

[Save Date: 1/29/2016 1:59:50 PM] [Saved By: AAvila] [Plot Date: 1/29/2016 2:00:56 PM] [Plotted By: Alejandro Avila] [Original Size: 2x36] [Drawing Path: P:\Active_Projects\CRKE-003\001_Medical_Tract_BD\Design_Permit\Drawings\Active\Sheet_Flags\IP-CRKE-003-001-001(C).dwg]

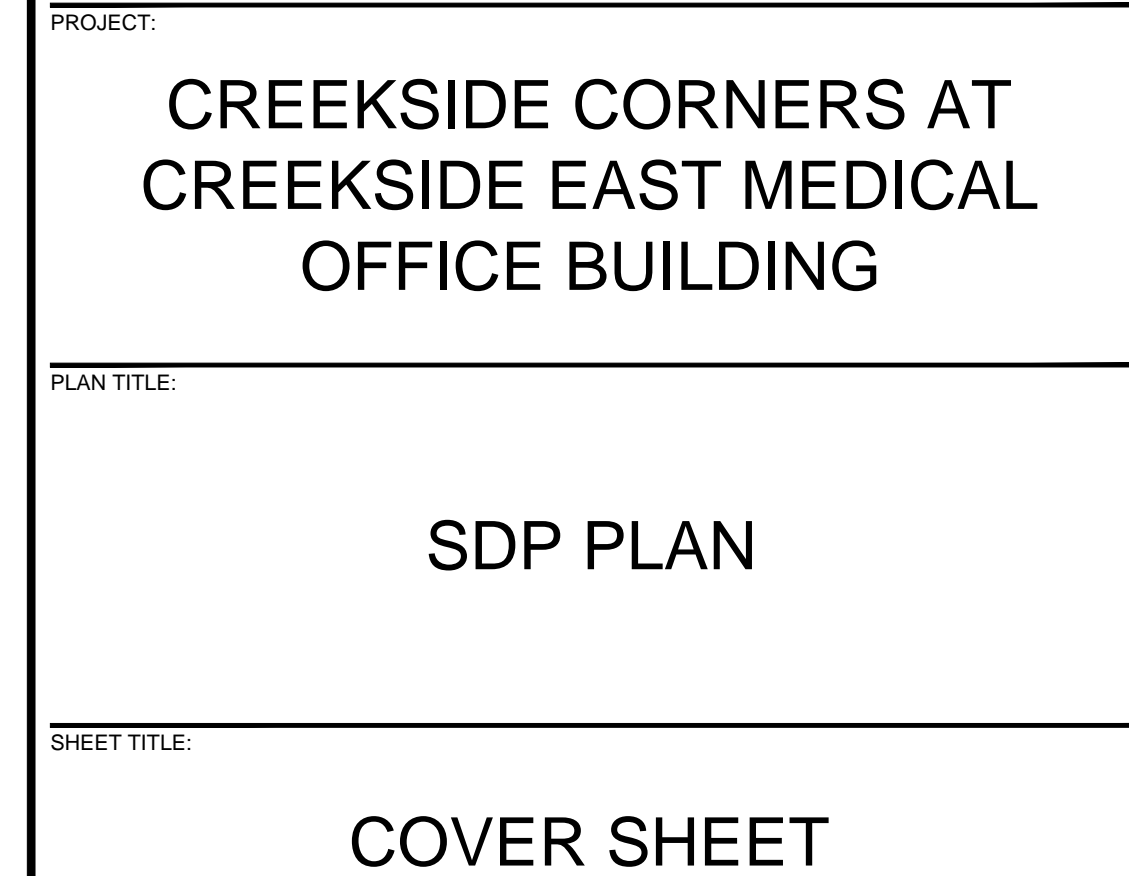
Containing 7.81 acres more or less.
Subject to easements and restrictions of record.
Bearings are based on the east line of said Section 27, being South 01°09'43" East




Reviewed and Approved
For Permit Issuance

PL20160003661

01/11/2017



SHEET INDEX			
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12	C-531	STANDARD COLLIER COUNTY SANITARY SEWER DETAILS	1
13	C-701	NPDES DISCHARGE CONTROL PLAN AND DETAILS	0

[illegible]

