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APPLICATION NUMBER
160407-5

SOUTHBROOKE MEDICAL CENTER

SECTION 26 TOWNSHIP 48 S RANGE 29 E

COLLIER COUNTY NAPLES, FLORIDA

SITE PARAMETERS

SITE DATA

	SQ. FEET	ACRES	PERCENTAGE
TOTAL AREA	225,827	5.18	100.0%
BUILDING AREA	45,084	1.03	20.0%
IMPERVIOUS - PAVEMENT	72,522	1.66	32.1%
IMPERVIOUS - MISC	11,183	0.26	5.0%
PERVIOUS	43,899	1.01	19.4%
PERVIOUS - WATER MANAGEMENT	23,505	0.54	10.4%
PERVIOUS - NATIVE PRESERVATION	9,780	0.22	4.3%
24TH AVE. NW - IMPERVIOUS	6,114	0.14	2.7%
24TH AVE. NW - PERVIOUS	13,740	0.32	6.1%

ZONING

SUBJECT PROPERTY: CPUD (SOUTHBROOKE) - ORD. NO. 15-63

SURROUNDING PROPERTIES:
NORTH - R.O.W. (IMMOKALEE ROAD)
SOUTH - "E" ESTATES
EAST - "E" ESTATES
WEST - "E" ESTATES

DIMENSIONAL STANDARDS

	REQUIRED	PROVIDED
MIN. LOT AREA	10,000 SF	225,827 SF
MIN. LOT WIDTH	75'-0"	339'-2"
MIN. FLOOR AREA	1,000 SF	19,981 SF
MIN. YARD REQUIREMENTS NORTH: SOUTH: EAST: WEST:	 25'-0" 69'-0" 10'-0" 10'-0"	 92'-2" 146'-1" 49'-4" 46'-4"
MAX. BUILDING HEIGHT	35'-0"	29'-½"
BUILDING SEPARATION	30'-0"	30'-1"
FINISH FLOOR ELEVATION	14.0' NAVD	14.5' NAVD

PARKING CALCULATIONS

PER COLLIER COUNTY LDC 4.05.04(G)
MEDICAL OFFICES = 1 SPACE PER 200 S.F.

39,962 S.F. ÷ 200 = 200 PARKING SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACES	200	213
REGULAR SPACES	194	205
HANDICAPPED SPACES	6	8
LOADING SPACES	2	2
BICYCLE SPACES	10	10

OPEN SPACE REQUIREMENTS

LARGE PROJECT - OVER 10 ACRES OR MORE THAN 2 ACRES IMPERVIOUS
TOTAL AREA = 225,827 SF (5.18 ACRES)
OPEN SPACE CALCULATIONS:
225,827 SF (TOTAL AREA) x 30% = 67,749 SF (1.56 ACRES) OF OPEN SPACE REQUIRED
TOTAL OPEN SPACE PROVIDED = 90,924 SF (2.09 ACRES)
9,780 SF (0.22 ACRES) IS DEDICATED NATIVE PRESERVE.

GENERAL INFORMATION

OWNER

SOUTHBROOKE MEDICAL OFFICE, LLC
9015 STRADA STELL COURT, #102
NAPLES, FLORIDA 34109

PROJECT ENGINEER:
PHOENIX ASSOCIATES OF FLORIDA, INC.
13180 LIVINGSTON ROAD, SUITE NO. 204
NAPLES, FLORIDA 34109
(239) 596-9111

PROJECT SURVEYOR:
COASTAL ENGINEERING CONSULTANTS, INC.
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 643-2324

AGENT:
PHOENIX ASSOCIATES OF FLORIDA, INC.
13180 LIVINGSTON ROAD, SUITE NO. 204
NAPLES, FLORIDA 34109
(239) 596-9111

PROJECT LANDSCAPE ARCHITECT:
BIG CYPRESS LANDSCAPING CO., INC.
5931 SEA GRASS LANE
NAPLES, FLORIDA 34116
(239) 417-2688

LEGAL DESCRIPTION - PARCEL ID: 41933320007, 41934920008

TRACTS 51 AND 70, GOLDEN GATE ESTATES, UNIT NO. 97, IN ACCORDANCE WITH AND SUBJECT TO THE PLAT RECORDED IN PLAT BOOK 7, PAGES 95 AND 96, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.

BUILDING INFORMATION

BUILDING #100	BUILDING #200
TOTAL - 22,524 SF A/C - 19,981 SF NON A/C - 2,543 SF TYPE III-B CONST. SPRINKLERED ONE STORY	TOTAL - 22,524 SF A/C - 19,981 SF NON A/C - 2,543 SF TYPE III-B CONST. SPRINKLERED ONE STORY

VICINITY MAP

SHEET INDEX

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REVISIONS

DATE	REVISION

GENERAL NOTES

1. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS, WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE REQUIRED IRRIGATION SYSTEM.
4. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
5. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (DETAIL SHOWN) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
6. GENERAL CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS BEFORE THE START OF CONSTRUCTION.

