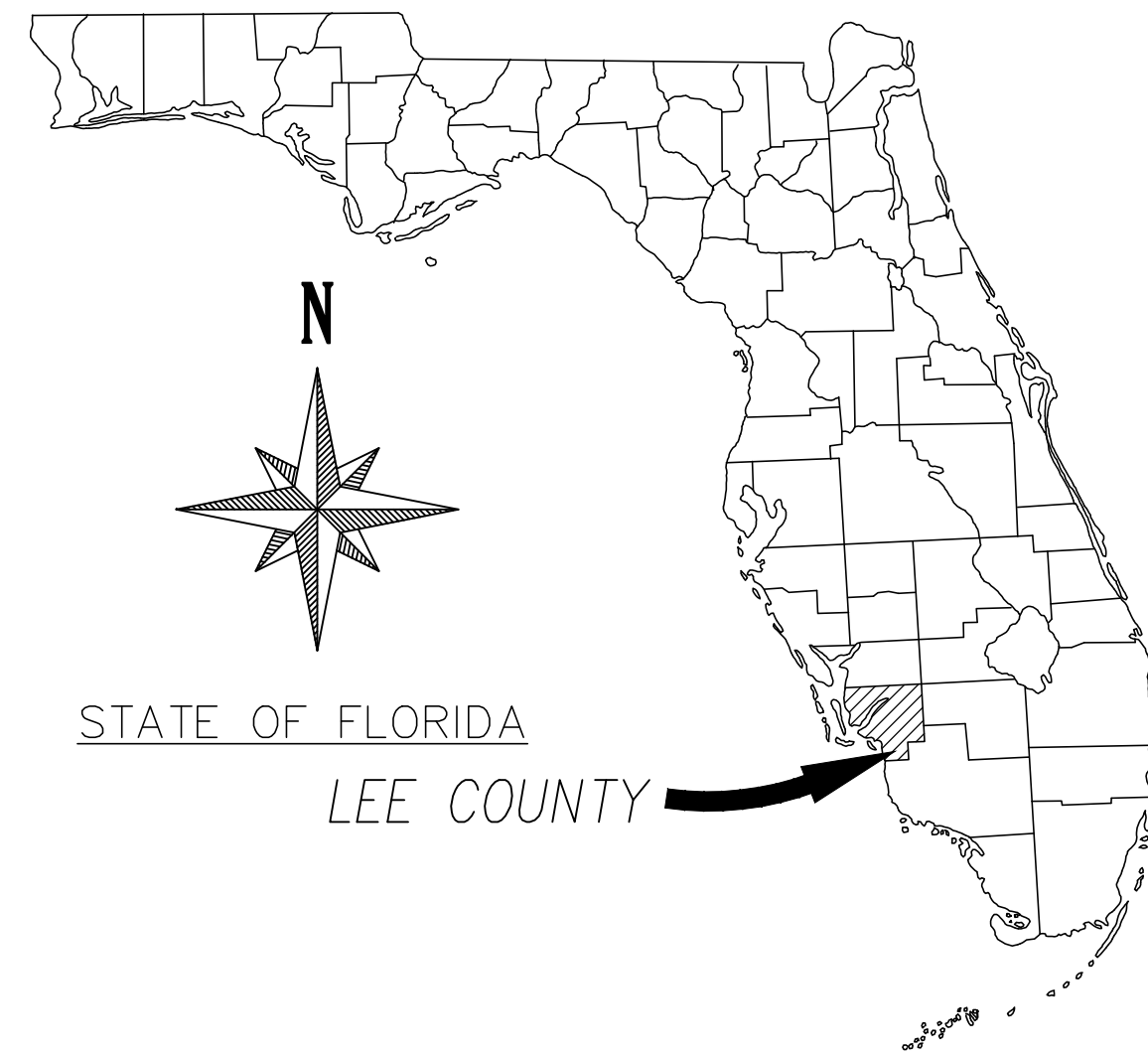


CONSTRUCTION PLANS FOR AUTUMN LEAVES OF ESTERO



STATE OF FLORIDA
LEE COUNTY

PROJECT
LOCATION

PROJECT TEAM:

APPLICANT/DEVELOPER

THE LaSALLE GROUP, INC.
3675 CRESTWOOD PARKWAY., SUITE 202
DULUTH, GA 30096
PHONE: 770.923.5665
CONTACT: ILDE ROBLES

PROPERTY OWNER

TULIP ASSOCIATES LLC
4077 TAMIA MI TRAIL N., STE. D201
NAPLES, FLORIDA 34103
PHONE: 239.261.1734
CONTACT: DENNIS LYNCH

ARCHITECT

CURTIS GROUP ARCHITECTS, LTD
5000 QUORUM DRIVE, SUITE 500
DALLAS, TEXAS 75254
PHONE: 214.378.9810
FAX: 214.378.9811
CONTACT: KELSIE WHITTINGTON

CIVIL ENGINEER

KEEN ENGINEERING, INC.
7280 W. PALMETTO PARK RD., SUITE 302
BOCA RATON, FLORIDA 33433
PHONE: 561.325.6700
CONTACT: ERIK WILCZEK, P.E.

SURVEYOR

BISHMAN SURVEYING AND MAPPING, INC.
32 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: 407.905.8877
FAX: 407.905.8875
CONTACT: ARON BISHMAN

LANDSCAPE ARCHITECT

LAND ARCHITECTS INC.
6208 WHISKEY CREEK DR.
FORT MYERS, FLORIDA 33919
PHONE: 239.334.9144
CONTACT: WILLIAM PRYSI, PLA, ASLA

LIST OF CONTACTS:

FIRE PREVENTION

ESTERO FIRE RESCUE
21500 THREE OAKS PARKWAY
ESTERO, FLORIDA 33928
PHONE: 239.390.8000

WATER AND SEWER

BONITA SPRINGS UTILITIES
11860 EAST TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: 239.992.0711
CONTACT: DOMINIC STROLLO

GAS PROVIDER

TECO PEOPLES GAS
5901 ENTERPRISE PARKWAY
FORT MYERS, FLORIDA 33905
PHONE: 239.896.0812
CONTACT: MARILYN ALOI

ELECTRIC PROVIDER

FLORIDA POWER & LIGHT
26430 OLD 41 RD.
BONITA SPRINGS, FL 34135
PHONE: 239.947.7383
CONTACT: ANNA BROCKWAY

TELEPHONE PROVIDER

CENTURYLINK
3530 KRAFT RD. UNT. 100
NAPLES, FLORIDA 34105
PHONE: 239.263.6342
CONTACT: JOHN T. REYNOLDS

CABLE PROVIDER

COMCAST CABLE
12600 WESTLINKS DRIVE UNIT 4
FORT MYERS, FLORIDA 33913
PHONE: 239.432.1805
CONTACT: PAUL BAHIZI



LOCATION MAP

NTS

Sheet Index

- C-100 COVER SHEET
- C-101 GENERAL NOTES
- C-102 SWPP PLAN
- C-103 SWPP NOTES
- C-104 SITE PLAN
- C-200 PAVING, GRADING, AND DRAINAGE PLAN
- C-201 PAVING, GRADING AND DRAINAGE DETAILS
- C-300 UTILITY PLAN
- C-301 LYDEN DRIVE UTILITY PROFILE
WATER AND SEWER DETAILS
- C-400 PAVEMENT MARKING AND SIGNAGE PLAN

(LICENSED PROFESSIONAL)

ERIK J. WILCZEK
FL LICENSE NUMBER
58216

PROJECT #	DATE	DESIGNED BY	TZ	DRAWN BY	TZ	CHECKED BY	EW	REVISIONS	DATE	BY
001-01	12-16-2014									

AUTUMN LEAVES
OF ESTERO
22900 Lyden Dr.