DESIGN TEAM:		PROFESSIONAL SEALS:	
PROJECT MANAGER:	DANIEL WATERS	PROFESSIONAL ENGINEER:	DANIEL WATERS, P.E.
PROJECT ENGINEER:	DANIEL WATERS	FLORIDA LICENSE NUMBER: 60746	
PROJECT DESIGNER:	CURTIS WICKSTROM		
DRAWING BY:	CURTIS WICKSTROM		
PROJECT SURVEYOR:	LANCE MILLER		
FILE DATE:	APRIL 2015		
FILE NUMBER:	P-CRKE-003-001-001CV		
SHEET ID:			

PROJECT NUMBER.	SET NUMBER.
P-CRKE-003	001

This item has been electronically signed and sealed by DANIEL WATERS, P.E. on December 29, 2016 using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies

LEGAL DESCRIPTION:

All that part of Tract "S", Creekside Commerce Park East, Plat Book 54, pages 84-86, of the public records of Collier County, Florida, being more particularly described as follows: Commencing at the northeast corner Section 27, Township 48 South, Range 25 East, Collier County, Florida;

Thence along the east line of said Section 27: South 01°09'43" East 696.65 feet;

Thence leaving said east line South 88°50'17" West 559.33 feet to the Point of Beginning;

Thence South 00°00'00" West 565.33 feet;

Thence North 05°35'39" West 544.05 feet;

Thence North 30°09'54" East 21.17 feet;

Thence South 88°49'40" East 33.52 feet;

Thence North 00°10'20" East 23.75 feet;

Thence South 89°49'40" East 201.64 feet;

Thence South 05°48'50" East 2.01 feet;

Thence South 89°49'40" East 50.83 feet;

Thence South 75°55'39" East 49.95 feet;

Thence South 89°49'40" East 248.08 feet;

Thence 39.19 feet along the arc of a circular curve concave southwest having a radius of 25.00 feet through a central angle of 89°49'40" and being subtended by a chord which bears South 44°54'50" East 35.90 feet;

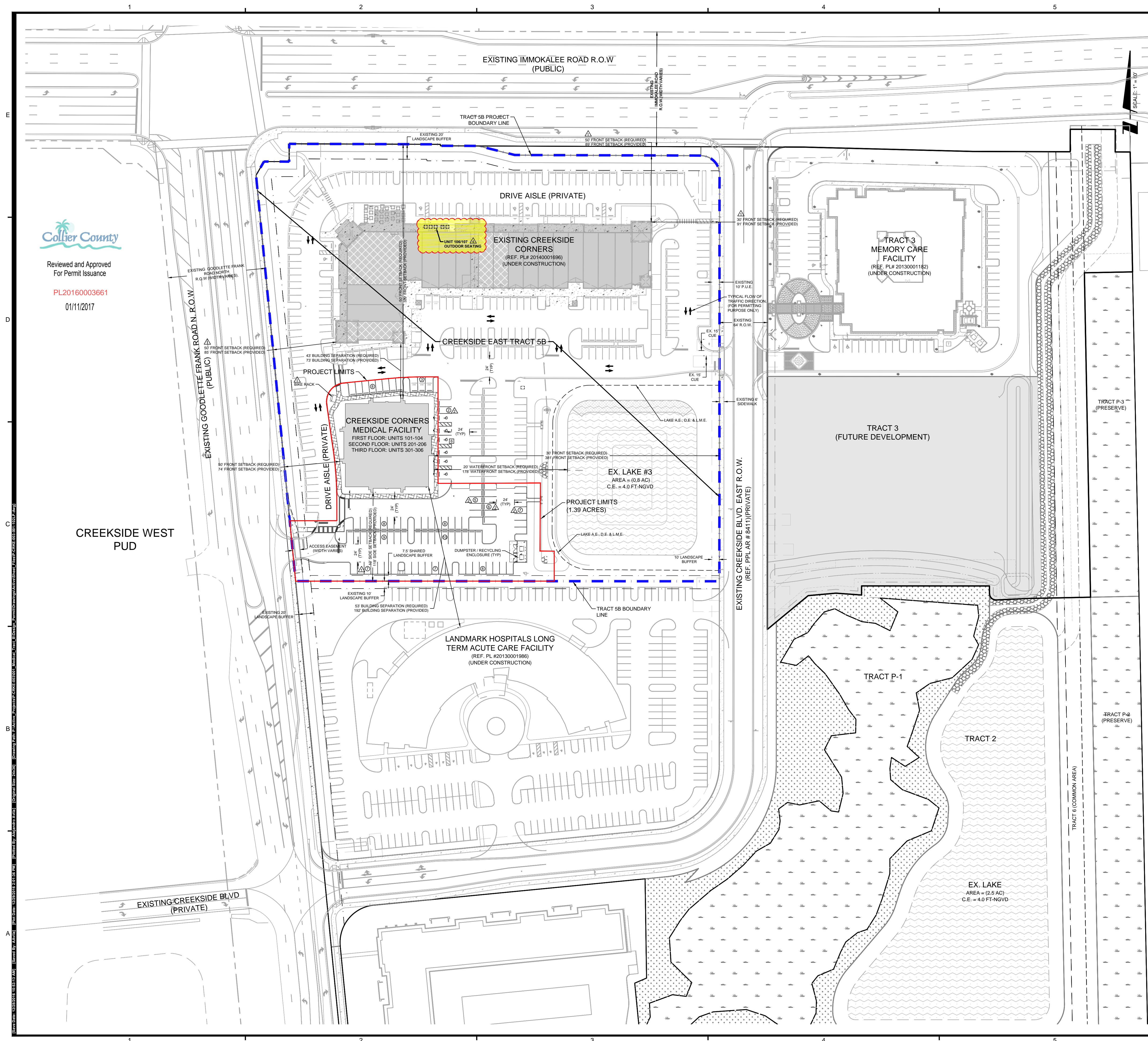
Thence South 00°00'00" West 542.76 feet to the POINT OF BEGINNING.

