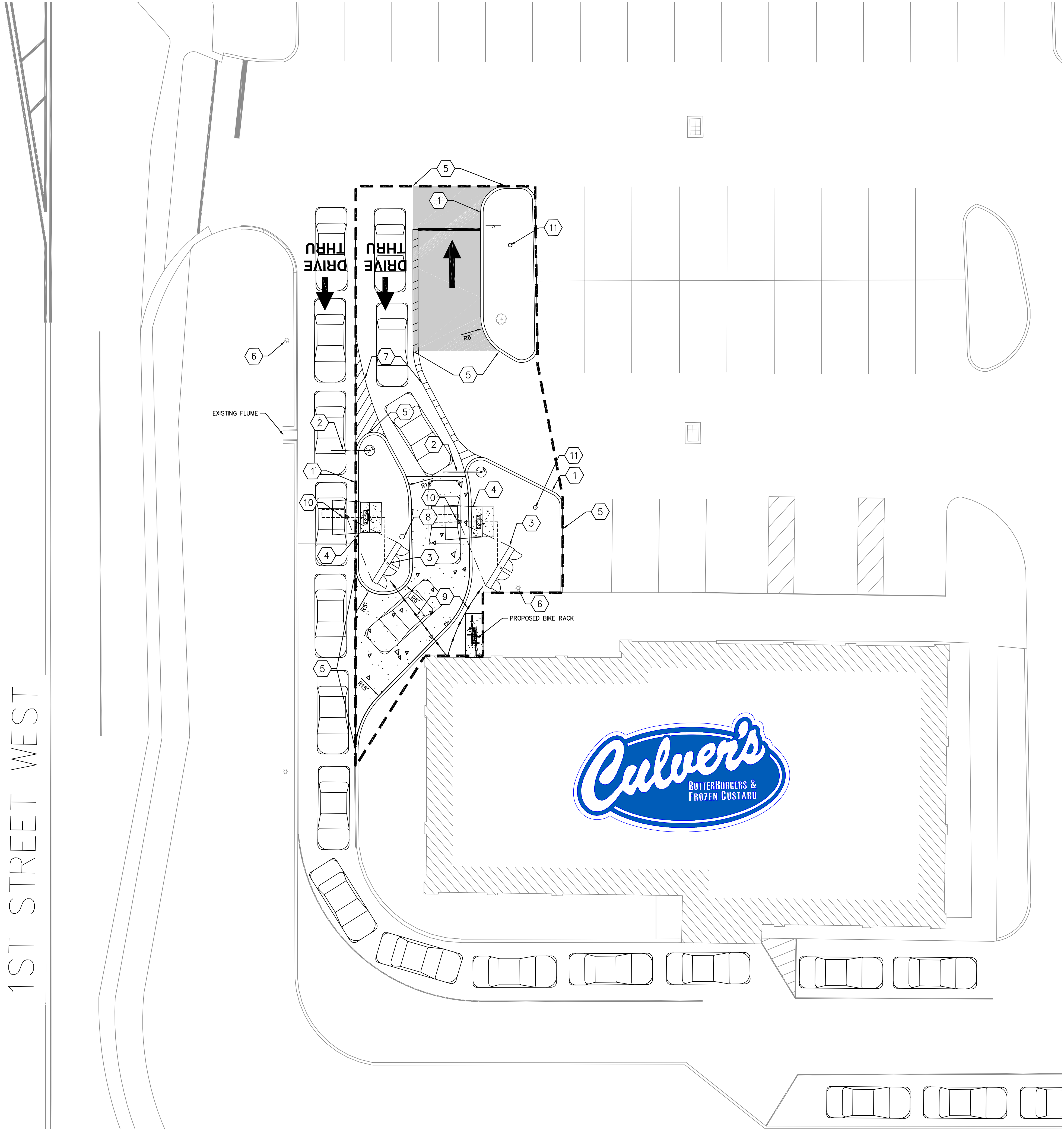


EXHIBIT E

GENERAL NOTES

1.

ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

2.

RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.

3.

REFER TO SPRINGFIELD SIGN PLANS FOR MENU BOARD DETAILS AND ELECTRICAL SPECIFICATIONS

4.

ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1

CONCRETE TYPE D CURB AND GUTTER, TYP. (SEE DETAIL SHEET C3.1)

2

CLEARANCE BAR

3

MENU BOARD (MB DT-46, SEE SIGNAGE PLANS)

4

DRIVE-THRU CANOPY AND ORDER CONFIRMATION SYSTEM (OCS, SEE SIGNAGE PLANS)

5

CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.

6

EXISTING LIGHT POLE TO REMAIN

7

4" WIDE PAINTED STRIPE (WHITE)

8

5" BOLLARD (SEE DETAIL SHEET C3.1)

9

PROPOSED CONDUIT WITH PULL BOX FOR POWER AND DATA TO NEW DRIVE THRU EQUIPMENT, CONTRACTOR TO TRENCH AND REPAIR PAVEMENT AS NEEDED FOR CONDUIT INSTALLATION (SEE DETAIL SHEET C3.1)

10

DRIVE THRU SENSOR LOOP (SEE DETAIL SHEET C3.1)

11

RELOCATED TREE

LANDSCAPING NOTES

1.

CONTRACTOR TO VERIFY RELOCATED TREE LOCATIONS DO NOT CONFLICT WITH EXISTING UTILITIES.

WARRANTY

1.

THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2.

ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3.

IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

PAVING AND CURB LEGEND

HEAVY DUTY CONCRETE PAVEMENT
SEE DETAIL SHEET C3.1 FOR PAVEMENT SECTION

CONCRETE CURB

CONCRETE SIDEWALK

STANDARD DUTY ASPHALT PAVEMENT
SEE DETAIL SHEET C3.1 FOR PAVEMENT SECTION

PROJECT LIMITS

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 12071C0475F, THE SITE IS LOCATED IN ZONE X.

PARKING SUMMARY

TOTAL PARKING SPACES REQUIRED (13 SPACES/1,000 SF GFA)

=

61 SPACES

5% PARKING REDUCTION FOR BICYCLE PARKING

=

58 SPACES

PER SEC. 34-2020(e) OF LEE COUNTY LDC: A 0.55 PARKING REDUCTION IS APPLIED FOR CENTRAL URBAN NON-RESIDENTIAL USES (TOTAL PARKING * 0.55)

=

32 SPACES

STANDARD PARKING SPACES PROVIDED

=

52 SPACES

ACCESSIBLE PARKING SPACES PROVIDED

=

3 SPACES

TOTAL PARKING SPACES PROVIDED

=

55 SPACES

*FOUR PARKING SPACES REMOVED

Kimley»Horn

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FOR
ENGINEER OF RECORD
SIGNATURE AND SEAL
REFER TO
C-02 - SIGNATURE SHEET

KHA PROJECT
D45523019

DATE
AUGUST 2022

SCALE
AS SHOWN

DESIGNED BY
JWC

DRAWN BY
RCM

CHECKED BY
JWC

SITE PLAN

#2511 CULVER'S LEE BLVD.
PREPARED FOR
MCCON BUILDING CORPORATION, INC.

LEE COUNTY

SHEET NUMBER
C3.0

REVISIONS

No.	DATE	BY