


LEONARDO A. SFERRA
LICENSE No. 80859



02/17/23

MAGNOLIA SQUARE APARTMENTS TESLA SUPERCHARGER STATION 5934 PREMIER WAY NAPLES, FL 34109	
TITLE SHEET & PROJECT DATA	
C	
PROJECT MANAGER	DESIGNER
ZS	KSB
JOB NO. 2022141.65	
T-1	

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NOT TO SCALE

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TAMIAAMI TRAIL (U.S. 41)

GOODLETTE FRANK ROAD

PANTHER LANE

PINE RIDGE ROAD

PROJECT SITE

LINE DATA			LINE DATA			LINE DATA		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N01°18'35"W	69.79	L16	N89°50'49"W	608.84	L31	S00°00'24"W	55.26
L2	S89°35'25"E	40.47	L17	S40°36'02"E	57.73	L32	S89°59'36"E	9.00
L3	N19°07'32"E	51.32	L18	S29°46'12"E	27.84	L33	S00°00'24"W	15.52
L4	N07°06'07"E	135.21	L19	N05°21'59"W	11.91	L34	S14°58'00"E	28.09
L5	N05°24'42"E	50.22	L20	N17°21'59"W	5.59	L35	S00°00'09"W	18.01
L6	N07°06'07"E	24.26	L21	N40°36'02"E	62.09	L36	N89°59'15"W	19.50
L7	N19°27'26"E	51.41	L22	N15°32'56"E	168.86	L37	S00°00'00"E	18.00
L8	N07°06'08"E	399.97	L23	N15°32'56"E	175.11	L38	S07°30'11"E	34.30
L9	S82°51'17"E	41.24	L24	S83°01'18"E	39.31	L39	S00°00'24"W	14.00
L10	S70°47'53"E	152.98	L25	S07°06'35"W	17.98	L40	N89°59'36"E	18.00
L11	N89°15'23"E	150.96	L26	S72°21'43"E	23.04	L41	S00°00'09"W	110.34
L12	S00°46'24"E	846.50	L27	N89°59'41"E	72.72	L42	S89°59'51"E	30.23
L13	S89°29'57"W	190.00	L28	N90°00'00"E	36.67	L43	S00°09'20"W	99.26
L14	S00°46'24"E	203.33	L29	S81°39'13"E	58.86	L44	N90°00'00"E	49.39
L15	N73°07'05"W	46.74	L30	N80°12'15"E	50.03	L45	S00°00'00"E	22.10

LINE DATA			CURVE DATA						OWNER'S DIST.
BEARING	DISTANCE		CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING\CHORD DIST	
C1	N00°00'00"E	26.17	C1	37°26'06"	98.00	64.03	33.20	N14°51'53"W	62.90
C2	N90°00'00"E	55.31	C2	33°32'23"	4260.76	264.47	132.28	N05°14'45"E	264.42
C3	N90°00'00"E	55.31	C3	43°27'24"	48.00	36.41	19.13	N28°49'49"E	35.54
C4	S00°15'32"W	15.06	C4	57°24'01"	48.00	48.09	26.28	N21°35'53"W	46.10
C5	N90°00'00"E	74.20	C5	90°02'35"	48.00	75.43	48.04	N52°07'25"E	152.80
C6	S45°00'07"W	27.71	C6	7°45'13"	1130.00	152.92	76.58	S77°22'48"E	67.91
C7	S38°55'37"E	35.40	C7	18°15'59"	820.00	261.42	131.83	S79°55'08"E	260.32
C8	N65°51'54"W	13.21	C8	66°55'49"	88.00	101.29	57.09	N56°52'24"E	95.79
C9	N55°36'48"W	94.43	C9	0°15'41"	5629.65	25.69	12.85	S03°20'38"W	25.69
C10	N27°32'52"W	14.99	C10	6°48'01"	820.00	97.32	48.72	S74°11'09"E	97.27
C11	N5°40'26"W	14.54	C11	11°27'59"	820.00	164.10	82.33	S83°19'08"E	163.83
C12	N61°40'44"W	4.97	C12	30°55'29"	88.00	47.50	24.34	N74°23'04"W	46.92
C13	S01°44'45"W	37.79	C13	35°01'20"	88.00	53.79	27.76	N41°24'40"W	52.96
C14	S00°00'02"E	107.23	C14	20°44'44"	35.00	12.67	6.41	S79°37'42"W	12.60

DISTRICT SCHOOL BOARD COLLEIER (PINE RIDGE MIDDLE SCHOOL)						
CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST
C15	86°13'14"	25.00	37.62	23.40	N46°53'18"W	34.17
C16	17°02'44"	3494.03	63.22	31.61	S04°17'47"E	63.22
C17	6°53'44"	1437.44	173.00	86.60	S10°00'10"E	172.89
C18	27°09'00"	340.51	161.35	82.22	S27°01'32"E	159.85
C19	10°49'50"	198.00	37.43	18.77	S35°11'07"E	37.37
C20	43°34'41"	107.29	81.60	42.89	S06°03'23"E	79.65
C21	33°01'18"	53.53	30.85	15.87	N20°57'02"W	30.43
C22	12°02'08"	139.40	29.28	14.70	N11°20'55"W	29.23
C23	15°21'10"	122.90	32.93	16.57	N25°02'34"W	32.83
C24	13°02'34"	140.92	32.08	16.11	N39°14'26"W	32.01
C25	5°30'19"	297.12	28.55	14.28	N43°21'11"W	28.54
C26	27°09'00"	311.61	147.66	75.24	N27°01'32"W	146.28
C27	6°52'40"	1408.54	169.08	84.64	N10°00'42"W	168.98
C28	1°08'05"	3465.13	68.62	34.31	N04°14'25"W	68.62

NOT TO SCALE

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C29	0°58'39"	3670.83	62.63	31.32	N02°42'17"W	62.63
C30	8°11'00"	1256.49	179.46	89.88	N02°00'05"E	179.31
C31	12°42'33"	473.24	104.97	52.70	N11°58'13"E	104.76
C32	9°33'11"	33.70	55.08	35.92	N6°22'22"SE	49.15
C33	73°39'21"	33.70	43.32	25.24	S21°16'44"E	40.40
C34	12°36'25"	501.44	110.33	55.39	S11°56'32"W	110.11
C35	7°53'29"	1284.69	176.94	88.61	S02°28'19"W	176.80
C36	91°28'30"	25.00	39.91	25.65	N44°15'49"E	35.81
C37	15°42'14"	35.00	9.59	4.83	N82°08'48"W	9.56
C38	3°36'34"	1437.44	90.55	42.99	S08°21'35"E	90.54
C39	31°17'10"	1437.44	82.44	41.23	S11°48'27"E	82.43
C40	116°53'27"	19.00	38.76	30.94	N31°33'11"E	32.38
C41	0°40'09"	5629.65	65.75	32.88	N02°52'42"E	65.75
C42	37°02'16"	92.67	59.90	31.04	N58°05'13"W	58.87

