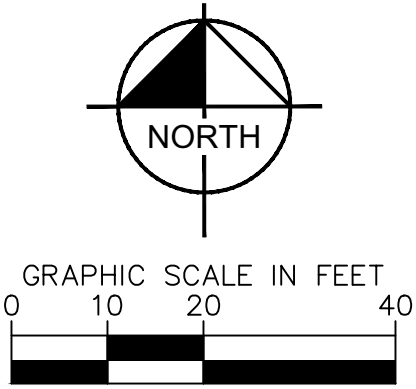
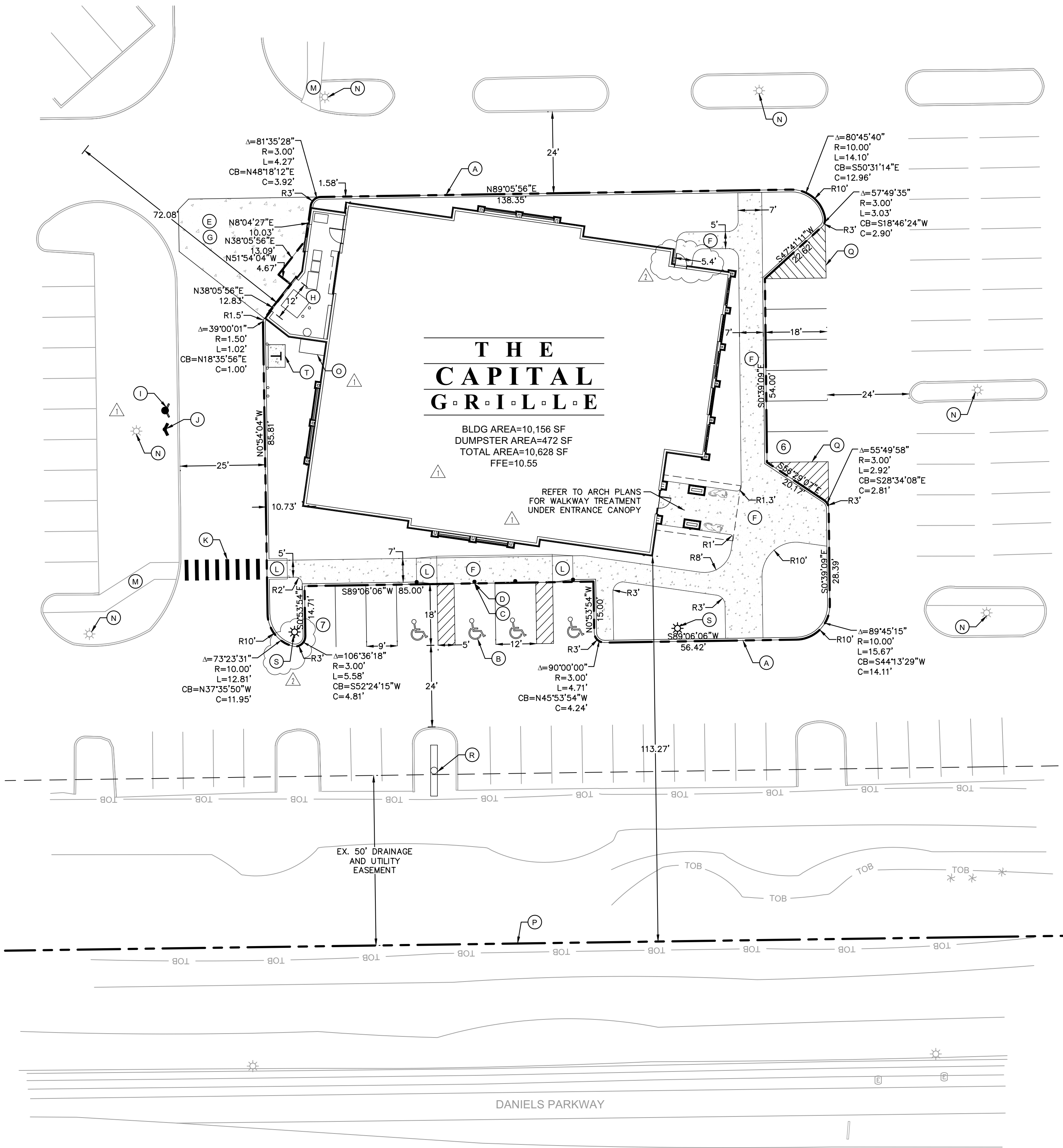
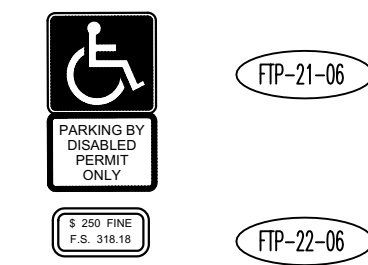




