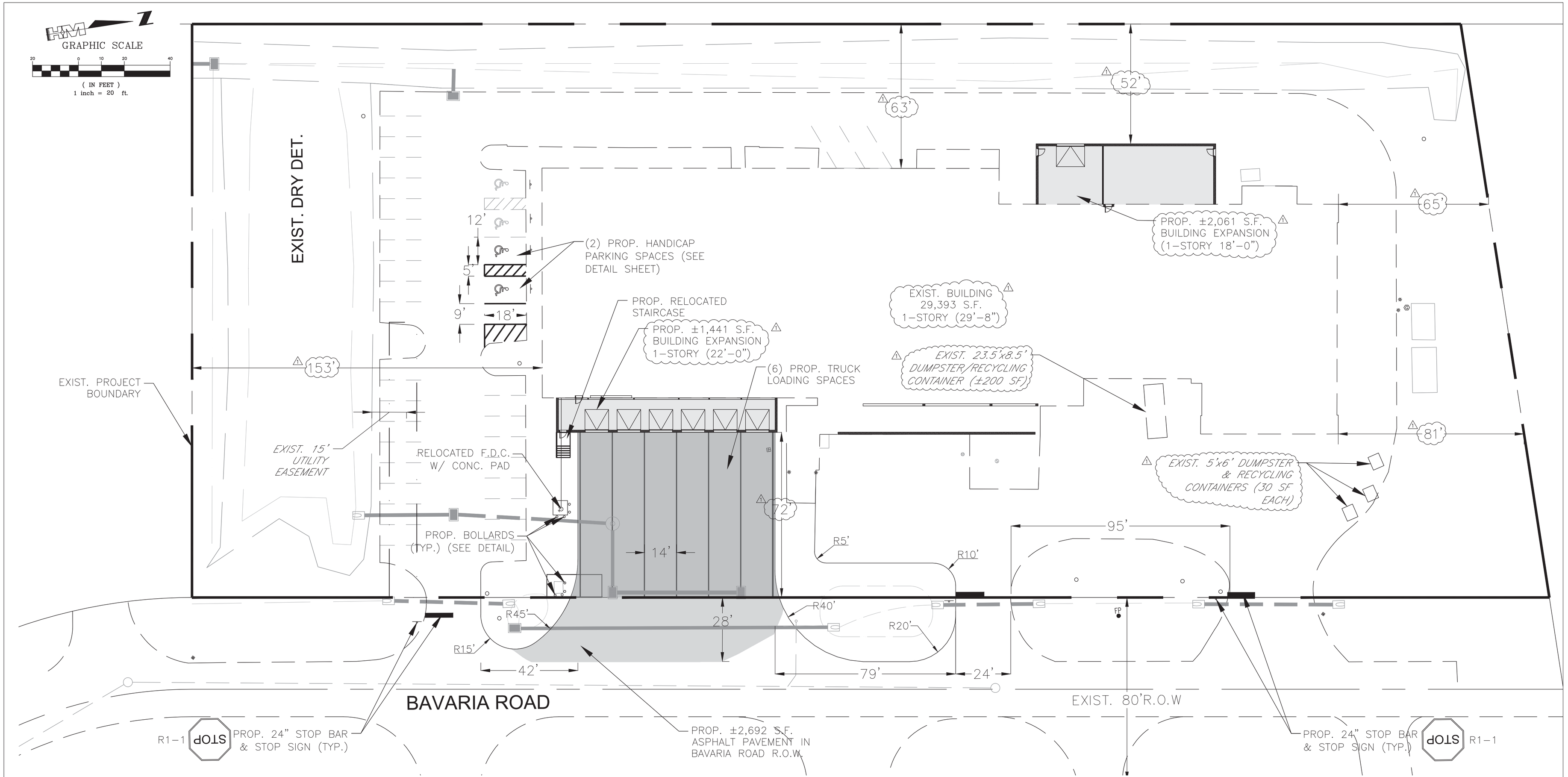

PROJECT LAND USE DATA:

EXIST. ONSITE IMPROVEMENTS

BUILDING	29,393 SF	= 0.67 AC.	= 20.53%
ASPHALT/PAVEMENT	45,357 SF	= 1.04 AC.	= 31.69%
DETENTION AREAS	21,100 SF	= 0.48 AC.	= 14.74%
GREEN SPACE	47,298 SF	= 1.09 AC.	= 33.04%
TOTAL PROJECT AREA	143,148 SF	= 3.29 AC.	=100.00%