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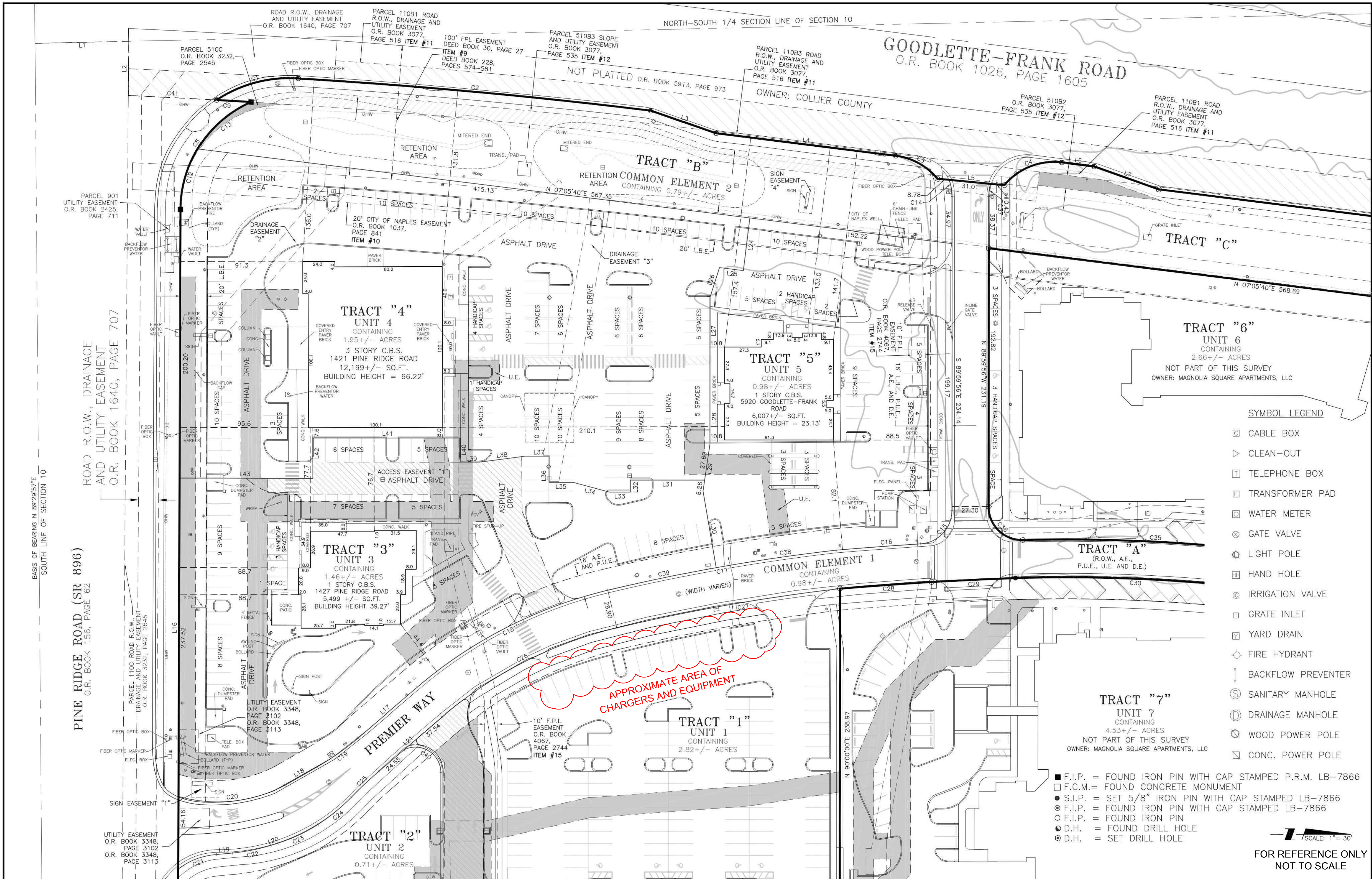
October 21, 2021 1:33 PM LTUTTLE V:\2156\active\215699999\02885\MAGNOLIA-SQUARE\215616904-MAGNOLIA-SQUARE-ALTA-SURVEY.dwg



DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY MAGNOLIA SQUARE OF NAPLES LESS TRACT "6" AND TRACT "7", PLAT BOOK 70, PAGES 35-39 COLLIER COUNTY, FLORIDA.
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DATE: 10/20	CLIENT: 2600 QUANTUM LLC, A FLORIDA LIMITED LIABILITY COMPANY		
SCALE: 1"=60'	CROSS REFERENCE FILE NO.: STANTEC DWG. 215616034-S01	PROJECT NUMBER AND TASK 215616904-210	FILE NO.: 215616904-S

CROSS REFERENCE FILE NO.:	PROJECT NUMBER AND TASK	FILE NO.:
STANTEC DWG. 215616034-S01	215616904-210	215616904-S



REV NO.		REVISION	MO/DAY/YR	DRAWN BY	EMP NO	CHECKED BY	EMP NO	FIELD BOOK/PAGE	G-3453, 15-17	ACTIVITY	RESEARCH:	INITIALS	EMP. NO.	MO.	DAY	YR.	APPROVED:	DATE: 10/20 SCALE: 1"=30'			CLIENT: 2600 QUANTUM LLC, A FLORIDA LIMITED LIABILITY COMPANY		
1		REVISION								FIELD WORK/CREW CHIEF	DLR				10	15	21	DESCRIPTION: ALTA/NSPS LAND TITLE SURVEY			PROJECT NUMBER AND TASK		
										DRAFTED:	LMT		453	03	10	21		MAGNOLIA SQUARE OF NAPLES LESS TRACT "6"			FILE NO.: 215616904-S02		
										CHECKED BY:	LTM		436	03	10	21		AND TRACT "7", PLAT BOOK 70, PAGES 35-39,			CROSS REFERENCE FILE NO.: STANTEC DWG. 215616034-S01		
																		COLLIER COUNTY, FLORIDA.			FILE NO.: 215616904-S02		

