

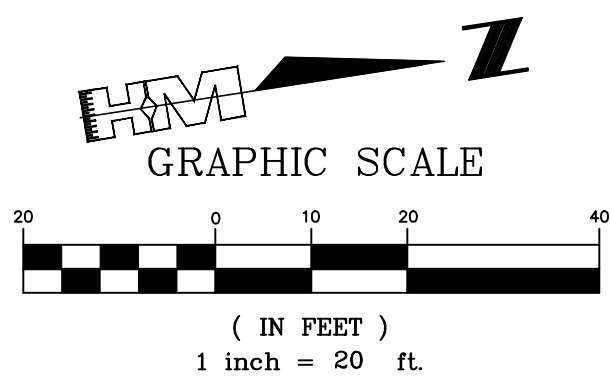
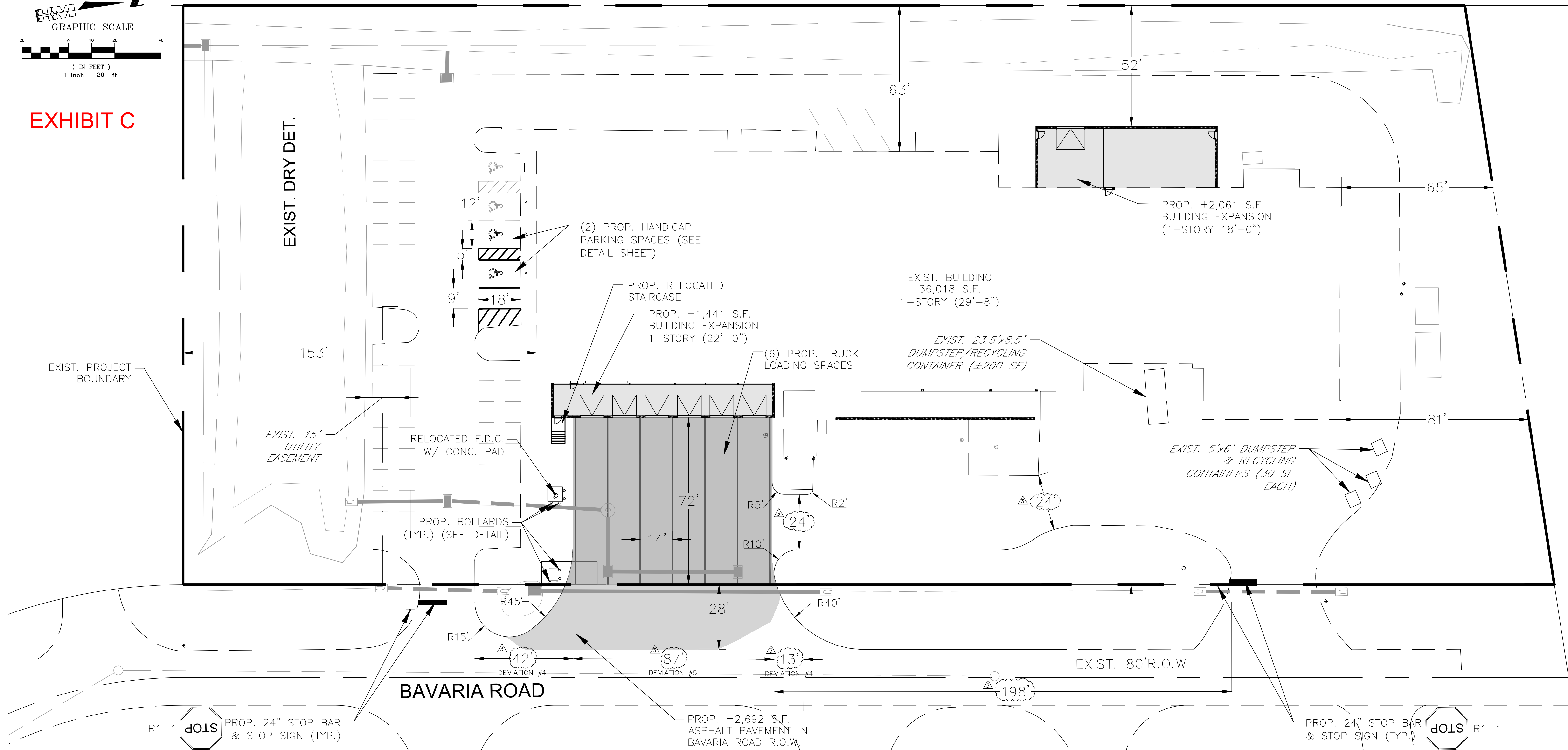


EXHIBIT C



PROJECT LAND USE DATA:

EXIST. ONSITE IMPROVEMENTS

BUILDING	36,018 SF	= 0.83 AC. = 25.16%
ASPHALT/PAVEMENT	44,764 SF	= 1.03 AC. = 31.27%
DETENTION AREAS	21,100 SF	= 0.48 AC. = 14.74%
GREEN SPACE	41,266 SF	= 0.95 AC. = 28.83%
TOTAL PROJECT AREA	143,148 SF	= 3.29 AC. = 100.00%

PROP. ONSITE IMPROVEMENTS

BUILDING	39,520 SF	= 0.91 AC. = 27.61%
ASPHALT/PAVEMENT	47,554 SF	= 1.09 AC. = 33.22%
DETENTION AREAS	13,053 SF	= 0.30 AC. = 9.12%
GREEN SPACE	43,021 SF	= 0.99 AC. = 30.05%
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.	

REQUESTED DEVIATIONS

DEVIATION REQUEST #4-This is a request for relief from Section 10-285, which requires 125' connection separation between driveways, to allow for a 42' driveway separation between the proposed loading bay area and the existing site entrance south of it and a 13' driveway separation between the proposed loading bay area and the permitted future entrance for Discover Marble across the street

DEVIATION REQUEST #5-This is a request for relief from Section 34-2013 limiting access widths to 35' at the property line to allow for the 87' wide access required to install the proposed loading bays. The project site currently consists of six loading bays at the property line measuring at a width greater than 35'. This will not adversely impact the public because this will be a continuation of an existing site condition.

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

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LETTER	REVISIONS	DATE
A	REVISED PER LDCOT COMMENTS	02/23/23
B	REVISED PER LEE COUNTY COMMENTS	01/24/23
C	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'



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.
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION #88138
DATE

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