

DATE	REVISION DESCRIPTION
09/20/15	REVISION SITE PLAN PER OWNER
05/02/16	REMOVED LS AND ADDED SEPTIC

**Exceptional Engineering, Inc.**  
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 Business Cert # 25968

DATE	SCALE	DESIGN	CAD	CHECK	FILE
2-9-2015		J.P.W.	J.A.H.	J.P.W.	15-03

**SITE NOTES:**

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF CAPE CORAL DESIGN STANDARDS AND REFERENCE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION. CITY OF CAPE CORAL STANDARDS SHALL GOVERN.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND ALL UTILITY COMPANIES IN THE AREA 48 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.
- ALL PARKING LOT DIMENSIONS ARE LABELED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON PLANS.
- CONTRACTOR TO VERIFY ENGINEER'S BUILDING FOOTPRINT SIZE MATCHES ARCHITECTS BUILDING SIZE BEFORE BEGINNING CONSTRUCTION.
- THE MAXIMUM BUILDING HEIGHT IS 35'. THIS BUILDING IS < 35' HIGH.
- PROPERTY IS LOCATED IN FLOOD ZONE (B) BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 125095 0020C, DATE 09.18.85
- FLUCCS AREA #191D DISTURBED UNDEVELOPED LAND.
- THE ENGINEER HAS ANALYZED THAT NO NEGATIVE IMPACTS TO GROUNDWATER OR SURFACE WATER ARE ANTICIPATED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS LATEST EDITION, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL TRANSPORTATION ENGINEERING DESIGN STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710. PARKING STALL STRIPES SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT ONLY.
- ALL HANDICAP REQUIREMENTS, BOTH SIGNAGE AND STRIPING WILL BE PER THE LATEST ADA CRITERIA USING THE APPROPRIATE COLORED TRAFFIC PAINT.
- SEE ARCHITECTURAL PLANS FOR INFORMATION PERTAINING TO ALL PROPOSED BUILDINGS.
- SOD ALL DISTURBED AREAS, INCLUDING: SIDE SLOPES, BERMS, AND EMBANKMENTS (TYPICAL).
- CONTRACTOR SHALL CONSTRUCT 1/4" TOOLED CONTROL JOINTS 5' O.C. ON ALL PROPOSED SIDEWALK CONSTRUCTION.
- SURVEY LAYOUT SHALL BE BASED ON CAD FILE APPROVED BY EEL.
- PLANS ARE NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED BY CITY OF CAPE CORAL.

**SITE CALCULATIONS**

**EXISTING SITE CONDITIONS**

ITEM	AREA (SF)	ACRES	PERCENT
TOTAL SITE AREA	314,352 SF	7.22 AC.	100.00%
BUILDING AREA	0 SF	0.00 AC.	0.00%
PAVEMENT AREA	0 SF	0.00 AC.	0.00%
LAKE AREA @ WATER TABLE	42,452 SF	0.97 AC.	13.50%
MISC. OPEN GREEN SPACE	271,900 SF	6.24 AC.	86.50%

**PROPOSED SITE CONDITIONS**

ITEM	AREA (SF)	ACRES	PERCENT
TOTAL SITE AREA	314,352 SF	7.22 AC.	100.00%
BUILDING AREA	114,600 SF	2.63 AC.	36.46%
PAVEMENT AREA	76,799 SF	1.76 AC.	24.43%
CONCRETE AREA	477 SF	0.01 AC.	0.15%
LAKE AREA @ CONTROL	43,960 SF	1.01 AC.	13.98%
MISC. OPEN GREEN SPACE	78,516 SF	1.80 AC.	24.98%

