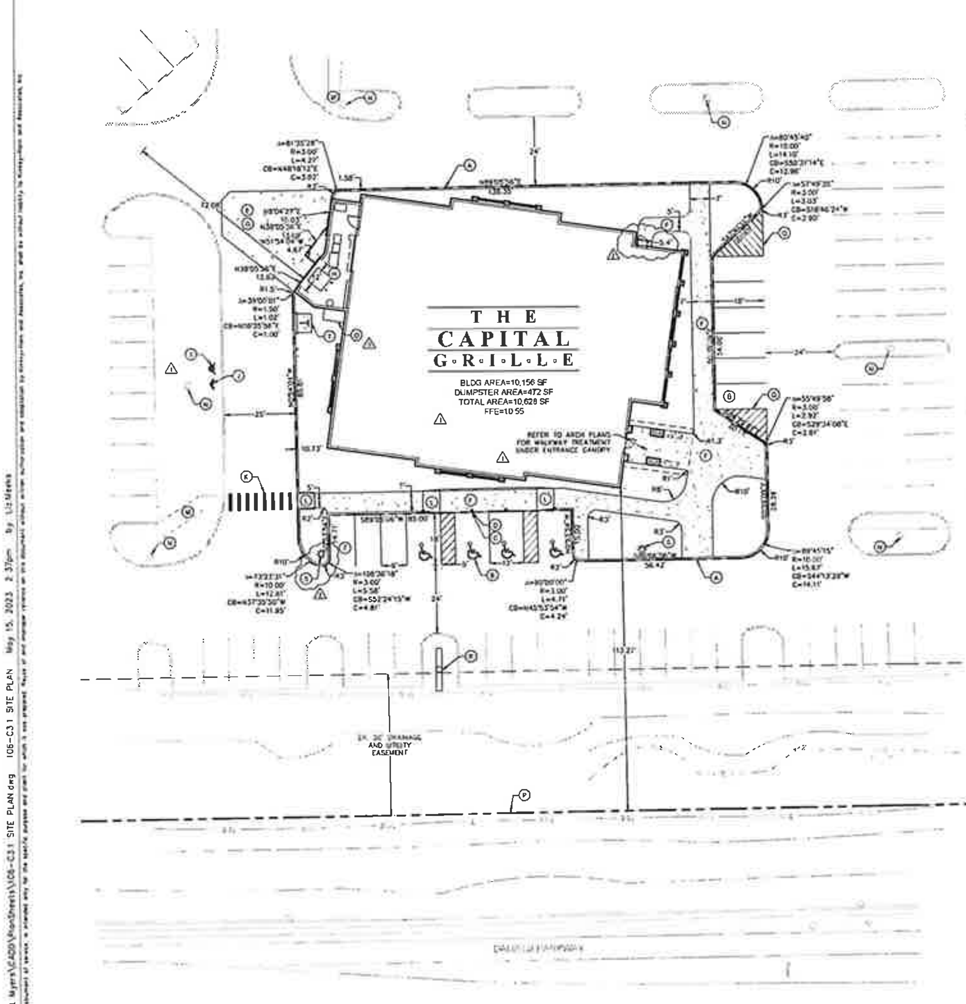
ADD2024-00090 Lee County ePlan



GRAPHIC SCALE IN FEET
0 10 20 40

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 3' AT 45°
- (R) CANTILEVER MONUMENT SIGN
- (S) RELOCATED LIGHT POLE
- (T) TRANSFORMER WITH BOLLARD PROTECTION

SIGN LEGEND

FTP 21 06

FTP-22-06

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT
- CONCRETE SIDEWALK
- THICKENED CONCRETE
- LEASE LINE
- TRANSFORMER PAD

NOTE:

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

SITE DATA

PROJECT DESCRIPTION	CONSTRUCTION OF CAPITAL GRILLE RESTAURANT	
PARCEL ID	[illegible]	
LOCATION	SECTION 24, TOWNSHIP 45S, RANGE 24E	
ADDRESS	[illegible] BELL TOWER SHOP AVE FORT MYERS, FL [illegible]	
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 12071C0430G, EFFECTIVE DATE DECEMBER 7, 2018. NO BASE FLOOD ELEVATION	
	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35'	31'-0" (1 STORY)
LEASE AREA	18,784 S.F. (0.43 AC.)	
FLOOR AREA RATIO	[illegible]	