PROP. ONSITE IMPROVEMENTS

BUILDING	32,895 SF	= 0.76 AC.	= 22.98%
ASPHALT/PAVEMENT	48,184 SF	= 1.11 AC.	= 33.66%
DETENTION AREAS	13,053 SF	= 0.30 AC.	= 9.12%
GREEN SPACE	49,016 SF	= 1.13 AC.	= 34.24%
TOTAL PROJECT AREA	143,148 SF	= 3.29 AC.	=100.00%

NOTE:
MIN. OPEN SPACE = 20%

APPROVED BUILDING AREAS:
-ORIGINAL DEVELOPMENT
BUILDING = 17,393 SF

-PER DOS2015-00026
BUILDING EXPANSION = 12,000 SF

⚠ PARKING CALCULATIONS:

- 31,454 SQUARE FOOT PROP. MANUFACTURING & LIGHT INDUSTRIAL BLDG
= 1.75 SPACES PER 1,500 SF OF BLDG
= 31,454 SF/1,500 SF x 1.75
= 36.7 SPACES

- 1,441 SQUARE FOOT EXISTING WAREHOUSE BLDG - WHOLESALE, PROCESSING
= 1.25 SPACES PER 1,500 SQUARE FOOT OF BLDG
= 1,441 SF/1,500 SF x 1.25
= 1.2 SPACES

TOTAL REQUIRED PARKING = 38 SPACES

PROVIDED PARKING = 45.0 SPACES*
*INCLUDING 4 SPACES FOR H.C.

⚠ SOLID WASTE CALCULATIONS:

PER SECTION 10.261 L.D.C.

-32,895 SQUARE FOOT EXISTING MANUFACTURING & LIGHT INDUSTRIAL / WHOLESALE PROCESSING BLDG

MIN. SQUARE FOOTAGE FOR GARBAGE/RECYCLABLE COLLECTION =
216 SF FOR FIRST 25,000 SF BUILDING AREA + 8 SF FOR EACH ADDITIONAL 1,000 SF =

(32,895 SF - 25,000 SF) = 7,895 SF / 1,000 SF = 7.9 x 8 SF = 63.2 SF

TOTAL SOLID WASTE AREA REQUIRED = 216 SF + 63.2 SF = 279.20 SF

EXISTING SOLID WASTE PROVIDED

(3) 5' x 6' DUMPSTER / RECYCLING CONTAINERS = 3 x 30 SF = 90 SF
(1) 23.5' x 8.5' DUMPSTER / RECYCLING CONTAINER = 1 x 200SF = 200 SF

TOTAL SOLID WASTE AREA PROVIDED = 90 SF + 200 SF = 290 SF

LEGEND:

- PROP. BUILDING EXPANSION
- PROP. ASPHALT PAVEMENT
- PROP. ASPHALT PAVEMENT IN R.O.W.
- EXIST. PROPERTY BOUNDARY LINE

ALL ROADS TO BE PRIVATELY MAINTAINED

LETTER	REVISIONS	DATE
5		
4		
3		
2		
1	REVISED PER LEE COUNTY COMMENTS	11/10/22

KING BRANDS WAREHOUSE

LEE COUNTY, FL

DESIGNED BY	C.L.K.	DATE	06/2022
DRAWN BY	M.W.D.	DATE	06/2022
CHECKED BY	C.L.K.	DATE	06/2022
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1" = 20'

HOLEMONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE 1995

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772

MASTER SITE PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW

John C. Baker III
P.E. 88138
State of Florida
LICENSED PROFESSIONAL ENGINEER
REGISTRATION #88138

Digitally signed by John C. Baker III P.E.
DN: cn=John C. Baker III P.E., c=US, o=State of Florida, ou=Not Valid unless signed and sealed and all SHA-1 authentication code must be verified on any electronic copies, ou=The item has been electronically signed and sealed using a SHA-1 authentication code. Email=jbaker@holemonteses.com,
Date: 2023.01.24 11:23:40 -05'00'

CAD FILE NAME:	DRAWING NO.:
1500-04 MSP	1500-04
PROJECT NO.:	SHEET NO.:
2022.016	04

DD2023-00011 Lee County ePlan

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