UNIT AREA TABLE - BUILDING TYPE I									
Unit Type	Unit Name	AC Area	Non-AC Area	Total Unit Area in SF	Unit Total by Name	Unit Total by Type	Unit Type Percentages		
1 Bed / 1 Bath	A1	822	74	896	3				
1 Bed / 1 Bath	A2	768	74	842	13				
1 Bed / 1 Bath	A3	773	135	908	45				
1 Bed / 1 Bath	A4	977	140	1117	3	68	61.82%		
1 Bed / 1 Bath	A5	1008	83	1091	2				
1 Bed / 1 Bath	A6	739	163	902	2				
2 Bed / 2 Bath	B1	1917	169	2086	3	27	24.55%		
2 Bed / 2 Bath	B2	1176	165	1341	21				
2 Bed / 2 Bath	B3	1347	177	1524	3				
3 Bed / 2 Bath	C1	1494	270	1764	7	15	13.64%		
3 Bed / 2 Bath	C2	1494	263	1757	2				
3 Bed / 3 Bath	C3	1958	312	2270	6	110	100.00%		
Total Units in Project - All Types						110	100.00%		

NOTE 1: THIS INFORMATION SHALL NOT BE USED FOR CONDOMINIUM DOCUMENTS
 NOTE 2: UNIT GROSS AREAS LISTED ARE FROM OUTSIDE TO OUTSIDE OR CENTERLINE OF TENANT WALLS (WHEN APPLICABLE)
 NOTE 3: UNIT AC AREAS LISTED ARE FROM FACE OF GYPSUM BOARD AROUND PERIMETER OF UNIT

UNIT AREA TABLE - BUILDING TYPE II									
Unit Type	Unit Name	AC Area	Non-AC Area	Total Unit Area in SF	Unit Total by Name	Unit Total by Type	Unit Type Percentages		
1 Bed / 1 Bath	A1	834	72	906	7				
1 Bed / 1 Bath	A2	771	86	857	18				
1 Bed / 1 Bath	A3	777	141	918	20	70	38.89%		
1 Bed / 1 Bath	A4	982	147	1129	20				
1 Bed / 1 Bath	A5	0	0	0	0				
1 Bed / 1 Bath	A6	742	115	857	5				
2 Bed / 2 Bath	B1	1521	165	1716	18	93	51.67%		
2 Bed / 2 Bath	B2	1179	178	1357	75				
2 Bed / 2 Bath	B3	0	0	0	0				
3 Bed / 2 Bath	C1	1468	267	1735	17	17	9.44%		
3 Bed / 2 Bath	C2	0	0	0	0				
3 Bed / 3 Bath	C3	0	0	0	0				
Total Units in Project - All Types						180	100.00%		

NOTE 1: THIS INFORMATION SHALL NOT BE USED FOR CONDOMINIUM DOCUMENTS
 NOTE 2: UNIT GROSS AREAS LISTED ARE FROM OUTSIDE TO OUTSIDE OR CENTERLINE OF TENANT WALLS (WHEN APPLICABLE)
 NOTE 3: UNIT AC AREAS LISTED ARE FROM FACE OF GYPSUM BOARD AROUND PERIMETER OF UNIT

UNIT BREAKDOWN TABLE									
Unit Type	Unit Name	Building Type	Unit Totals	Unit Total by Type	Unit Type Percentages				
1 Bed / 1 Bath	A1	3	7	10					
1 Bed / 1 Bath	A2	13	18	31					
1 Bed / 1 Bath	A3	45	20	65					
1 Bed / 1 Bath	A4	3	20	23	138	47.59%			
1 Bed / 1 Bath	A5	2	0	2					
1 Bed / 1 Bath	A6	2	5	7					
2 Bed / 2 Bath	B1	3	18	21					
2 Bed / 2 Bath	B2	21	75	96	120	41.38%			
2 Bed / 2 Bath	B3	3	0	3					
3 Bed / 2 Bath	C1	7	17	24					
3 Bed / 2 Bath	C2	2	0	2	32	11.03%			
3 Bed / 3 Bath	C3	6	0	6					
Total				110	180	290	290	100.00%	

DENSITY SUMMARY	
TOTAL UNITS IN PROJECT	290
DENSITY (BASED ON 3.1 ACRES ± P.U.D. AREA)	9.4 UNITS / ACRE

SETBACK TABLE										
REQUIRED MULTI-FAMILY PRINCIPAL SETBACKS						PROVIDED MULTI-FAMILY PRINCIPAL SETBACKS				
SIDE	PUD	PUD (SOUTH BOUNDARY)	STRUCTURE SEPARATION	FRONT	REAR	SIDE	PUD	PUD (SOUTH BOUNDARY)	STRUCTURE SEPARATION	
5'	25'	350'	20'-0"	69.5'	543.8'	35.0'	121.5'	665.9'	89.3'	
5'	25'	350'	20'-0"	306.9'	25.0'	166.7'	25.0'	562.3'	89.3'	

WATER MANAGEMENT LAND USE SUMMARY		
LAND USE	PREVIOUSLY PERMITTED (1) (AC)	CURRENT TOTAL PROPOSED (AC)
ROOF COVERAGE	3.30	6.00
LAKE	1.84	1.89
PAVEMENT / SIDEWALK / HARDSCAPE	12.94	9.71
PERVIOUS	8.32	8.70
SPFWM WETLAND	0.80	0.90
TOTAL	27.10	27.10
(TOTAL IMPERVIOUS (BUILDING AND PAVEMENT))	16.14	15.71

(1) REFERENCE PREVIOUS PERMIT SPFWM ERP #11-13160P
 (2) PROJECT TOTAL AREA OF 27.10 AC BASED ON PREVIOUS PERMIT FILES MEASURED TO EAST R.O.W. LINE INCLUDING R.O.W. EASEMENTS OF GOODLETTE FRANK ROAD.
 (3) CURRENT TOTAL PROPOSED ROOF COVERAGE INCLUDES CANOPIES (I.E. ROOFED AREAS OUTSIDE OF EXTERIOR BUILDING WALLS) AND NON-ENCLOSED SHADE STRUCTURES.

DEVELOPMENT STANDARDS (RESIDENTIAL)	
PRINCIPAL STRUCTURES	MULTI-FAMILY
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	N/A
MINIMUM LOT DEPTH	N/A
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MINIMUM LAKE MAINTENANCE EASEMENT SETBACK	10 FEET
MINIMUM SETBACK FROM PPL EASEMENT	0 FEET
MINIMUM PUD BOUNDARY SETBACK	25 FEET
MINIMUM SETBACK FROM PPL EASEMENT	25 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS	0/10 FEET
FLOOR AREA MIN. (S.F. PER UNIT - GROUND FLOOR)	700 SF
ACCESSORY STRUCTURES	
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	0 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MINIMUM DRAINAGE EASEMENT SETBACK	0 FEET
MINIMUM SETBACK FROM PPL EASEMENT	0 FEET
MINIMUM PUD BOUNDARY SETBACK	15 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS	0/10 FEET
MAXIMUM HEIGHT	20 FEET
MINIMUM LAKE MAINTENANCE EASEMENT SETBACK	25 FEET
MINIMUM LOT AREAS FOR ANY UNIT TYPE MAY BE EXCEEDED. THE UNIT TYPE, AND NOT THE MINIMUM LOT AREA, SHALL DEFINE THE DEVELOPMENT STANDARDS TO BE APPLIED BY THE GROWTH MANAGEMENT DIVISION DURING AN APPLICATION FOR A BUILDING PERMIT.	
1- THE LANDSCAPE BUFFER EASEMENT SHALL BE LOCATED WITHIN OPEN SPACE TRACTS AND LAKE MAINTENANCE EASEMENTS SHALL BE LOCATED WITHIN LAKE TRACTS AND NOT BE LOCATED WITHIN A PLATTED RESIDENTIAL LOT.	
2- THE MINIMUM DISTANCE FOR ALL RESIDENTIAL UNITS FROM THE SOUTHERN PUD BOUNDARY SHALL BE 300 FEET.	
NOTE: NOTHING IN THIS PUD DOCUMENT SHALL BE DEEMED TO APPROVE A DEVIATION FROM THE LOC LISTED IN THIS PUD DOCUMENT.	
3- NOT TO EXCEED 4 STORIES.	

