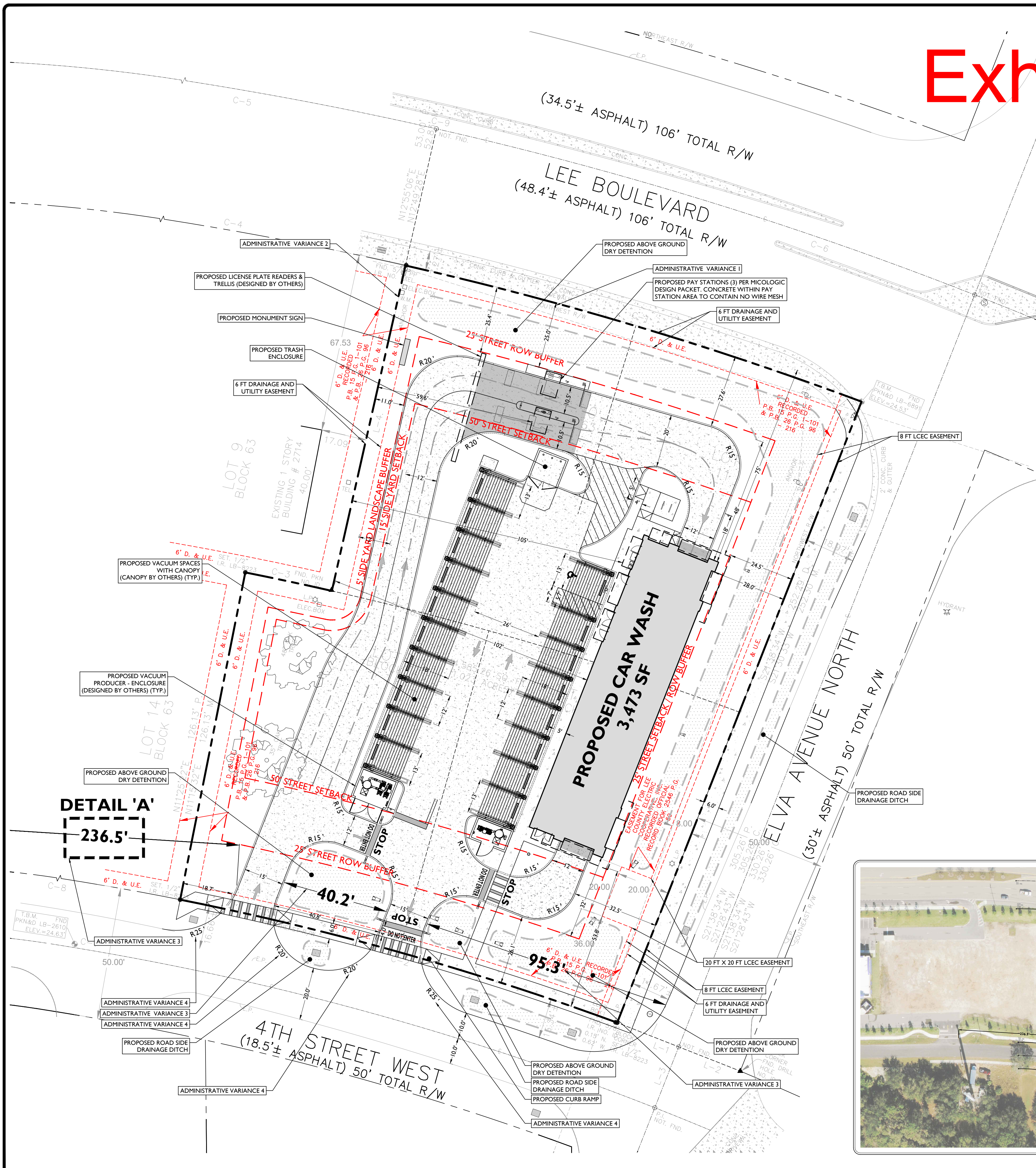


Exhibit B



LAND USE AND ZONING		
PARCEL ID: 10321305 & 10321306		
ZONING: C-2 COMMERCIAL DISTRICT FUTURE LAND USE: CENTRAL URBAN (FUA) OVERLAY: LEHIGH ACRES COMMERCIAL AREA		
PROPOSED USE	PERMITTED USE	PROPOSED
CAR WASH		
MINIMUM LOT AREA	25,000 SF (0.57 AC)	44,585 SF (1.02 AC)
MINIMUM LOT WIDTH	150 FT	171 FT
MINIMUM LOT DEPTH	150 FT	252 FT
MINIMUM STREET SETBACK (LEE BLVD)	50 FT	75.0 FT (BUILDING) 25.0 FT (PAY STATION) (AV)
MINIMUM STREET SETBACK (4TH STREET WEST)	25 FT	53.8 FT
