

****FINAL INSPECTION REQUIRED****
At the completion of the improvements, please
submit a Letter of Substantial Compliance to
schedule a Final Inspection.

Exhibit B

CORKSCREW SHORES AMENITY CENTER

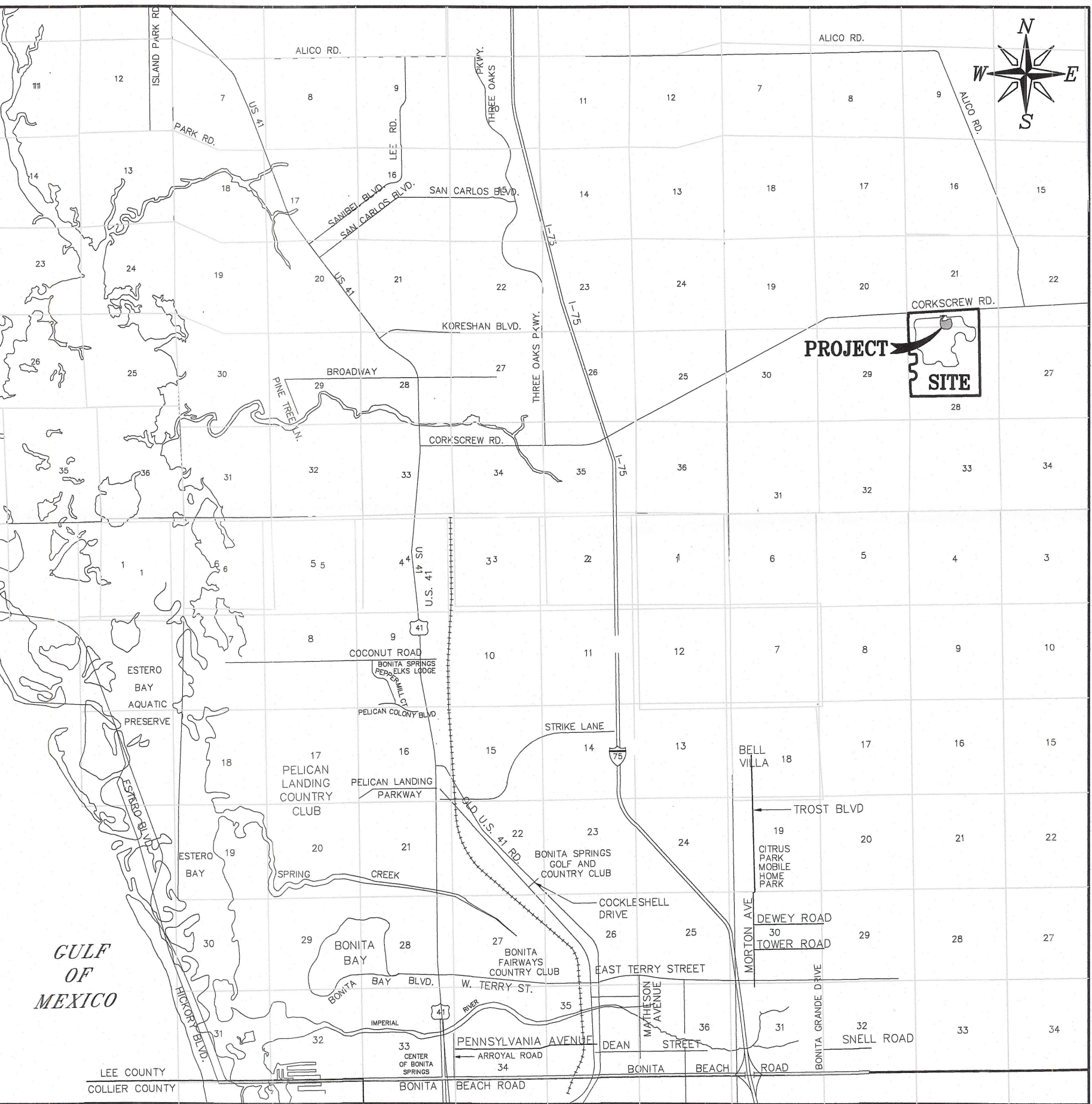
CONSTRUCTION PLANS FOR LEE COUNTY DEVELOPMENT ORDER AMENDMENT

LOCATED IN LEE COUNTY
SECTIONS 21 & 28, TOWNSHIP 46 SOUTH, RANGE 26 EAST

#	DATE	SUBMITTAL OR REVISION DESCRIPTION	BY
1	4/2014	REVISED PER DEVELOPER AND LEE COUNTY COMMENTS	DCH
2	5/2014	REVISED PER LEE COUNTY COMMENTS	DCH
3	8/2014	REVISED PER DEVELOPER	DCH
4	10/2014	REVISED PER LEE COUNTY COMMENTS	
5	04/2022	DO MINOR CHANGE #4	

