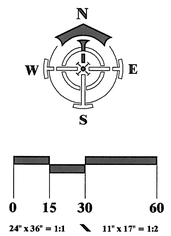


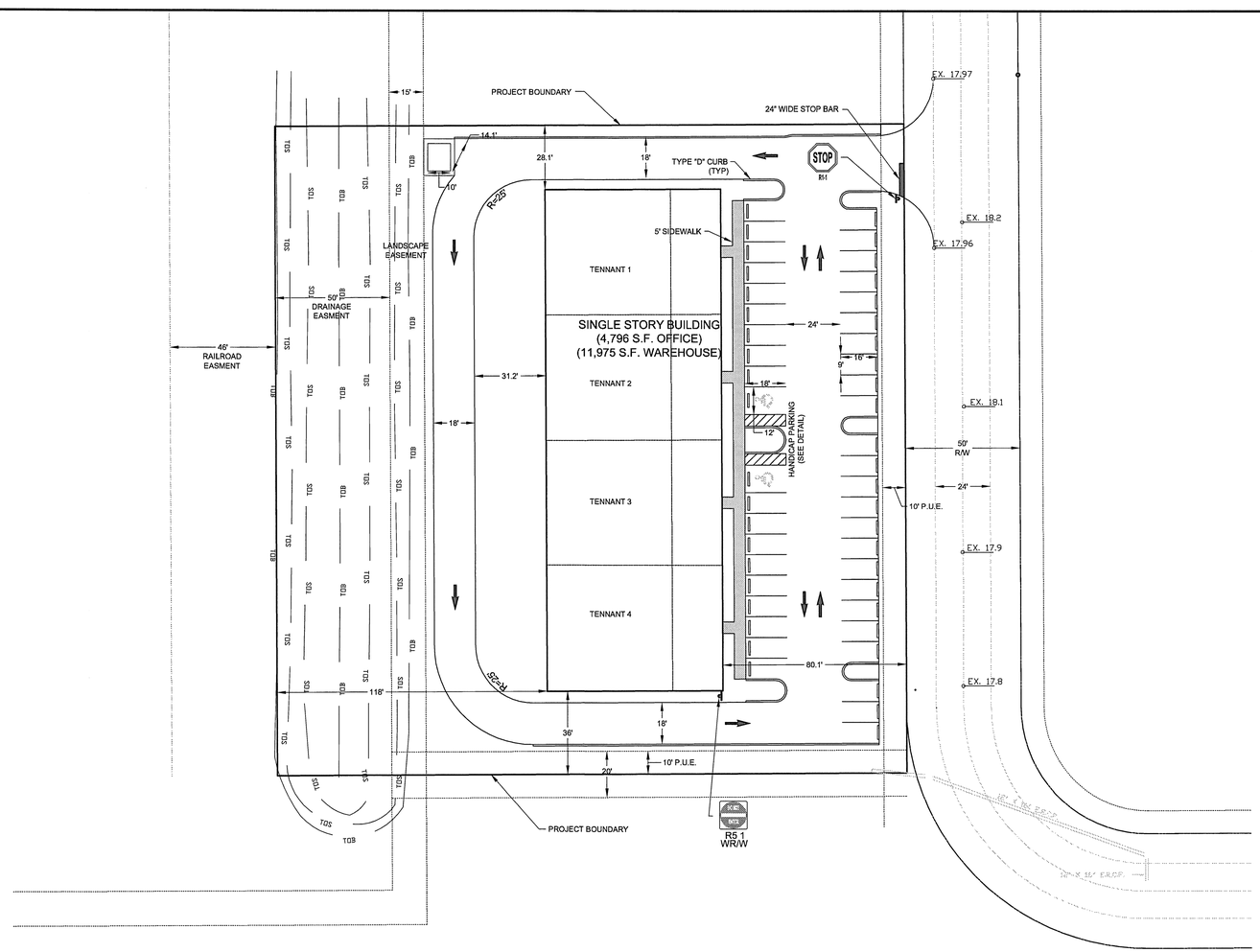


## STRAP NUMBER(S)

30-44-25-P3-00600.0380
30-44-25-P3-00600.0390

## PROPERTY ZONING:

I1 - LIGHT INDUSTRIAL

## LAND USE SUMMARY TABLE:

| TOTAL PROPERTY | ACRES | PERCENTAGE |
|---|---|---|
| PROJECT AREA | 1.78 | 100% |
| BUILDINGS | 0.38 | 21.3% |
| PAVEMENT/SIDEWALK | 0.57 | 32.1% |
| OPEN SPACE | 0.83 | 46.6% |

## BUILDING SETBACK REQUIREMENTS:

| | |
|---|---|
| IRON BRIDGE BLVD | 25' |
| WEST SIDE PROPERTY LINE | 15' |
| EAST SIDE PROPERTY LINE | 15' |
| SOUTH SIDE PROPERTY LINE | 15' |

## PARKING REQUIREMENTS:

PROPOSED OFFICE SPACE = 4,900 S.F. @ 1 PER 250 = 20 SPACES
PROPOSED WAREHOUSE SPACE = 9,800 S.F. @ 1 PER 500 = 20 SPACES
HANDICAP SPACES REQUIRED = (2)

PARKING SPACES PROVIDED = 42 SPACES
HANDICAP SPACES PROVIDED = (2)

## SIGNING AND MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF FORT MYERS PUBLISHED STANDARDS.

2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.

3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.

4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.

5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

## GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUBCONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.

3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF FORT MYERS DEVELOPMENT CODE.

4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.

6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.

7 THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IS THE BENCHMARK DATUM FOR THIS PROJECT.

8. ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.

9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.

10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNERS REPRESENTATIVE IMMEDIATELY.

11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.

12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS, TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.

14. OUTDOOR LIGHTING IS NOT PROPOSED AS PART OF THIS PROJECT.


DELISI FITZGERALD, INC.
*Planning - Engineering - Project Management*
1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax
Florida certificate of authorization:
Engineering LB #: 26978

ENGINEER OF RECORD:
ANDREW D. FITZGERALD, P.E. (FOR THE FIRM)
FLORIDA P.E. NO. 56776
1500 ROYAL PALM SQUARE BLVD
FORT MYERS, FLORIDA 33919
PHONE: (239) 418-0691


NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE

OWNER/DEVELOPER
THE CHRIS-TEL COMPANY
2546 EDISON AVENUE
FORT MYERS, FL 33901
PH: (239) 226-0500 FAX: (239) 226-0503

PROJECT:
WESTBURY INDUSTRIAL LOT 38 AND 39

PART OF SEC. 30, TWP. 44 S., RNG 25 E., LEE COUNTY, FL

PLAN REVISIONS:
DATE: DESCRIPTION:

SITE LAYOUT, SIGNING, AND MARKING PLAN

| | |
|---|---|
| Project Manager: | ADF |
| Drawn By: | WRO |
| Checked By: | ADF |
| Project Number: | 21024 |
| Cad File: | 21024-09 |
| Xref: | K:21024/CAD/DNR00.DWG |
| Xref: | - |

STATUS:
FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTUCTION

SHEET NUMBER: 03

K:\21024 Westbury\CADD\21024-09.dwg, SITE LAYOUT, 12/6/2006 1:53:47 PM, rustyo, ARCH D (landscape), 1:1