SITE AREA SUMMARY				
CATEGORY	EXISTING (TO REMAIN) (AC)	PROPOSED (AC)	TOTAL (AC)	PERCENTAGE OF TOTAL
IMPERVIOUS				
ROOF AREA	1.96	4.04	6.00	22.1%
PAVEMENT / SIDEWALK / HARDSCAPE	0.80	0.57	1.17	4.3%
PAVEMENT / CURB	7.29	1.25	8.54	31.5%
IMPERVIOUS (SUB-TOTAL)	9.85	5.86	15.71	58.0%
PERVIOUS				
OPEN / GREEN AREA	5.27	2.02	7.29	26.9%
DETENTION AREA (TOP CONTOUR)	1.41	0.00	1.41	5.2%
SPFWM WETLAND	0.80	0.00	0.80	3.0%
PERVIOUS (SUB-TOTAL)	7.48	2.02	9.50	35.1%
LAKE				
LAKE (SUB-TOTAL)	1.89	0.00	1.89	7.0%
TOTAL	19.22	7.88	27.10	100.0%

(1) EXISTING ROOF AREA SHOWN INCLUDES CANOPIES (I.E. ROOFED AREAS OUTSIDE OF EXTERIOR BUILDING WALLS). THE AREA EXISTING BUILDINGS WITHIN EXTERIOR WALLS (NOT INCLUDING CANOPIES) EQUALS APPROXIMATELY 1.75 ACRES.
 (2) PROPOSED ROOF AREA SHOWN INCLUDES NON-ENCLOSED SHADE STRUCTURES. THE ROOF AREA NOT INCLUDING SHADE STRUCTURES EQUALS APPROXIMATELY 3.30 ACRES.

OPEN SPACE CALCULATION				
(1) 30% OPEN SPACE REQUIREMENT FOR OVERALL PROJECT = 8.13 AC (27.10 AC * 30%)				
(2) OPEN SPACE PROVIDED INCLUDES: OPEN / GREEN AREA + DETENTION AREA + SPFWM WETLAND + LAKE				
(3) OPEN SPACE PROVIDED = 7.48 AC + 1.41 AC + 0.80 AC + 1.89 AC = 11.58 AC				

PROPOSED RESIDENTIAL PARKING SUMMARY						
USE	DESCRIPTION	AMOUNT OF USE	REQUIRED PARKING RATIO (1)	PARKING REQUIRED	TOTAL PARKING SPACES PROVIDED	
UNIT A (1 BEDROOM)	RESIDENTIAL	68 UNITS	1.75 PER UNIT	242		
UNIT B (2 BEDROOM)	RESIDENTIAL	27 UNITS	2.00 PER UNIT	240		
UNIT C (3 BEDROOM)	RESIDENTIAL	15 UNITS	2.00 PER UNIT	64		
LEADING OFFICE	OFFICE	0.5 SF	3,656 SF	1 PER 300 SF (2)	6	
ART GALLERY	ART GALLERY	0.5 SF	598	1 PER 300 SF (2)	2	
CLUBHOUSE	CLUBHOUSE	12,678 SF	0.5 SF	1 PER 300 SF (1)	53	
POOL	RECREATION	1,750 SF	0.5 SF	SEE NOTE (3)	5	
REDUCTION PER ADMINISTRATIVE PARKING REDUCTION (4)				-75		
				547	436	78 SURFACE

(1) PER COLLIER COUNTY LDC SECTION 4.05.04.G, TABLE 17.
 (2) 50% REDUCTION OF NORMAL REQUIREMENTS PER COLLIER COUNTY LDC 4.05.04.G, TABLE 17.
 (3) POOL PARKING REQUIREMENTS: 1 PER 75 SF OF WATER AREA FOR FIRST 1,000 SF AND 1 PER EACH ADDITIONAL 125 SF OF WATER AREA, COMPUTED AT 25% OF NORMAL REQUIREMENTS BECAUSE MAJORITY OF UNITS ARE WITHIN 300 FEET OF RECREATION FACILITY (PER COLLIER COUNTY LDC 4.05.04.G, TABLE 17).
 (4) REFER TO APPROVED APR PL2019000436.

PROPOSED RESIDENTIAL ACCESSIBLE PARKING SUMMARY			
UNIT	TOTAL BLDG PARKING SPACES (INCLUDING ADJACENT SURFACE PARKING)	REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES
PROPOSED BLDG #1	115	5	5
PROPOSED BLDG #2	493	9	10
TOTAL	598	14	15

EXISTING COMMERCIAL PARKING SUMMARY (SOUTH OF PANTHER LANE ONLY)				
UNIT	TYPE OF USE	AMOUNT OF USE	REQUIRED PARKING RATIO	TOTAL PARKING SPACES PROVIDED
BLDG A	RETAIL / RESTAURANT	20,531 SF		82
BLDG B	BANK	3,778 SF		15
BLDG C	RESTAURANT	5,479 SF	1 PER 250 SF	22
BLDG D	OFFICE	38,499 SF		154
BLDG E	BANK	7,476 SF		30
TOTAL		75,763 SF	1 PER 250 SF	303

NOTES:
 (1) PER COLLIER COUNTY LDC SECTION 4.05.04.G, TABLE 17 "SHOPPING CENTER". RESTAURANT USE MAY COMPREHEND UP TO 20% OF FLOOR AREA FOR BASE PARKING RATE OF 1 PER 250 SF (OR 15,153 SF). PER LATEST EAST INFORMATION RECEIVED FROM OWNER OF COMMERCIAL UNITS, APPROXIMATELY 10,220 SF OF COMMERCIAL AREA IS CURRENTLY LEASED AS, OR ANTICIPATED FOR, RESTAURANT USE.