PROPERTY OWNER

CORKSCREW LAKES, LLC
4954 ROYAL GULF CIRCLE
FORT MYERS, FLORIDA 33966
TEL: (239) 425-8662



LOCATION MAP
N.T.S.



J.R. EVANS ENGINEERING, P.A.

23150 FASHION DRIVE, SUITE 242
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM
FL COA # 29226

APPROVED
LDO2022-00290
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
5/18/2022

Brandon M. Frey P.E.

Digitally signed by Brandon M. Frey P.E.
DN: E=brandon@reeng.com, CN=Brandon M. Frey P.E., O=Brandon M. Frey P.E., L=Estero, S=Florida, C=US
Location: Printed copies of this document are not considered signed and sealed and all SHA-1 authentication codes must be verified on any electronic copies.
Date: 2022.05.09 11:18:52-04'00'

BRANDON M. FREY P.E.
FL LICENSE No. 86651



PARKING REQUIREMENTS

FITNESS (PORTION OF CLUBHOUSE):
4695 SF (APPROX.) @ 5 SPACES/1000 SF
= (4695/1000) x 5 = 23.5 SPACES

MEETING HALL (PORTION OF CLUBHOUSE):
7215 SF (APPROX.) @ 1 SPACE/100 SF
= (7215/100) x 1 = 72.2 SPACES

RESTAURANT MULTI-USE (PORTION OF CAPTAINS CLUB):
2976 SF (APPROX.) @ 12.5 SPACES/1000 SF
= (2976/1000) x 12.5 = 37.2 SPACES

TENNIS COURTS
6 COURTS TOTAL @ 3 SPACES/COURT
= 6 x 3 = 18 SPACES

TENNIS COURT SEATING AREA
8 SEATS @ 1 SPACE/3 SEATS = 8/3 = 2.7 SPACES

BASE PARKING REQUIREMENT: 154 SPACES

TOTAL PROVIDED: 136 SPACES (INCLUDING 5 HANDICAP SPACES)

BIKE RACK CALCULATIONS

BIKE RACK CALCULATIONS

133 AUTOMOBILE PARKING SPACES AT AMENITY CENTER
133/20 = 6.7 BIKE SPACES REQUIRED
15 (MIN.) BICYCLE RACK SPACES PROVIDED

BUILDING AREAS

CLUBHOUSE
COVERED OUTDOOR AREA: 3,058 SF
ENCLOSED BUILDING AREA: 10,472 SF
TOTAL BUILDING AREA: 13,530 SF

CAPTAINS CLUB
COVERED OUTDOOR AREA: 2,045 SF
ENCLOSED BUILDING AREA: 1,630 SF
TOTAL BUILDING AREA: 3,675 SF

POOL BATH CABANA
COVERED OUTDOOR AREA: 447 SF
ENCLOSED BUILDING AREA: 1,082 SF
TOTAL BUILDING AREA: 1,529 SF

TENNIS CENTER
COVERED OUTDOOR AREA: 1,428 SF
ENCLOSED BUILDING AREA: 1,039 SF
TOTAL BUILDING AREA: 2,467 SF

PAVILION
COVERED OUTDOOR AREA: 800 SF

REFUSE AND SOLID WASTE DISPOSAL

PER LEE COUNTY LDC SECTION 10-261

TOTAL AREA OF ON-SITE BUILDINGS GREATER THAN 10,000 AND LESS THAN 25,000 SF

GARBAGE COLLECTION REQUIRED: 120 SF

RECYCLE COLLECTION REQUIRED: 98 SF

TOTAL AREA REQUIRED: 216 SF

GROSS AREA OF PROPOSED DUMPSTER ENCLOSURES: 478 SF

(2 DUMPSTER ENCLOSURES PROPOSED AT 239 SF EACH)