LEGEND

- (A) LEASE LINE
- (B) ACCESSIBLE PARKING SPACE (TYP. OF 4)
- (C) ACCESSIBLE PARKING AND PENALTY SIGN (TYP. OF 4)(SEE DETAIL SHEET C7.1)
- (D) 6" CONCRETE BOLLARD SIGN BASE (SEE DETAIL SHEET C7.1)
- (E) THICKENED CONCRETE PAD (SEE DETAIL SHEET C7.1)
- (F) CONCRETE SIDEWALK
- (G) LOADING ZONE (DELIVERIES AND GARBAGE TRUCK PICKUPS WILL BE MADE WHEN RESTAURANT IS NOT OPEN FOR BUSINESS)
- (H) DUMPSTER AREA (REFER TO ARCHITECTURAL PLANS)
- (I) FIRE HYDRANT
- (J) FIRE DEPARTMENT CONNECTION
- (K) CROSSWALK PER FDOT INDEX 711-001
- (L) ACCESSIBLE RAMPS (SEE DETAIL SHEET C7.1)
- (M) EXISTING SIDEWALK
- (N) EX. LIGHT POLE (TYP.)
- (O) DISCONNECT PAD (REFER TO ARCH AND ELEC PLANS FOR DETAILS)
- (P) OVERALL PROPERTY LINE
- (Q) 18" SOLID WHITE LINE SPACED 10' AT 45°
- (R) CANTILEVER MONUMENT SIGN
- (S) RELOCATED LIGHT POLE
- (T) TRANSFORMER WITH BOLLARD PROTECTION

SIGN LEGEND



SYMBOL LEGEND

- (Wheelchair symbol) ACCESSIBLE PARKING SPACE
- (#) PARKING STALL COUNT
- (Stippled area) CONCRETE SIDEWALK
- (E) THICKENED CONCRETE
- (---) LEASE LINE
- (T) TRANSFORMER PAD

NOTE:

- SEE SHEET C6.1 FOR CURBING AND PAVING INFORMATION.
- SEE SHEET C7.1 FOR ACCESSIBILITY AND RAMP DETAILS.
- ALL TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- THIS PLAN IS CONSISTENT WITH APPLICABLE LEE PLAN STANDARDS AND PROVISIONS.

SITE DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF CAPITAL GRILLE RESTAURANT		
PARCEL ID:	24-45-24-00-00005.1000		
LOCATION:	SECTION 24, TOWNSHIP 45S, RANGE 24E		
ADDRESS:	5070 BELL TOWER SHOP AVE FORT MYERS, FL 33907		
ZONING DISTRICT:	C-1 (ENTIRE BELL TOWER SHOPS)		
LAND USE:	COMMERCIAL		
FLOOD ZONE:	ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12071C043603, EFFECTIVE DATE DECEMBER 7, 2018. NO BASE FLOOD ELEVATION.		
MAX. BUILDING HEIGHT:	REQUIRED 35'	PROVIDED 31'-0" (1 STORY)	
LEASE AREA:	18,764 S.F. (0.43 AC.)		
FLOOR AREA RATIO:	10,156/ 18,764 = 0.54		
SITE COVERAGE:	PROVIDED		
SITE AREA:	18,764 S.F. (0.43 AC.)	100.0%	
BUILDING AREA:	10,156 S.F. (0.23 AC.)	53.49%	
IMPERVIOUS AREA:	3,882 S.F. (0.09 AC.)	20.93%	
PERVIOUS AREA:	4,726 S.F. (0.11 AC.)	25.58%	
BUILDING SETBACKS:	REQUIRED	PROVIDED	
REAR	25'	113.27' (FROM ROW)	
SIDE	15'	N/A	
PARKING SUMMARY:	REQUIRED	PROVIDED	
STANDARD	46	63*	
ACCESSIBLE		4	
TOTAL		67**	
PARKING CALCULATION:	(4.5 SPACE/1,000 SF) 10,156 SF = 46 SPACES		
* PARKING AND OPEN SPACE ANALYSIS REPORT PREPARED BY GREENSITE ENGINEERING, INC. ON SEPTEMBER 10, 2012, STATES THAT THERE IS AN EXCESS OF 341 PARKING SPACES IN THE OVERALL CENTER (321 STANDARD SPACES AND 20 ACCESSIBLE PARKING SPACES)			
** THE 67 SPACES ARE LOCATED IN THE PARKING ROWS ADJACENT TO THE BUILDING AND SHOWN ON THIS PLAN. THE PARKING IN THE MALL IS SHARED AND THERE IS ADDITIONAL PARKING TO THE NORTH, EAST AND WEST OF THE BUILDING.			

Kimley»Horn

445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
PH: (772) 794-4100
REGISTRY NO. 35106
KHA PROJECT # 047916138

KEVIN M. ROBERSON
No. 52074
STATE OF FLORIDA
ENGINEER
PROFESSIONAL

5/15/2023

THE
CAPITAL
GRILLE

Issue Date: 07/29/2022

REVISION INFORMATION

1	2/8/23
DO COMMENTS	
2	4/17/23
DO COMMENTS	

Restaurant #: 8073

THE CAPITAL GRILLE
BELL TOWER SHOPPING MALL

PROTOTYPE CUSTOM

LEE COUNTY FLORIDA

DRAWING

SITE PLAN

C3.1

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