BUILDING SUMMARY						
BUILDING SUMMARY						
OCCUPANCY TYPE	CONSTRUCTION TYPE	SPRINKLERED (YES/NO)	FLOOR	SF UNDER A/C	SF NON A/C	TOTAL SF
MEDICAL OFFICE	IIIB	YES	3	37,046	591	37,637
RETAIL BUILDING (GROUP A-2, B, M)	II-B	YES	1	34,190	7,979	42,169

(1) PER NFPA-1, TABLE 18.45.1.2
(2) 75% SPRINKLERED REDUCTION

DATUM CONVERSION:
ALL ELEVATIONS SHOWN ARE IN NGVD
CONVERT ELEV. TO NAVD = -1.24
CONVERT ELEV. TO NGVD = +0.00

PROJECT INFORMATION:	
AR Number:	PL2015000088
FOLIO Number:	29331180608
DRI Name:	N/A
SFYWMD ERP Number:	11-01638-
PUD Ordinances Number:	#97-51, #06-41, #6-50, #13-23 AS AMENDED
Zoning:	PUD
Zoning (North):	ROW
Zoning (South):	PUD
Zoning (East):	PUD
Zoning (West):	ROW



TRACT 5B ON-SITE AREA SUMMARY				
LOCATION	CATEGORY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE OF TOTAL
IMPERVIOUS	ROOF	53,308	1.22	15.7%
	SIDEWALK / PATHS	15,475	0.36	4.5%
	PAVEMENT / CURB	135,793	3.12	39.6%
	EXISTING LAKE	34,890	0.80	10.2%
	IMPERVIOUS (SUB-TOTAL)	239,466	5.50	70.3%
PERVIOUS	OPEN SPACE	94,025	2.16	27.6%
	DETENTION AREA	6,907	0.16	2.0%
	PERVIOUS (SUB-TOTAL)	100,932	2.32	29.7%
TOTAL		340,398	7.81	100.0%

BUILDING AREA SUMMARY	
	AREA (SF)
LDC (PER LDC 1.08.02)	33,396
PARKING (LDC 4.05.04.B.1) ¹	34,189
FBC (DEFINITIONS SECTION 502)	37,139
IMPACT FEES (CODE OF LAWS SEC 74-108)	37,503

PARKING SUMMARY△△△				
BUILDING AREAS				
BUILDING	TOTAL	RETAIL/ COMMERCIAL	RESTAURANT	MEDICAL OFFICE
RETAIL BUILDING	36,548 SF (INCLUDES 2,369 SF OF OUTDOOR SEATING)	8,817 (SF)	12,601 SF (INDOOR) 2,358 SF (OUTDOOR SEATING) 12,772 SF (BACK OF HOUSE) 27,731 (TOTAL)	0 (SF)
MEDICAL FACILITY	34,189 (SF)	0 (SF)	0 (SF)	34,189 (SF)

