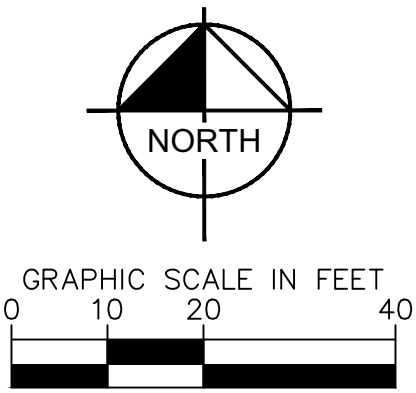
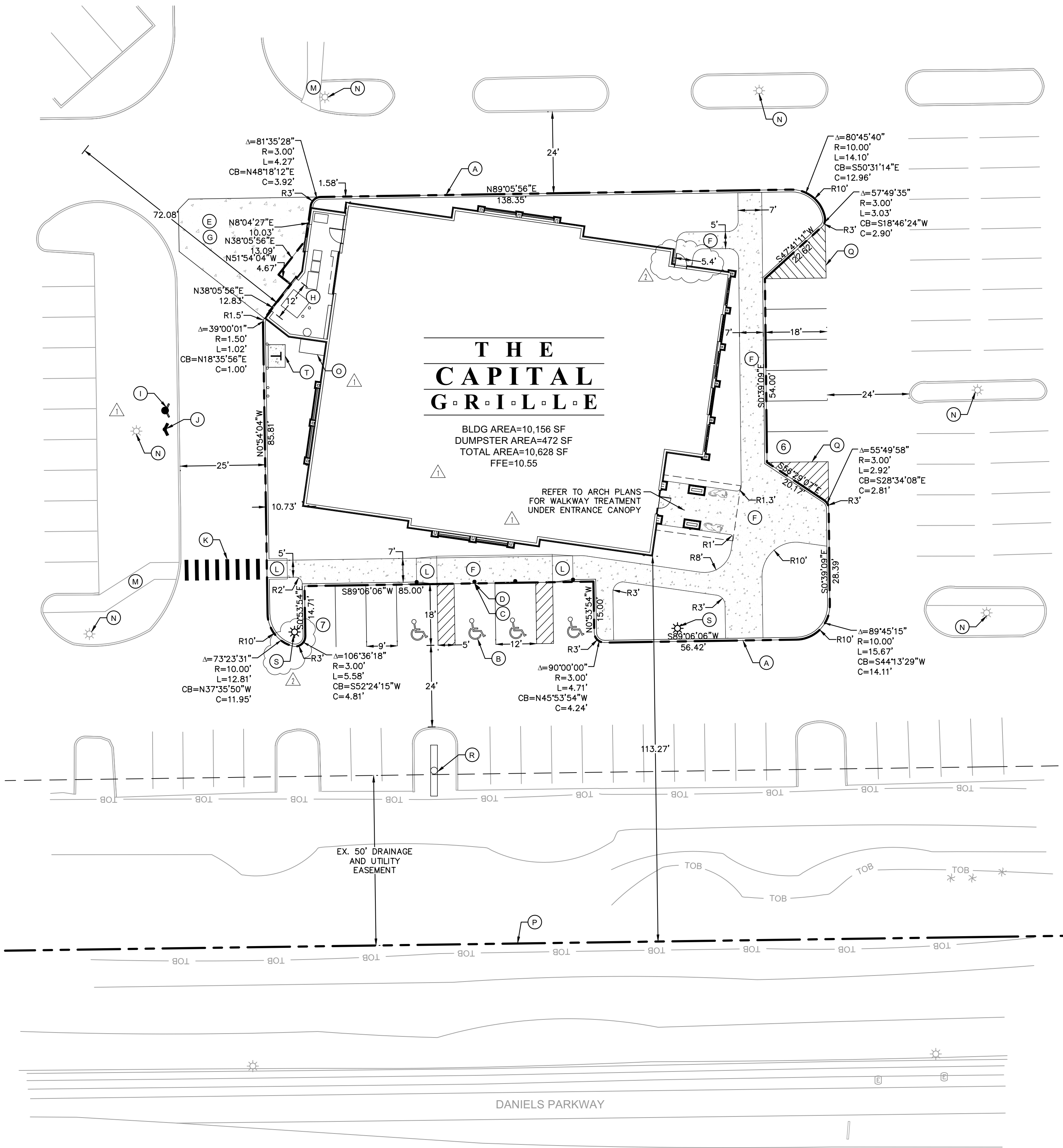
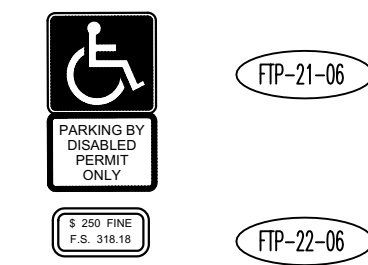




LEGEND

- (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
- (# symbol) PARKING STALL COUNT
- (Stippled area) CONCRETE SIDEWALK
- (E in a box) THICKENED CONCRETE
- (---) LEASE LINE
- (T in a box) 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.

# Exhibit B

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<br>35'                   | PROVIDED<br>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<br>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:  
STANDARD  
ACCESSIBLE  
TOTAL

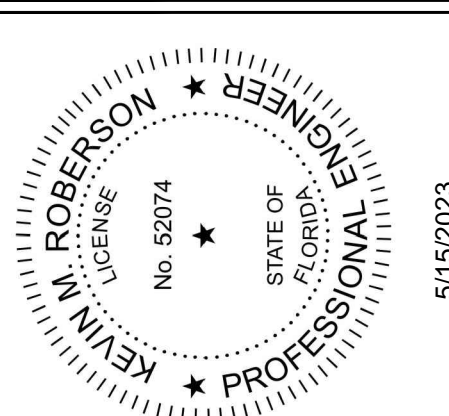
PARKING CALCULATION:  
(4.5 SPACE/1,000 SF) 10,156 SF = 46 SPACES

\* 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



## 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.