EXISTING COMMERCIAL ACCESSIBLE PARKING SUMMARY (SOUTH OF PANTHER LANE ONLY)			
PARKING FACILITY	TOTAL LOT PARKING SPACES	REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES
WEST OF PREMIER WAY	239	7	16
EAST OF PREMIER WAY	144	5	6
TOTAL	383	12	16

PENINSULA ENGINEERING

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL CONSULTING • LAND PLANNING • SITE PLANNING • CONSTRUCTION MANAGEMENT • OWNER REPRESENTATIVE

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 #28275

PROJECT:

MAGNOLIA SQUARE APARTMENTS

TITLE:

ZONING DATA SHEET AND TABLES

OWNER/CLIENT/CONSULTANT:

MAGNOLIA SQUARE APARTMENTS, LLC.

REVISIONS:

No.	Revision:	Date:
1	REVISED PER COLLIER COUNTY AND CLIENT COMMENTS	04/06/19
2	REVISED PER COLLIER COUNTY COMMENTS (DATED 5-8-19) AND CLIENT	06/06/19
3	REVISED PER COLLIER COUNTY COMMENTS (DATED 7/16/19)	07/16/19
4	REVISED PARKING CALCULATION TO INCLUDE BUILDING #2 PUBLIC ART GALLERY USE	10/22/20
5	REVISED TO INDICATE LOCATION OF ART GALLERY PER COLLIER COUNTY COMMENTS	02/21/20

NOTES:

PARKING LEGEND

- REGULAR PARKING - RESIDENTIAL
- ACCESSIBLE PARKING - RESIDENTIAL
- REGULAR PARKING - COMMERCIAL
- ACCESSIBLE PARKING - COMMERCIAL

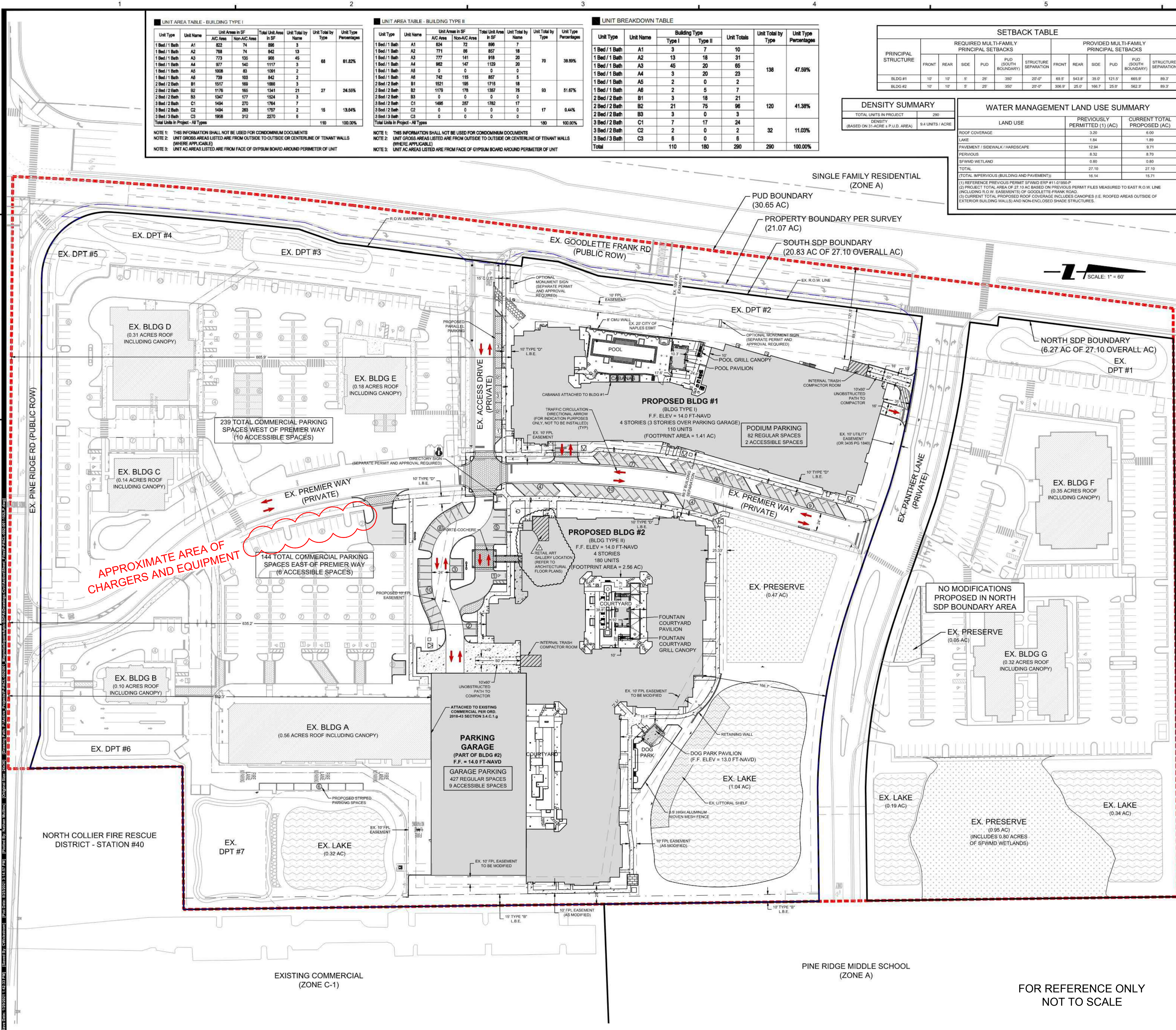
PROFESSIONAL SEALS:

PROFESSIONAL ENGINEER: DANIEL HARTLEY
 FLORIDA LICENSE NUMBER: 73943

DATUM NOTE:
 ALL ELEVATIONS ARE BASED ON NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988)

Bar Scale: 1" = 60'

SEC. 10 TWP. 49S RGE. 25E
 City: NAPLES County: COLLIER
 Designed by: CURTIS WICKSTROM
 Drawn by: CURTIS WICKSTROM
 Date: FEBRUARY 2019
 Horizontal Scale: 1" = 60'
 Vertical Scale: N.T.S.
 Project Number: P-PACL-002-001
 File Number: P-PACL-002-001-102LP
 Sheet Number: 04 of 20



FOR REFERENCE ONLY
 NOT TO SCALE



DEMOLITION KEYNOTES AND LEGEND (#)