LEE COUNTY

ESTERO

KEEN
Engineering Inc.

7280 West Palmetto Park Road, Suite 302, Boca Raton, Florida 33433
PHONE: 561-325-6700

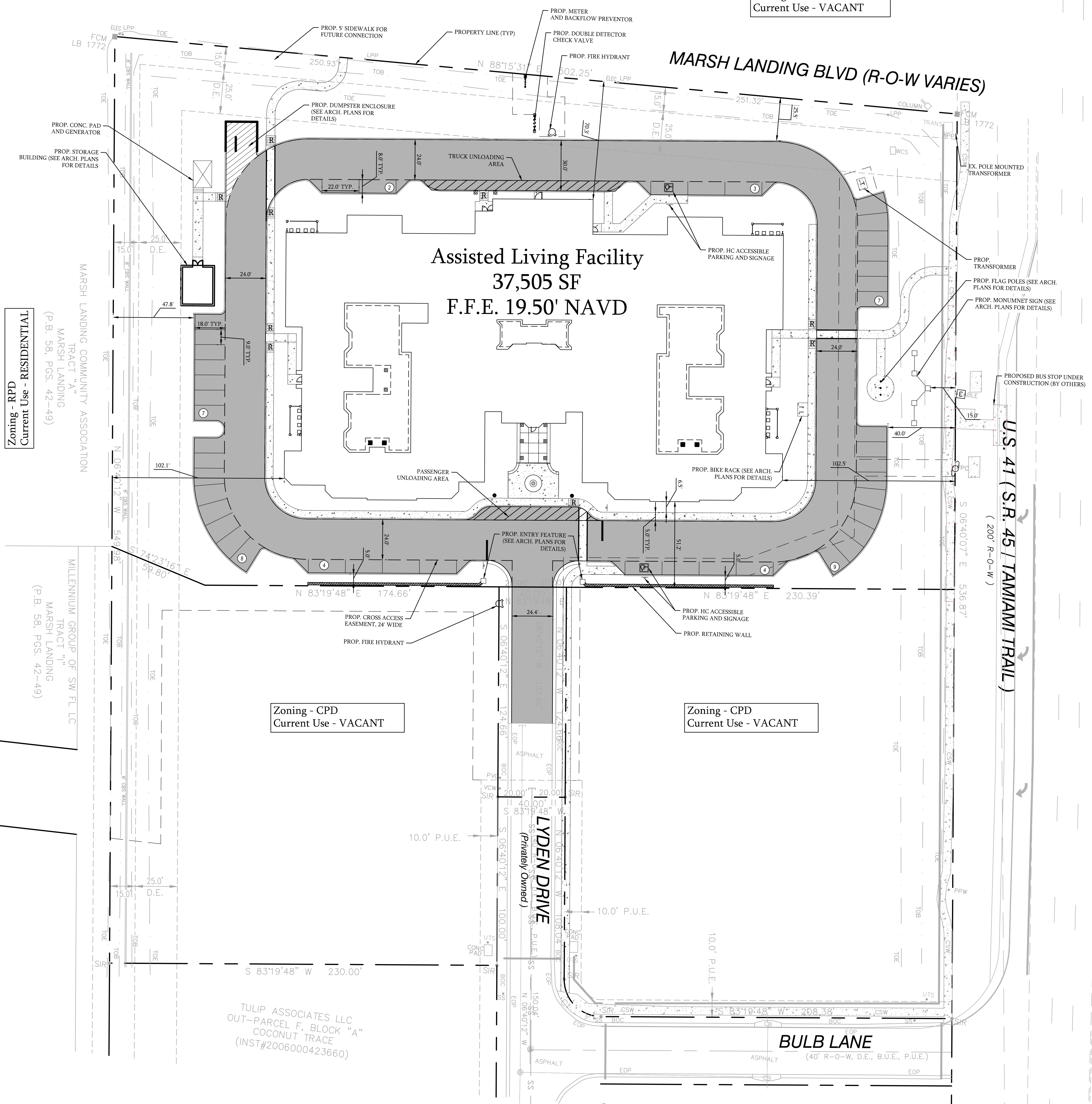
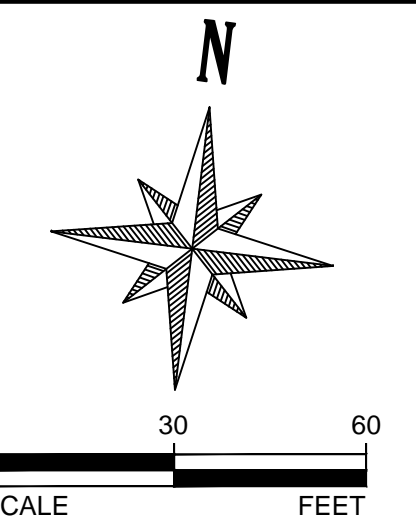
COVER SHEET