SITE COVERAGE	PROVIDED	
SITE AREA	18,784 S.F. (0.43 AC)	100.0%
BUILDING AREA	10,156 S.F. (0.23 AC)	53.49%
IMPERVIOUS AREA	3,932 S.F. (0.09 AC)	20.93%
PERVIOUS AREA	4,729 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	48	83*
ACCESSIBLE		4
TOTAL		87**

PARKING CALCULATION
4.5 SPACES/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 ([illegible] STANDARD SPACES AND 20 ACCESSIBLE PARKING SPACES).

** THE 87 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.

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.

Sunshine811.com

Kimley»Horn
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
PH (772) 794-4100
REGISTRY NO. 35106
KHA PROJECT # [illegible]

KEVIN M. ROBERTSON
PROFESSIONAL ENGINEER
STATE OF FLORIDA
5/15/2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERTSON ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE CAPITAL GRILLE

Issue Date:	07/29/2022
REVISION INFORMATION	
1 DD COMMENTS	2/8/23
2 DD COMMENTS	4/17/23
Restaurant #:	8073

THE CAPITAL GRILLE
BELL TOWER SHOPPING MALL
PROTOTYPE CUSTOM
LEE COUNTY FLORIDA

DRAWING
SITE PLAN

C3.1

Drawing name: K:\VRB_LDEV\047916 - Darden\136_CG Ft Myers\CADD\PlanSheets\106-C3.1 SITE PLAN.dwg 106-C3.1 SITE PLAN May 15, 2023 2:37pm by: Liz.Meeks

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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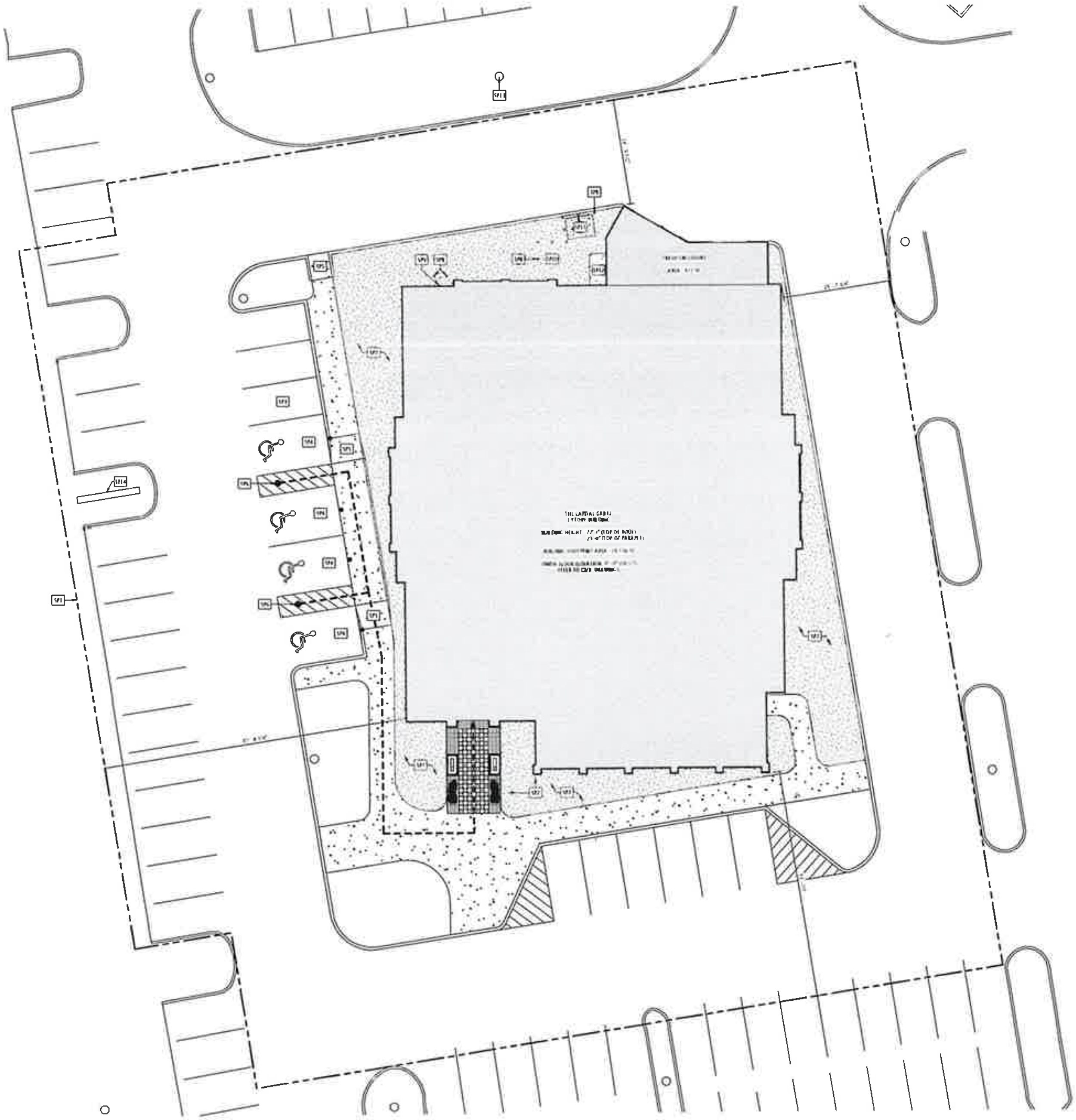