- EXISTING CURB TO BE REMOVED.
 - EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING, SAND BLASTING, WATER BLASTING OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER OF RECORD. TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVER PAINT OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL. WATER BLASTING METHOD SHALL NOT BE USED DURING FREEZING WEATHER CONDITIONS.
 - EXISTING UNDERGROUND IRRIGATION LINE TO BE RELOCATED, AS NECESSARY.
 - EXISTING SHRUB REMOVAL AREA.
 - EXISTING WHEELSTOP TO BE REMOVED (TYPICAL OF 13).
- EXISTING ASPHALT TO BE REMOVED
TRENCHING NOT INCLUDED
- EXISTING BRICK PAVER TO BE REMOVED
TRENCHING NOT INCLUDED
- EXISTING DRAINAGE EASEMENT '1'
- EXISTING 10' F.P.L. EASEMENT
- EXISTING ACCESS EASEMENT '2'
- XX L.F. ±
- DENOTES LIMITS OF SAWCUT
- PROPOSED TREE PROTECTION FENCE,
SEE DETAIL ON SHEET C-4

GENERAL SHEET NOTES

- CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT COMPOSITION AND THICKNESS. NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
- APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
- FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.
- PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY BY STANTEC, DATED 10/21/2021 FOR EXACT LOCATION.
- ALL EXISTING SHRUBS TO REMAIN SHALL BE TRIMMED PER INDUSTRY STANDARD FOR INSTALLATION OF EQUIPMENT. ANY SHRUBS DAMAGED MORE THAN 50% DURING CONSTRUCTION SHALL BE REPLACED IN KIND WITH NO COST TO OWNER.

GPD GROUP, INC.®
LIC. # - 30920

520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

TESLA

3500 DEER CREEK RD.
PALO ALTO, CA 94304
(650) 681-5000

REV.	DATE	DESCRIPTION
A	10/12/22	ISSUED FOR 90% REVIEW
B	11/17/22	ISSUED FOR SIGN & SEAL
C	2/17/23	REVISED S&S PER 2/13/23 AHJ COMMENTS

LEONARDO A. SFERRA
LICENSE No. 80859

LEONARDO A. SFERRA
No. 80859
STATE OF FLORIDA
PROFESSIONAL ENGINEER

02/17/23

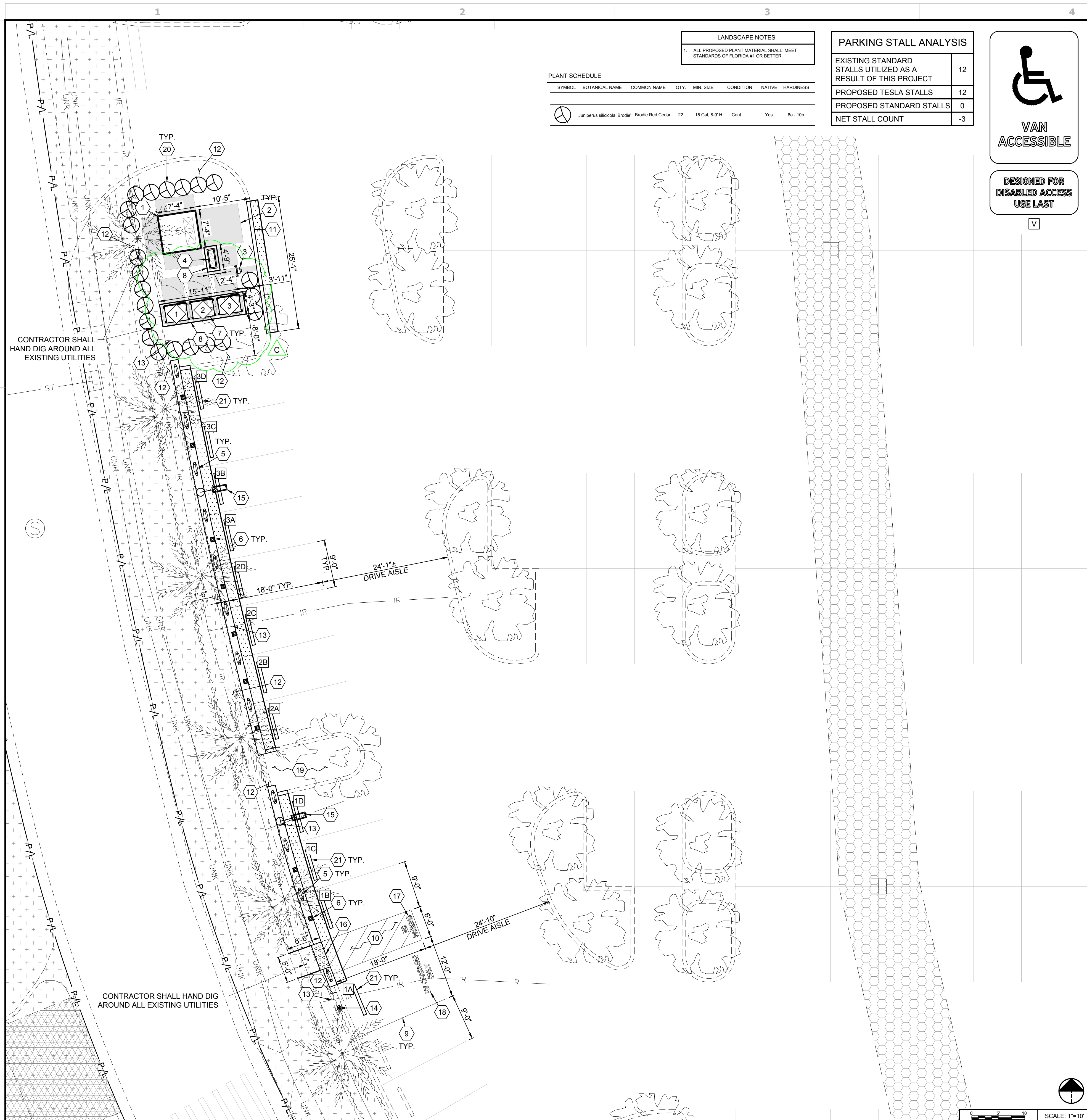
MAGNOLIA SQUARE APARTMENTS
TESLA SUPERCHARGER STATION
5934 PREMIER WAY
NAPLES, FL 34109

DEMOLITION PLAN


PROJECT MANAGER	DESIGNER
ZS	KSB

JOB NO.
2022141.65

C-1



LANDSCAPE NOTES	
1.	ALL PROPOSED PLANT MATERIAL SHALL MEET STANDARDS OF FLORIDA #1 OR BETTER.