MINIMUM STREET SETBACK (ELVA AVENUE NORTH)	50 FT	28.0 FT (BUILDING) 24.5 FT (CANOPY) (*)
MINIMUM SIDE YARD SETBACK	15 FT	59.6 FT
MAXIMUM BUILDING HEIGHT	135 FT	35 FT
MINIMUM LANDSCAPE BUFFER (LEE BOULEVARD)	25 FT	25.0 FT
MINIMUM LANDSCAPE BUFFER (4TH STREET WEST)	25 FT	26.1 FT
MINIMUM LANDSCAPE BUFFER (ELVA AVENUE NORTH)	25 FT	28.0 FT
MINIMUM SIDE YARD LANDSCAPE BUFFER	5 FT	11.0 FT
MINIMUM OPEN SPACE	10.0% (4,459 SF)	45.7% (20,385 SF)

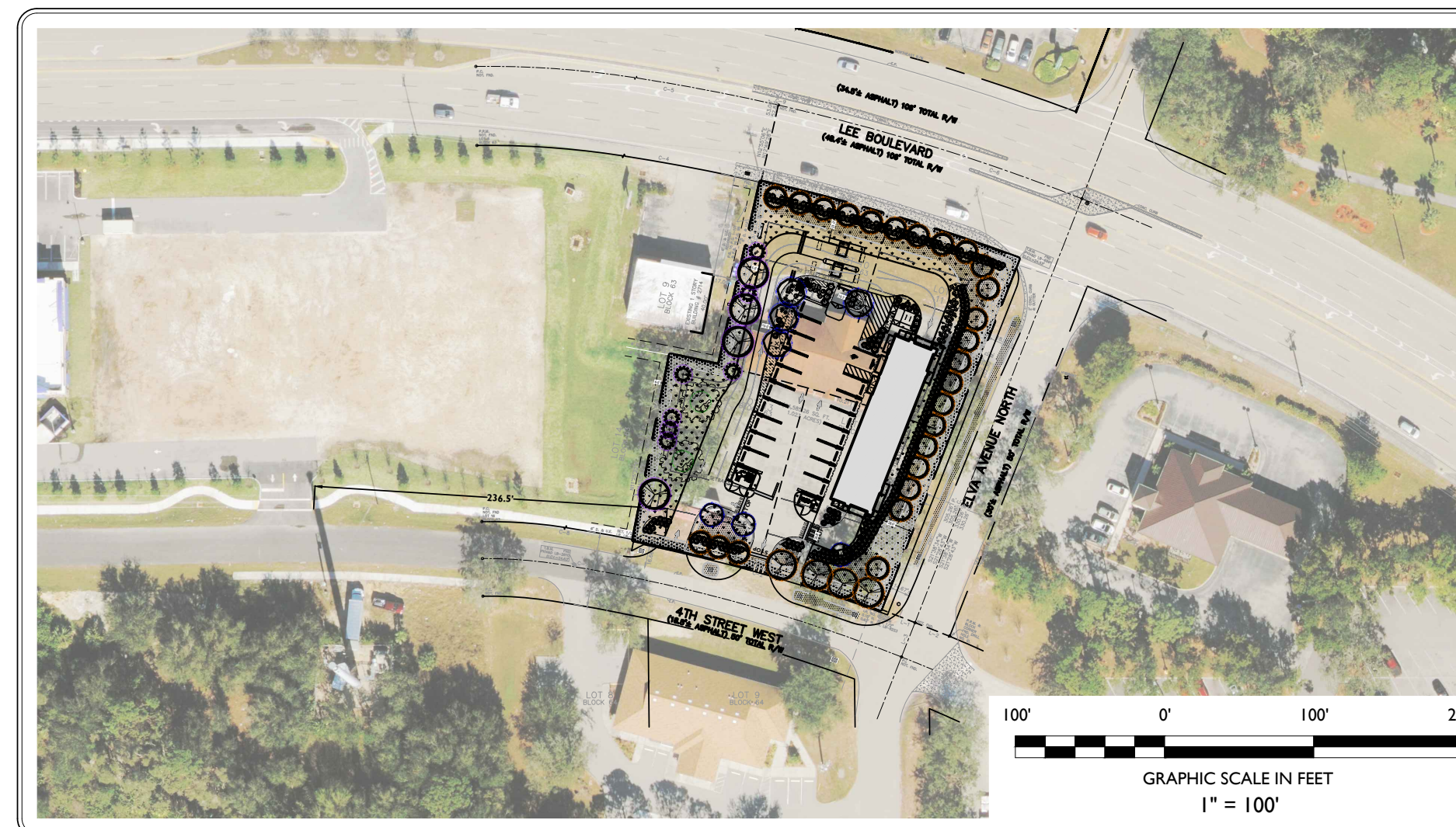
(AV) ADMINISTRATIVE VARIANCE
(*) PER LEE COUNTY ORDINANCE SECTION 34-2191 (2) THE OVERHANG MAY EXTEND 3 FT INTO THE SETBACK