PARKING REQUIREMENTS (PER LDC 4.05.04.G)					
	BUILDING	TYPE	RATIO	AREA	SPACE REQUIRE
RETAIL BUILDING		SHOPPING CENTER	1 SPACE PER 250 SF	8,817 (SF)	35
		RESTAURANT (20% OF TOTAL)	1 SPACE PER 250 SF	7,310 (SF)	29
		RESTAURANT (EXCEEDING 20%)	1 SPACE PER 60 SF	7,649 (SF)	128
		RESTAURANT (BACK OF HOUSE)	1 PER 200 SF	12,772 (SF)	64
MEDICAL FACILITY	MEDICAL OFFICE	1 SPACE PER 200 SF	34,189 (SF)		171
TOTAL SPACES REQUIRED (PER LDC 4.05.04.05)					427



PARKING REQUIREMENTS PER SHARED PARKING ANALYSIS ⁽¹⁾	
RETAIL	234
MEDICAL OFFICE	108
TOTAL	342

PARKING PROVIDED			
	REGULAR	ACCESSIBLE	TOTAL
RETAIL SDP ⁽²⁾	246	7	253
MEDICAL OFFICE SDP	85	6	91
TRACT 5B TOTAL SPACES	331	13	344

(1) THE REQUIRED PARKING PER THE SHARED PARKING ANALYSIS IS BASED ON THE PEAK WEEKDAY HOURLY PARKING DEMAND USING THE I.T.E. PARKING GENERATION MANUAL AND A SITE SPECIFIC ANALYSIS. THE SHARED PARKING ANALYSIS WAS APPROVED AS ADMINISTRATIVE PARKING REDUCTION (APR-PL2-01600000).





(2) IN THE ABOVE SUMMARY OF PARKING PROVIDED, THE PARKING PROVIDED FOR THE RETAIL SDP DOES NOT INCLUDE THE 10 SPACES ADJACENT TO THE EAST SIDE OF THE MEDICAL OFFICE BUILDING THAT ARE BEING RE-STRIPED AS A PART OF THIS APPLICATION.

LOADING SPACE CALCULATIONS		
AREA	REQUIRED	PROVIDED
20,000 BUT NOT OVER 50,000	3	3

BICYCLE PARKING CALCULATIONS  		
BICYCLE PARKING REQUIRED ⁽¹⁾		
PREVIOUSLY PERMITTED		13
(5% OF TOTAL MOTOR VEHICLES REQUIRED)		
PROPOSED THIS APPLICATION		9
(5% OF TOTAL MOTOR VEHICLES REQUIRED)		
TOTAL BICYCLE PARKING REQUIRED		22
BICYCLE PARKING PROVIDED		
PREVIOUSLY PERMITTED		14
PROPOSED THIS APPLICATION		2
TOTAL BICYCLE PARKING PROVIDED		22

PUD DEVELOPMENT STANDARDS FOR CREEKSIDE COMMERCE PARK			
DEVELOPMENT STANDARDS		SHOPPING CENTER	
		REQUIRED	PROVIDED
MINIMUM LOT AREA		20,000 SF	340,396 SF
MINIMUM LOT WIDTH		100 FT	565 FT
FRONT YARD SETBACK	IMMOKALEE ROAD	50 FT	339 FT
	GOODLETTE-FRANK ROAD	50 FT	74 FT
	INTERNAL ROADS	50 FT	381 FT
SIDE YARD SETBACK	SOUTH	19 FT	118 FT
REAR YARD SETBACK		25 FT	N/A
WATERFRONT SETBACK		20 FT	178 FT
MAXIMUM HEIGHT	ZONED HEIGHT	50 FT	47 FT 6 INCHES
	ACTUAL HEIGHT	60 FT	51 FT 2 INCHES

LEGEND

 REGULAR PARKING	 DRIVE THRU STACKING PARKING
 ACCESSIBLE PARKING	 LOADING ZONE PARKING

PENINSULA
ENGINEERING

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Certificate of Authorization #29275...

CREEKSIDE
EAST, INC.

CREEKSIDE
CORNERS AT
CREEKSIDE EAST
MEDICAL OFFICE
BUILDING

ZONING DATA SHEET AND TABLES

[illegible]

NOTES:

DATUM CONVERSION:
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CONVERT ELEV. TO NGVD = +0.00

PROFESSIONAL SEALS:	
PROFESSIONAL ENGINEER:	DANIEL WATERS, P.E.
FLORIDA LICENSE NUMBER:	60746

SEC: 27	TWP: 48	RGE: 25
Designed by:	CURTIS WICKSTROM	
Drawn by:	CURTIS WICKSTROM	
Date:	APRIL 2015	
Horizontal Scale:	1" = 60'	
Vertical Scale:	N.T.S.	
Project Number:	P-CRKE-003	
File Number:	P-CRKE-003-001-102LP	
C-102		
Sheet Number:	04	of 13