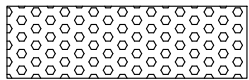
PLANT SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MIN. SIZE	CONDITION	NATIVE	HARDINESS
	Juniperus silicicola 'Brodie'	Brodie Red Cedar	22	15 Gal, 8-9' H	Cont.	Yes	8a - 10b

PARKING STALL ANALYSIS	
EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT	12
PROPOSED TESLA STALLS	12
PROPOSED STANDARD STALLS	0
NET STALL COUNT	-3

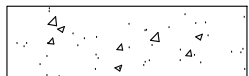


CONSTRUCTION KEYNOTES AND LEGEND

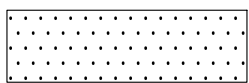
1. PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY. SEE ELECTRICAL PLANS FOR PROPOSED ROUTING.
2. PROPOSED EQUIPMENT CLEAR SPACE (TYPICAL).
3. PROPOSED ELECTRIC METER MOUNTED TO H-FRAME PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.
4. PROPOSED SWITCHGEAR ASSEMBLY PER ELECTRICAL DRAWINGS WITH INTEGRATED MASTER CONTROLLER. SEE SHEET C-3 FOR ANCHORAGE DETAIL.
5. PROPOSED TESLA CHARGE POST WITH INDIVIDUAL CONTINUOUS CURB FOUNDATION (TYPICAL OF 12). SEE DETAILS ON SHEET C-3.
6. PROPOSED TESLA MCCURE FLEX BOLLARD SUPPLIED BY TESLA MOUNTED ON CONTINUOUS CURB FOUNDATIONS (TYPICAL OF 11).
7. PROPOSED TESLA CHARGING CABINET (TYPICAL OF 3). SEE DETAILS ON SHEETS C-3.
8. PROPOSED CONCRETE PAD. SEE DETAIL ON SHEET C-3.
9. PROPOSED PAINTED 4" WIDE SOLID WHITE STRIPE. SEE PAVEMENT MARKING NOTES ON SHEET GN-1.
10. PROPOSED PAINTED 4" WIDE WHITE TRANSVERSE STRIPING. STRIPING SHALL BE 3'-0" O.C. SEE PAVEMENT MARKING NOTES ON SHEET GN-1 AND DETAIL ON SHEET C-3.
11. PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C-4.
12. ALL DISTURBED AREAS NOT TO BE PAVED OR LAWN SHALL BE MULCHED PER LANDSCAPE NOTES ON SHEET GN-1.
13. EXISTING UNDERGROUND IRRIGATION LINE TO BE RELOCATED, AS NECESSARY.
14. PROPOSED ADA PARKING SIGN MOUNTED IN BOLLARD SUPPLIED BY TESLA. SEE DETAIL ON SHEET C-4.
15. PROPOSED LIGHT POLE (TYPICAL OF 2). SEE DETAIL ON SHEET C-4. SEE ELECTRICAL DRAWINGS FOR POLE AND FIXTURE SPECIFICATIONS AND WIRING.
16. PROPOSED 6" FLUSH CONCRETE CURB. SEE DETAIL ON SHEET C-4.
17. PROPOSED PAVEMENT MARKING TO READ "NO PARKING" IN WHITE LETTERS, 12 INCHES.
18. PROPOSED PAVEMENT MARKING TO READ "EV CHARGING ONLY" IN WHITE LETTERS, 12 INCHES.
19. ALL DISTURBED LAWN AREAS SHALL BE SODDED PER LANDSCAPE NOTES ON SHEET GN-1.
20. PROPOSED SHRUB, SEE PLANT SCHEDULE.
21. PROPOSED WHEELSTOP (TYPICAL OF 12). SEE DETAIL ON SHEET C-3.



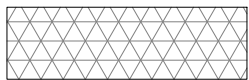
PROPOSED TRUNCATED DOMES WITH RAMF



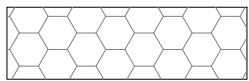
PROPOSED CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-3
TRENCHING NOT INCLUDED



PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING IN TYPE AND DEPTH.
INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION
TRENCHING NOT INCLUDED



EXISTING ACCESS EASEMENT



EXISTING DRAINAGE EASEMENT



EXISTING 16' A.E. AND P.U.E. EASEMENT

NOTE:

1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THE PLAN ARE BASED ON FIELD SURVEYS. DUE TO THE LIMITATIONS IN TECHNOLOGY AND GROUND CONDITIONS, NOT ALL UNDERGROUND UTILITIES ARE ABLE TO BE LOCATED. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES.

GENERAL SHEET NOTES

1. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING, APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT COMPOSITION AND THICKNESS. NOTIFY TESLA OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
3. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY OF DESIGN DRAWINGS BY STANTEC, DATED 10/21/2021 FOR EXACT LOCATION.
4. SEE STANTEC SURVEY FOR ALL APPLICABLE BENCHMARKS.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SLOPES AND GRADES PRIOR TO CONSTRUCTION. FINAL GRADES SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR AND APPROVED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
7. CONTRACTOR SHALL ENSURE SLOPES OF PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA CONFORM WITH ADA SLOPE REQUIREMENTS. NO SLOPE SHALL EXCEED 2% IN ANY DIRECTION WITHIN PARKING STALL 1A AND ADJACENT TRANSVERSE STRIPED AREA. CONTRACTOR SHALL REMOVE AND RE-GRADE PAVEMENT AS REQUIRED TO ACHIEVE NECESSARY SLOPES PER ADA ACCESSIBILITY REGULATIONS. CONTRACTOR SHALL INSTALL FINAL PAVEMENT MARKINGS IN ACCORDANCE WITH THE CURRENT ADA REGULATIONS. *any electronic copy of this are not considered signed and sealed and the signature must be verified*

[illegible]