**MINIMUM INTERNAL BUILDING SETBACKS PER ZONING CPD**

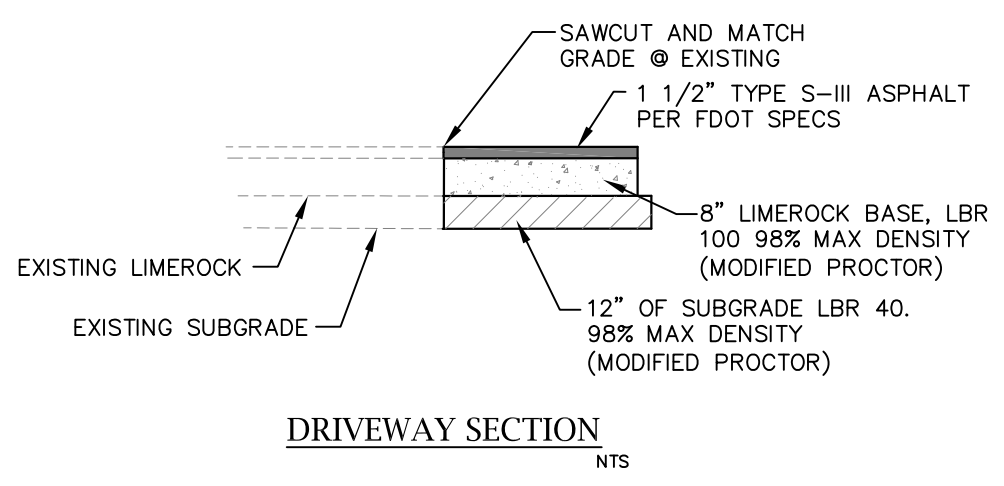
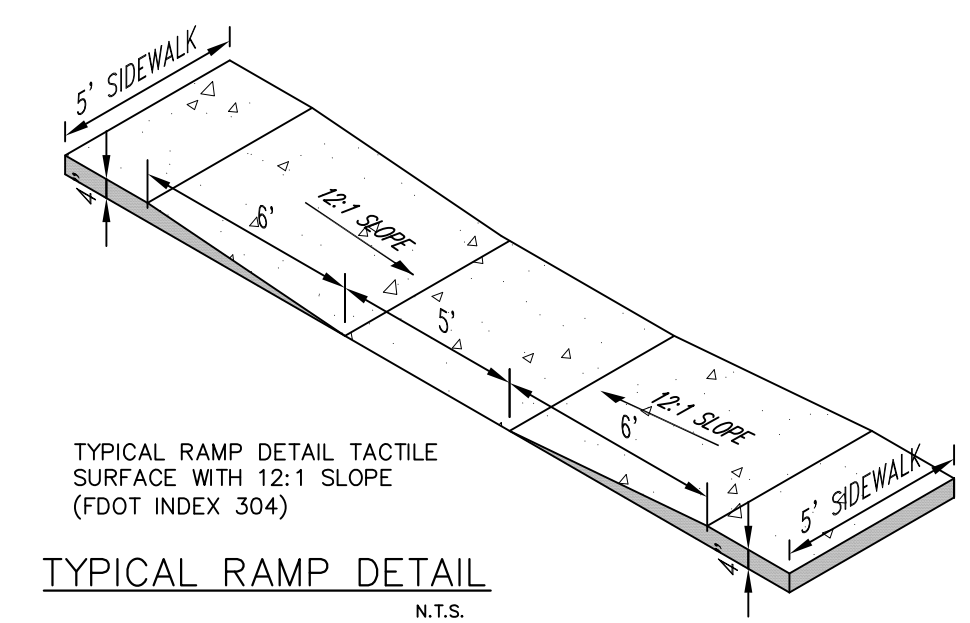
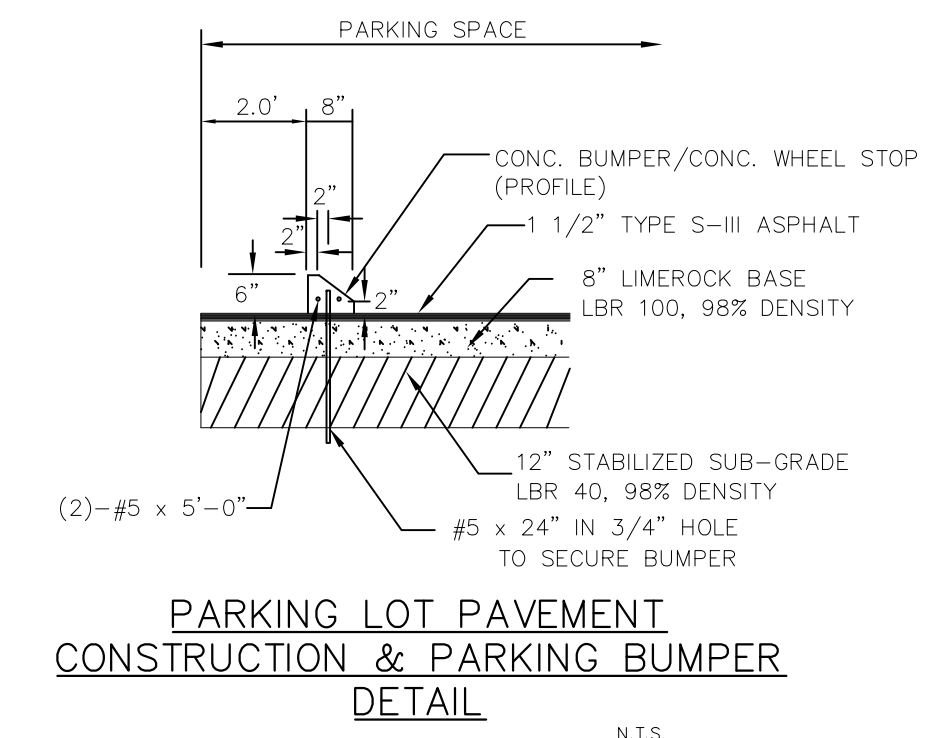
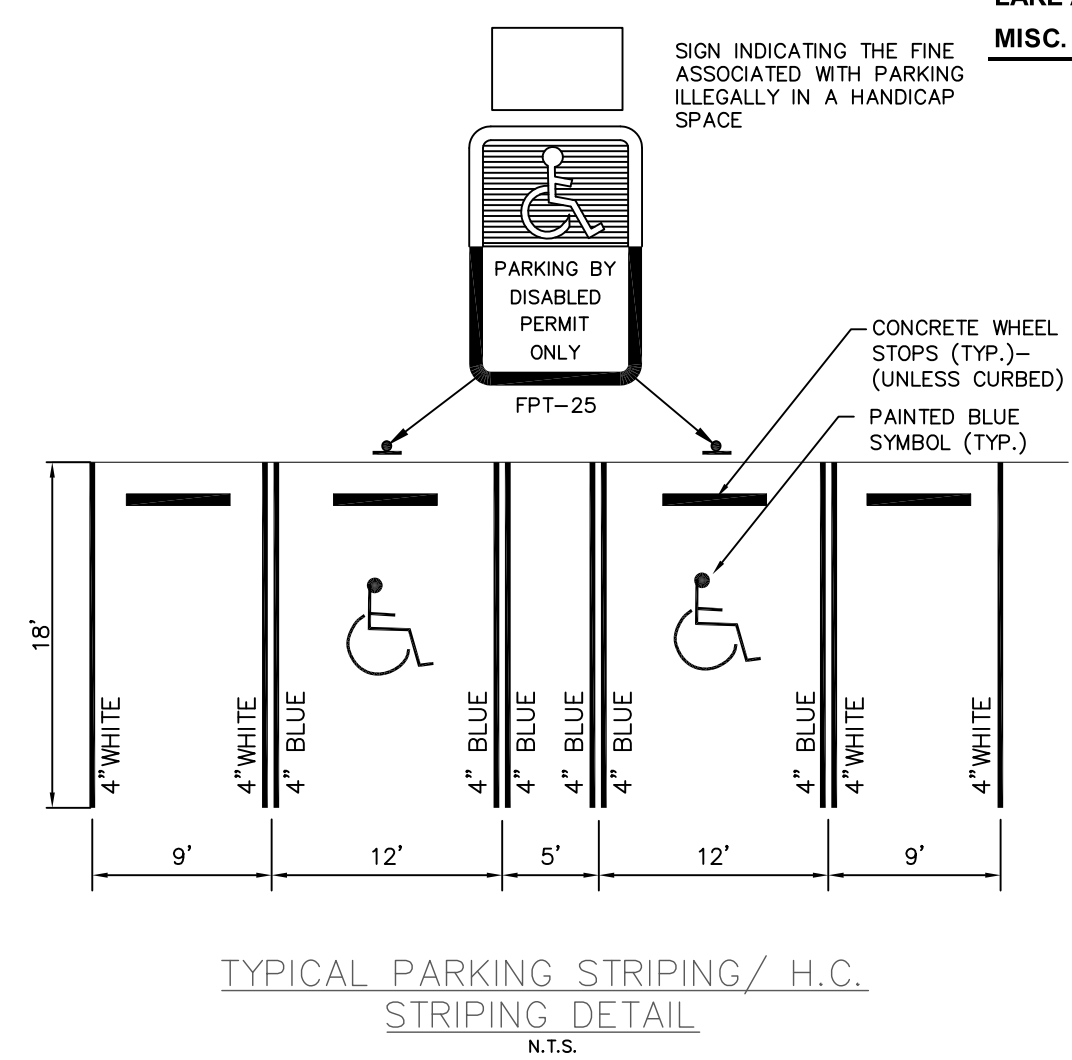
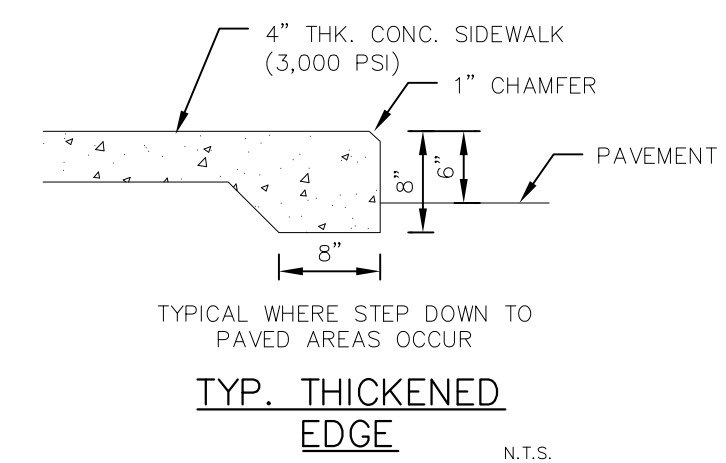
FRONT	25 FT.
SIDE	10 FT.
REAR	10 FT.
MIN. WIDTH AT BUILDING LINE	NONE
MIN. DEPTH	NONE
MAX. BUILDING HEIGHT	45 FT.

**PARKING SPACE CALCULATIONS**

**NEIGHBORHOOD STORAGE:**  
 One space per 10,000 sq. ft. of gross floor area, including office space, but excluding any area associated with dead storage that is not available for lease to the public, with a minimum of five spaces

1/10,000 = MINI WAREHOUSE SPACE  
 114,600/10,000 = 12 SPACES

12 PARKING SPACES REQUIRED  
 27 PARKING SPACES PROVIDED  
 W/ 2 H/C SPACES



**LEGEND**

	PAINTED HANDICAP PARKING SYMBOL
	PAINTED TRAFFIC CIRCULATION ARROWS
	PROPOSED BUILDINGS
	PROPOSED SIDEWALK
	FOOT TYPE 'D' CURB, INDEX #300
	SITE BOUNDARY
	RIGHT OF WAY
	CENTER LINE
	EXIST. FEATURES (PRKG., WALKS, ROADS, ETC.)

**SITE PLAN**  
 ROCKERS LOCKERS  
 CAPE CORAL, FLORIDA, SEC. 16, TWN. 44 S., RNG. 23 E.  
 VACATION FINANCE LLC  
 6128 WATERFIELD WAY, SAINT CLOUD, FL 34771