SCOPE OF WORK

TO CONSTRUCT (2) 19,981 SF BUILDINGS FOR MEDICAL OFFICE USE ALONG WITH THE PARKING AREA, UTILITY INFRASTRUCTURE, STORMWATER MANAGEMENT SYSTEM, LANDSCAPING AND IRRIGATION SYSTEM.

PHOENIX ASSOCIATES OF FLORIDA, INC.
13180 Livingston Road | Suite #204 Naples | FL 34109 P 239 | 596-9111 F 239 | 596-2637
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SOUTHBROOKE MEDICAL CENTER
GOLDEN GATE ESTATES - UNIT NO. 97 - TRACT 51 & 70
NAPLES, FLORIDA 34119
COLLIER COUNTY

COVER PAGE

Revisions

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Job No:
Drawn By: C.L.
Date: 02/22/2016
Permit No.

SHEET
C-1
1 of 5

NORTH

SCALE: 1" = 200'

SHEET

C-2

2 of 5

Revisions			
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Job No: | Date: 02/22/2016

Drawn By: C.L.

Permit No.

SOUTHBROOKE MEDICAL CENTER

GOLDEN GATE ESTATES - UNIT NO. 97 - TRACT 51 & 70
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COLLIER COUNTY

AERIAL PHOTOGRAPH

SCALE: 1" = 200'-0"

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DALE S. MOSHER
LICENSE
No. 30244
2-25-16
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SCANNED

SCANNED

NORTH

SCALE: 1" = 30'

PAUL E. S. MOSHER
LICENSE
No. 70244
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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SOUTHBROOKE MEDICAL CENTER
GOLDEN GATE ESTATES - UNIT NO. 97 - TRACT 51 & 70
NAPLES, FLORIDA 34119
COLLIER COUNTY

WATER MANAGEMENT PLAN
SCALE: 1" = 30'-0"

Revisions			
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Job No:
Drawn By: C.L.
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SDP-3
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DRAINAGE STRUCTURE DETAILS

N.T.S.

TYPE 'C' CATCH BASIN (CB)
RECOMMENDED MAXIMUM PIPE SIZE
2'-0" WALL - 18" PIPE
3'-1" WALL - 24" PIPE

NOTES:

1.) ALL CATCH BASINS TO BE POURED IN PLACE OR PRECAST
2.) ALL CONCRETE TO BE BE 4,000 P.S.I.
3.) WHERE TOP SLAB CONSTRUCTION IS NECESSARY, USE 8" THICK SLAB W/ #5 BARS AT 4" ON CENTER CONTINUOUS INTO CATCH BASIN WALLS.

STORMWATER STRUCTURE TABLE

	RIM ELEV.	INV. ELEV.	P	SIZE	TYPE	LENGTH	SLOPE
CB-1	13.0'	9.25'	1	15	RCP	176	0.2%
CB-2	13.0'	8.9'	2	15	RCP	175	0.2%
CB-3	13.0'	9.25'	3	18	RCP	58	0.2%
CB-4	11.5'	8.75'	4	18	RCP	95	0.2%
CB-5	11.5'	8.75'	5	18	RCP	14	0.2%
CB-6	11.5'	8.55'					
CB-7	11.4'	8.7'					
CS-1	13.0'	8.8'					
3" BLEEDER INV. EL. 10.5'							

ELEVATION DATA

CONTROL ELEVATION = 10.5' NAVD
10 YR / 1 DAY STORM EVENT = 12.52' NAVD
25 YR / 3 DAY STORM EVENT = 12.82' NAVD
100 YR / 3 DAY STORM EVENT = 12.98' NAVD

WATER MANAGEMENT DESIGN CALCULATIONS

XX.X' NEW GRADE ELEVATIONS
XX.X' EXISTING GRADE ELEVATIONS

NOTE: ALL GRADES ARE NAVD.

LAND USE CHART:	SQ. FEET	ACRES	PERCENTAGE
TOTAL PROJECT/SITE AREA IN WATER MANAGEMENT BASIN	205,973	4.72	100%
IMPERVIOUS - BUILDING AREA (FOOTPRINT)	45,084	1.03	22%
IMPERVIOUS - PAVEMENT, SIDEWALKS & TRASH ENCLOSURES	83,705	1.92	41%
PERVIOUS	43,899	1.01	21%
PERVIOUS - DRY DETENTION AREA	23,505	0.54	11%
PERVIOUS - NATIVE PRESERVATION AREA	9,780	0.22	5%

WATER QUALITY RETENTION/DETENTION DESIGN CRITERIA:

IF A DRY DETENTION / RETENTION SYSTEM IS USED, THEN THE SITE MUST DETAIN:

A. THE FIRST INCH OF RUNOFF FROM THE ENTIRE SITE:
205,973 S.F. X 0.0833 = 17,164 C.F. (0.39 AC/FT) REQUIRED DETENTION

B. THE AMOUNT OF 2.5 TIMES THE PERCENTAGE OF IMPERVIOUS:
SITE AREA = 4.72 AC - BUILDING AREA 1.03 AC = 3.69 AC = 52.0% OF SITE AREA
2.5* X 52.0% X 205,973 AC = 22,314 CF (0.51 AC-FT) REQUIRED DETENTION