LEONARDO A. SFERRA
LICENSE No. 80859



02/17/23

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NAPLES, FL 34109

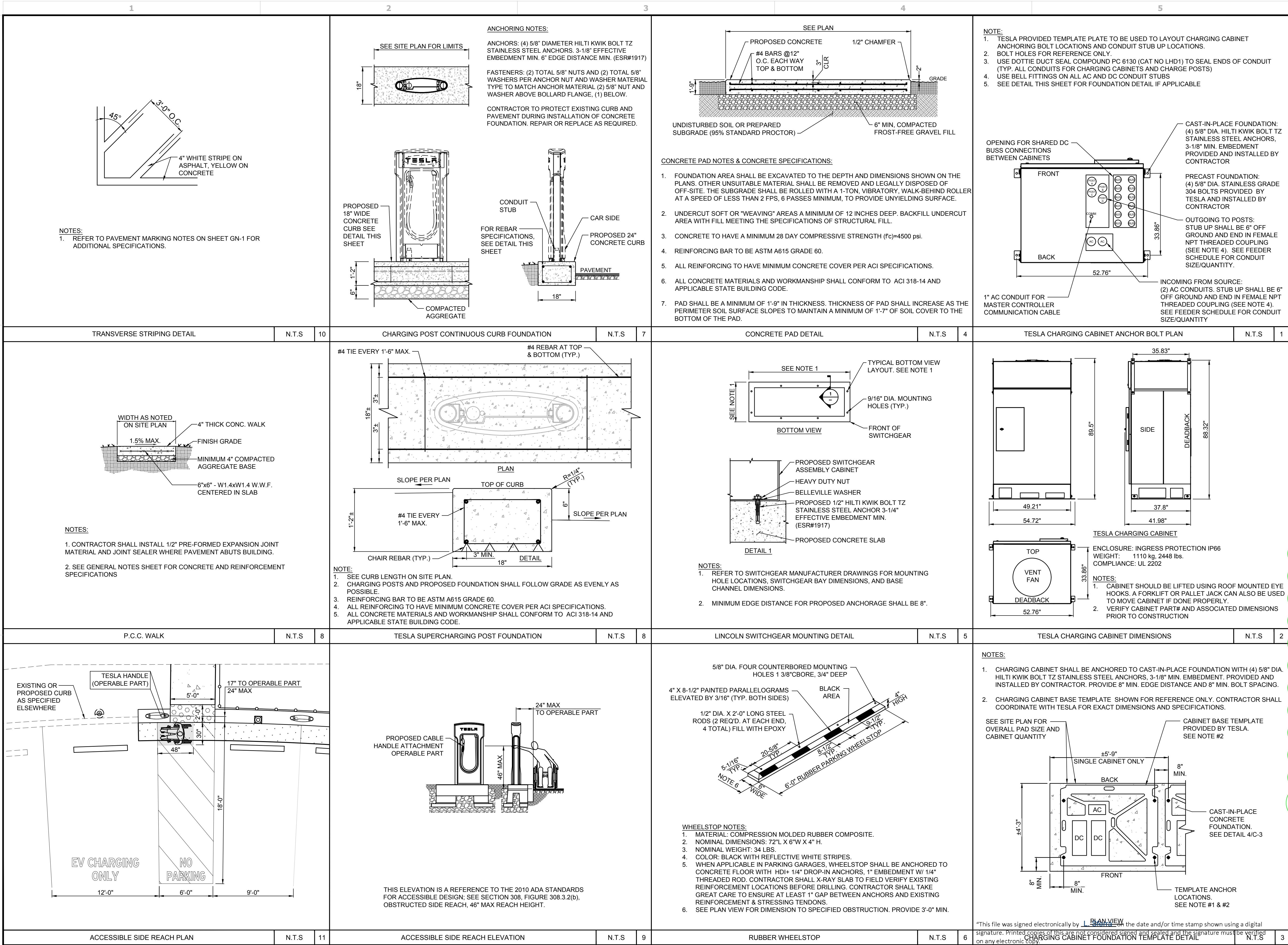
SITE PLAN

PROJECT MANAGER	DESIGNER
ZS	KSB

JOB NO.
2022141.65

C-2

Drawing Name: O:\2022\2022141165 - TRT 33866 - Naples, FL - Magnolia Square\dwg\2022141165 - Naples, FL - CD100.dwg
February 17, 2023 1:17 PM - amichel



REV.	DATE	DESCRIPTION
A	10/12/22	ISSUED FOR 90% REVIEW
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NAPLES, FL 34109

PROJECT MANAGER: ZS
DESIGNER: KSB

JOB NO.
2022141.65

C-3

CIVIL DETAILS

Drawing Name: O:\2022\2022141165 - TRT 33866 - Naples, FL - Magnolia Square\dwg\2022141 65 - Naples, FL - CD100.dwg
February 17, 2023 1:17 PM - amichel

1			2			3			4			5		
												NOTES: 1. REFER TO GENERAL NOTES ON SHEET GN-1 FOR CONCRETE SPECIFICATION. 2. SIDEWALK WIDTH AS SHOWN ON SHEET C-2.		
						DETAIL NOT USED			DETAIL NOT USED					
N.T.S			N.T.S			N.T.S			N.T.S			N.T.S		
10			7			4			1					
						<p>KEYED NOTES</p> <ul style="list-style-type: none">1 POLE TO MATCH EXISTING IN HEIGHT, TYPE AND COLOR.2 HAND HOLE3 GROUND LUG4 BOLT COVER5 3/4" CHAMFER6 RUB CONCRETE TO REMOVE SONOTUBE FORM LINES AND FILL ALL HOLES FOR SMOOTH FINISH. WEATHERSEAL ALL EXPOSED CONCRETE.7 ANCHOR BOLTS SUPPLIED WITH POLE. INSTALL PER POLE VENDOR DRAWINGS.8 #6 CU. BARE GROUND CONDUCTOR9 BRANCH CIRCUIT WIRING IN CONDUIT AT 24" (MINIMUM) BELOW GRADE10 1" SPARE CONDUIT STUBBED INTO POLE BASE & CAPPED 12" FROM BASE11 3/4"x10'-0" CU. CLAD GROUND ROD12 (6) #6 REBAR (VERTICAL) TIE-WIRED TO #4 REBAR TIES AT 12" ON CENTER, U.N.O.13 REINFORCED CONCRETE, 4500 PSI COMPRESSIVE STRENGTH14 ADDITIONAL #4 REBAR TIES @ 3" ON CENTER								
			DETAIL NOT USED									P.C.C. CURB DETAIL		
N.T.S			N.T.S			N.T.S			N.T.S					
8			8											
									<p>NOTES:</p> <ol style="list-style-type: none">CONTRACTOR SHALL VERIFY SIGN WITH LOCAL AND ADA REQUIREMENTS AND SPECIFICATIONS BEFORE INSTALLATION. LOCAL JURISDICTION SIGN REQUIREMENTS SHALL TAKE PRECEDENCE OVER THIS DETAIL.SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.BOLLARD TO BE REMOVED IF SIGN POST IS OUT OF VEHICULAR PATH OR PARKING SPACE. WHEN NOT USING BOLLARD FOUNDATION THE SIGN POST SHALL BE EMBEDDED 3'-6" IN A 12" DIA. CONCRETE FOOTING 4'-0" DEEP (0.12 CU. YDS. OF CONCRETE REQUIRED).SIGN TO BE PROVIDED AT ALL ACCESSIBLE PARKING SPACES AS PER ADA REGULATIONS.IF SIGN IS MOUNTED TO BUILDING, THE BOTTOM OF THE VAN ACCESSIBLE SIGN SHALL BE 5'-0" FROM THE FINISH GRADE. <p>"This file was signed electronically by <u>L. Sferra</u> on the date and/or time stamp shown using a digital signature. Printed copies of this are not considered signed and sealed and the signature must be verified on any electronic copy."</p>					
			DETAIL NOT USED									SHRUB PLANTING DETAIL		
N.T.S			N.T.S			N.T.S			N.T.S					
11			9			6			3					



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LIC. # - 30920


520 South Main Street, Suite 2531
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CIVIL DETAILS