FIRE FLOW CALCULATION

DEMAND CALCULATED PER NFPA 1, TABLE 18.4.5.1.2

CLUBHOUSE (LARGEST SPRINKLERED STRUCTURE)

TOTAL BUILDING AREA FOR FIRE FLOW = 13,530 SF

CONSTRUCTION TYPE = TYPE V(000)

BASE FIRE FLOW REQUIRED = 3,250 GPM

REDUCTION FACTOR FOR SPRINKLER SYSTEM = 0.75

RESULTANT FIRE FLOW CALCULATION = (3,250 GPM * 0.75) = 812.50 GPM

MINIMUM ALLOWABLE FIRE FLOW = 1,000 GPM

MINIMUM FIRE FLOW FOR THIS BUILDING = 1,000 GPM

(NOTE: SINCE BELOW CALCULATION CONTROLS, 1,500 GPM MINIMUM FIRE FLOW PROVIDED ON-SITE)

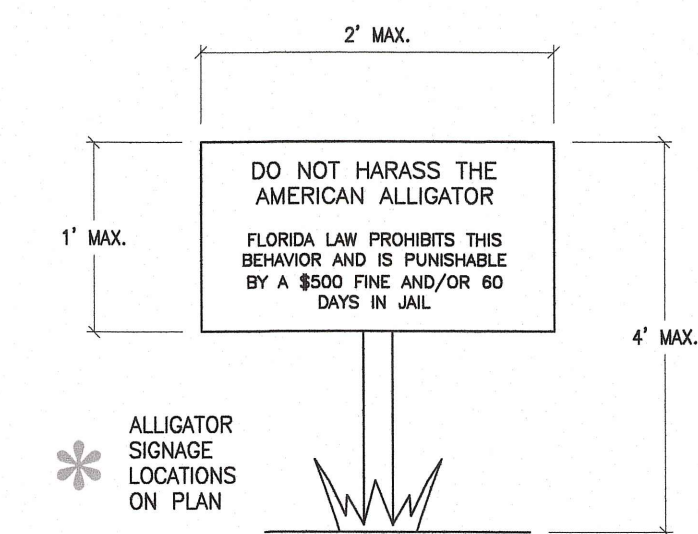
TENNIS CENTER (LARGEST NON-SPRINKLERED STRUCTURE)

TOTAL BUILDING AREA FOR FIRE FLOW = 2,467 SF

CONSTRUCTION TYPE = TYPE V(000)

BASE FIRE FLOW REQUIRED = 1,500 GPM

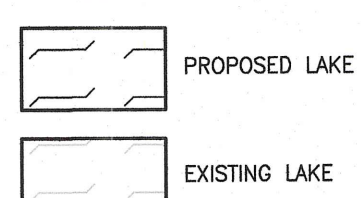
MINIMUM FIRE FLOW PROVIDED = 1,500 GPM



TYPICAL AMERICAN ALLIGATOR SIGNAGE
N.T.S.

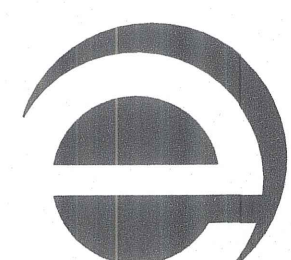
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LDO2022-00290
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
5/18/2022

LAKE LEGEND



NGVD/NAVD NOTE:
ALL DESIGN ELEVATIONS REFERENCE
NGVD-29 DATUM UNLESS OTHERWISE
NOTED. TO CONVERT TO NAVD-88
DATUM, SUBTRACT 1.18 FROM NGVD
(0.0 FT-NGVD = (-)1.18 FT-NAVD)

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CORKSCREW SHORES AMENITY CENTER

SITE PLAN AND PROJECT SUMMARY TABLES

BRANDON M. FREY P.E.
FL. LICENSE No. 86651

PROJECT #:	5013-9 DO
FILE DATE:	01 / 2014
DESIGN BY:	DCH
DRAWN BY:	BNN
SEC. 21 & 28 / T. 46 S / R. 26 E	
SCALE:	1" = 50'
SHEET :	5 of 17