C. BECAUSE A DRY DETENTION IS BEING USED, A 25% REDUCTION IS ALLOWED
22,314 C.F. (0.51 AC/FT) X 75% = 16,736 C.F. (0.38 AC/FT)

D. THE REQUIRED DRY DETENTION IS 16,736 C.F. (0.38 AC/FT)
16,736 CF X 150% = **25,104 C.F. (0.58 AC/FT) REQUIRED DETENTION**

PROVIDED DETENTION FOR WATER QUALITY:
DETENTION AREA 'A' = 1,494 SF = 687 CF = 0.01 AC/FT
DETENTION AREA 'B' = 1,368 SF = 1,263 CF = 0.03 AC/FT
DETENTION AREA 'C' = 1,593 SF = 781 CF = 0.02 AC/FT
DETENTION AREA 'D' = 19,050 SF = 22,550 CF = 0.52 AC/FT
TOTAL DRY DETENTION AREA PROVIDED= 23,505 SF = 25,281 CF = 0.58 AC/FT

CONTROL STRUCTURE DETAIL (CS-1)

N.T.S.

SECTION 'A'

N.T.S.

SECTION 'B'

N.T.S.

SECTION 'C'

N.T.S.

SECTION 'D'

N.T.S.

SECTION 'E'

N.T.S.

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DALE S. MOSHER
LICENSE NO. 20244
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SOUTHBROOKE MEDICAL CENTER
GOLDEN GATE ESTATES - UNIT NO. 97 - TRACT 51 & 70
NAPLES, FLORIDA 34119
COLLIER COUNTY

WATER MANAGEMENT DETAILS

Revisions

No:	Date:	No:	Date:
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2.		5.	
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Job No:
Drawn By: C.L.
Permit No.
Date: 02/22/2016

SHEET
SDP-3.1

SCANNED

EROSION CONTROL GENERAL NOTES:

1. IT SHALL BE THE RESPONSIBILTY OF THE CONTRACTOR TO ENSURE THAT ANY WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED.
2. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND/OR HAY BALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOOF AND TURBOD WATER FROM LEAVING THE SITE.
3. SILT FENCES / ENVIROFENCE SHALL BE PLACED ALONG ALL PROPERTY LINES, ADIACENT TO CONSERVATION TRACTS OR EASEMENTS, AND AROUND THE AREAS OF NATIVE VEGETATION. SUCH BARRICADES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
4. ALL EXPOSED AREAS AT FINAL GRADE WILL RECEIVE SEED AND MULCH WITHIN 30 DAYS OF CONSTRUCTION PER F.D.E.P. "GUIDELINES FOR USING EROSION AND SEDIMENT CONTROL PRACTICES".
5. THE CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES (BMPS) DURING CONSTRUCTION TO MINIMIZE EROSION AND SEDIMNETATION AND TO PROPERLY MANAGE RUNOFF FOR BOTH STORM WATER GUARANTY AND QUALITY.
6. BEFORE SITE DISTURBANCE OCCURS PERIMETER CONTROL, SEDIMENT TRAPS, BASINS,AND DEVERSIONS SHOULD BE IN PLACE TO CONTROL RUNOFF AND CAPTURE SEDIMENT.
7. INLETS TO STORM SEWERS SHOULD BE PROTECTED BY SUITABLE FILTRATION DEVICES DURING CONSTRUCTION TO KEEP POLLINATES FROM ENTERING CONVENIENT SYSTEM.
8. TEMPORARY SEEDING SHALL BE APPLIED TO AREA THAT WILL NOT BE BROUGHT UP TO FINAL GRADE FOR 14 DAYS OR MOR TO REDUCE EROSION IN SEDIMENTATION.

GRAVEL CONSTRUCTION ENTRANCE B.M.P. 1.01

GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUN REQUIREMENTS ARE RECOMMENDED (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDEP, PPG 6-301 TO 6-500):

   A) BMP L01 TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
   B) BMP L05 STRAW BALE BARRIER
   C) BMP L06 SILT FENCE
   D) BMP L08 STORM INLET DRAIN PROTECTION
3. THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF REQUIREMENTS FOR SOIL EROSION CONTROL PER DIVISION 3.7 OF THE COLLIER COUNTY LAND DEVELOPMENT CODE. THET MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.

FILTER FABRIC SILT FENCE INSTALLATION

FILTER FABRIC SILT FENCE INSTALLATION

FILTER FABRIC SILT FENCE INSTALLATION

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SOUTHBROOKE MEDICAL CENTER

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EROSION CONTROL PLAN

SCALE: 1" = 30'-0"

Revisions

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1		4	
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Drawn By: C.L.
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NORTH

SCALE: 1" = 30'

SHEET

SDP-5

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