PROJECT NORTH

1 SP1.1 SITE PLAN 1" = 10'-0"

GENERAL SITE PLAN NOTES

1. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION.
2. REFER TO A0.0 FOR EGRESS PLAN AND CODE ANALYSIS.

KEYED ARCHITECTURAL SITE PLAN NOTES

SP# DENOTES ARCHITECTURAL SITE PLAN NOTE

1. PROPERTY LINE.
2. LINE OF CANOPY ABOVE.
3. PARKING SPACE.
4. ACCESSIBLE PARKING SPACE.
5. ACCESSIBLE SIDEWALK RAMP, SLOPE 1:12 MAX.
6. ACCESSIBLE PATH OF TRAVEL.
7. BLACK ROCK MULCH, "MEXICAN RIVER STICKS," AROUND PERIMETER OF BUILDING. REFER TO LANDSCAPE DRAWINGS.
8. BOLLARD.
9. GAS METER. REFER TO MEP DRAWINGS.
10. WATER METER & RPZ. REFER TO MEP DRAWINGS.
11. TRANSFORMER WITH CONCRETE PAD. COORDINATE WITH ENERGY COMPANY TRANSFORMER REQUIREMENTS.
12. DISCONNECT WITH CONCRETE PAD. REFER TO MEP DRAWINGS.
13. FIRE DEPARTMENT CONNECTION. COORDINATE FINAL LOCATION WITH FIRE MARSHAL. NO OBSTRUCTIONS WITHIN 10'-0" OF THE FDC.
14. MONUMENT SIGNAGE. REFER TO CIVIL & MEP DRAWINGS.

JKRP ARCHITECTS
100 EAST PENN SQUARE
SUITE 1080
PHILADELPHIA, PA 19107
215.928.9331
JKRPARCHITECTS.COM

DARDEN

THE CAPITAL G·R·I·L·L·E

SUBMISSION INFORMATION	
ISSUED FOR PERMITS	2022.08.26
B - ADDENDUM B	2022.11.28
C - ADDENDUM C	2023.03.06
1 - BULLETIN 1	2023.05.08

RESTAURANT #: 8073

THE CAPITAL GRILLE
FORT MYERS, FL
04-22-004
5070 BELL TOWER SHOP AVE
FORT MYERS, FL 33907

DRAWING:
ARCHITECTURAL SITE PLAN

SP1.1