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 34.7.26.2020.b	CAR WASH = 1.5 SPACE PER SERVICE STALL 1 STALL = 2 SPACES 1 STACKING SPACE PER SERVICE STALL = 5 CARS	18 SPACES
§ 34.7.26.2020	STACKING UNIT DIMENSIONS: 9 FT X 18 FT	21 CARS
§ 34.7.26.2016.1.B.1	90° PARKING 9 FT X 18 FT WITH 24 FT AISLE	9 FT X 18 FT 12 FT X 18 FT WITH 26 FT AISLE
§ 10-610.3.A.1	BICYCLE PARKING - NUMBER OF SPACES MINIMUM OF TWO (2) BICYCLE SPACES	4 SPACES
§ 10-610.3.B.1	BICYCLE RACK HEIGHT: MINIMUM HEIGHT OF THE BICYCLE RACK SHALL BE 36"	COMPLIES
§ 10-610.3.B.2	BICYCLE RACK BUILDING SEPARATION BICYCLE PARKING SPACES MUST BE WITHIN 100 FT FROM THE BUILDING ENTRANCE	12 FT

ADMINISTRATIVE VARIANCE REQUESTS			
REQUEST NO.	CODE SECTION	REQUIRED	PROPOSED
1	§ 34-1353.(D)(1)	STREET SETBACK: 50 FT	25.0 FT
2(*)	§ 10-285	INTERCONNECTION TO NEIGHBORING COMMERCIAL PROPERTY REQUIRED	NO INTERCONNECTION PROPOSED TO NEIGHBORING SITE
3	§ 10-285(A)	DRIVEWAY SEPARATION: 125 FT	95.3 FT 40.2 FT 236.5 FT
4	§ 10-296	DRIVEWAY RADII: 35 FT	20 FT

(*) REQUEST IS GENERAL AND APPLIES TO THE ENTIRE PARCEL

DETAIL 'A'



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED MOUNTABLE CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED REINFORCED FIBER MESH CONCRETE
---	PROPOSED NON-REINFORCED FIBER MESH CONCRETE
---	PROPOSED AREA LIGHT
---	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

LEE COUNTY NOTES

- AN AVERAGE DEPTH FOR CUT FOR MILLING AND RESURFACING THE COUNTRY ROW IS ONE AND A HALF INCHES (1.5"). HOWEVER, DEPENDING UPON THE CONDITIONS OF THE ROADWAY, A GREATER CUT DEPTH MAY BE REQUIRED AT THE PERMITTEE'S SOLE EXPENSE. PRIOR TO MILLING, ASPHALT CORES MUST BE TAKEN AND THE MILLING DEPTH MUST BE AGREED UPON BY LCDOT.

FOR ADMINISTRATIVE VARIANCE RESUBMISSION
FOR ADMINISTRATIVE VARIANCE RESUBMISSION
FOR ADMINISTRATIVE VARIANCE RESUBMISSION

DATE
BY
ISSUE

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

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Princeton, NJ · Tampa, FL · Birmingham, MI
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SITE DEVELOPMENT PLANS

CAR WASH
FLORIDA

LEHIGH ACRES
PROPOSED CAR WASH
PARCEL ID: 2544260500063.0100 & 2544260500063.0120
2701 LEE BOULEVARD
UNINCORPORATED LEE COUNTY
LEE COUNTY, FLORIDA

JAMES S. KINOSIAN, P.E.
FLORIDA LICENSE No. 86000
LICENSED PROFESSIONAL ENGINEER
FLORIDA BUSINESS CERT. OF AUTH. No. 30078

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: TAM-250036

TITLE: MASTER CONCEPT PLAN

DRAWING: I OF I