SHEET NUMBER

C-100

Plotted By: Erik Loyout-C-104 Site Plan, March 09, 2015 12:51:31pm. M:\001_LeSales\001-01_Coconut_Trace_Estero\CAD\C-104_SITE_PLAN.dwg
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Zoning - RPD
Current Use - VACANT



Assisted Living Facility
37,505 SF
F.F.E. 19.50' NAVD

LAND USE DATA	
SITE AREA	3.475 AC. / 151,367 S.F.
EXISTING USE	VACANT
PROPOSED USE	37,505 SF ASSISTED LIVING FACILITY
ZONING	CPD

CODE COMPLIANCE		
	REQUIRED	PROVIDED
REAR (NORTH)		29.3'
BUILDING HEIGHT	30' MAX.	24.33'
BUILDING COVERAGE	55% MAX.	25%
PERVIOUS COVERAGE	10% MIN.	32%
VEHICLE PARKING	30' (0.54 SPACES / UNIT) 1 Unit = 1 Bed	44 SPACES
HANDICAP PARKING	2 (25-50 SPACES PROVIDED)	2 SPACES

AREA BREAKDOWN			
	ACRES	SQ. FEET	
TOTAL	3.475	151,367	
PERVIOUS	1.585	69,027	46%
IMPERVIOUS	1.890	82,340	54%
Building	0.861	37,505	25%
Storage	0.011	480	
Dumpster	0.007	310	
Pavement	0.868	37,815	
Sidewalk	0.143	6,230	

* Calculation per LCLCD Table 34-2020(a). Proposed facility will have 54 beds.

COCONUT TRACE TRACTS 'A' - 'F'

MAXIMUM BUILDING AREA: 130,500 S.F.
(Per Zoning Res. #Z-00-010)

PROPOSED BUILDING SF INVENTORY:
(As of October 9, 2014)

TRACT A:	5,404 S.F.
TRACT B:	10,202 S.F.
TRACT C:	37,505 S.F.
TRACT D:	0 S.F.
TRACT E:	0 S.F.
TRACT F:	0 S.F.

Zoning - RPD
Current Use - RESIDENTIAL

Zoning - CPD
Current Use - VACANT

Zoning - CPD
Current Use - VACANT

LICENSED PROFESSIONAL
ERIK J. WILCZEK
FL LICENSE NUMBER
58216

PROJECT #	DATE	SCALE	DESIGNED BY	TZ	DRAWN BY	TZ	CHECKED BY	EW	NO.	REVISIONS	DATE	BY
001-01	12-16-2014											

AUTUMN LEAVES OF ESTERO
22900 Lyden Dr.
ESTERO

KEEN Engineering Inc.
7280 West Palmetto Park Road, Suite 302, Boca Raton, Florida 33433
PHONE: 561-325-6700

SITE PLAN

SHEET NUMBER
C-104

TULIP ASSOCIATES LLC
OUT-PARCEL F, BLOCK "A"
COCONUT TRACE
(INST#2006000423660)