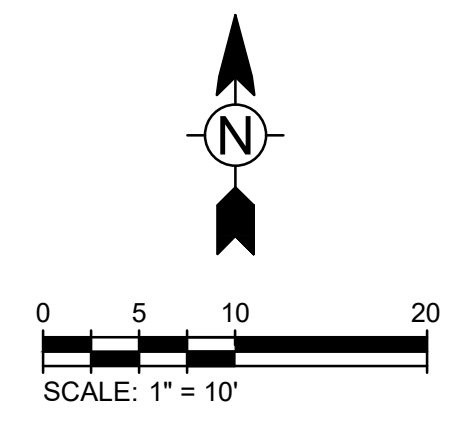
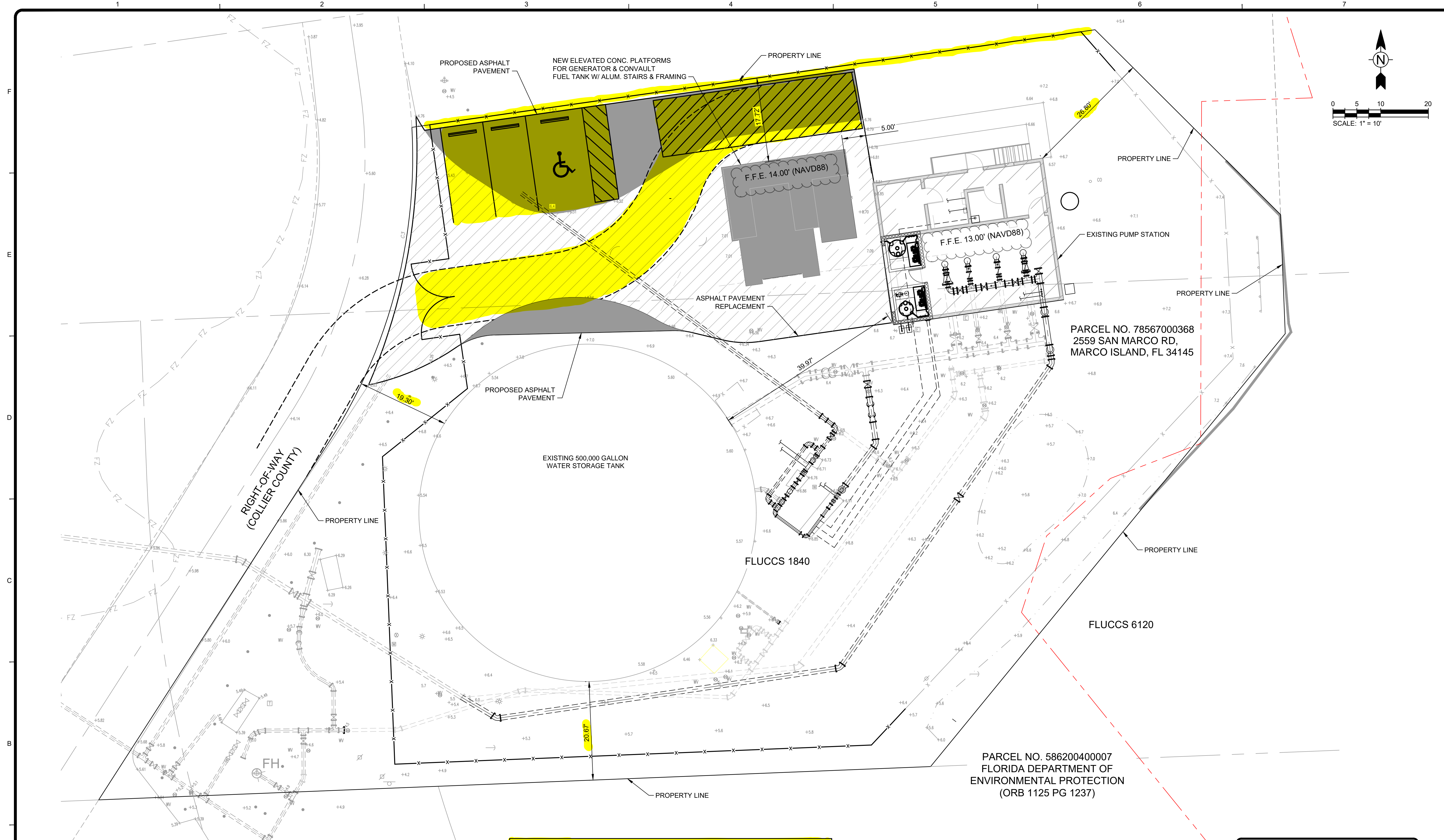




2/13/2026 9:29:26 AM - C:\PROJECTS\ORLANDO\08486-2202\CAD\SHEETFILES\IPS IMPROVEMENTS\PERMIT SET\C-102 OVERALL LAND USE SITE PLAN.DWG - CYR, STEVE



**PARKING CALCULATION:**  
 LDC SEC. 30-488-INDUSTRIAL USE (NOT OTHERWISE LISTED)  
 1 SPACE PER 500 SF (2 EMPLOYEES LARGEST SHIFT)  
 (984 SF/500) = 2 PARKING SPACES + HANDICAP

**SITE SUMMARY:**  
 TOTAL SITE ACREAGE: 0.60 ACRES  
 OPEN SPACE AREA: 0.39 ACRES  
 EXISTING IMPERVIOUS AREA: 0.21 ACRES  
 PROPOSED IMPERVIOUS AREA: 0.22 ACRES  
 FEMA FLOOD ZONE: AE (EL. 11.0)

DIMENSIONAL STANDARDS & REGULATIONS		
SETBACK	REQUIRED	PROVIDED
FRONT YARD	50'	19.30'
SIDE YARD (NORTH)	30'	17.72'
SIDE YARD (SOUTH)	30'	20.67'
REAR YARD	50'	26.80'

**LANDSCAPE BUFFER:**  
 NORTH - TYPE B  
**VARIANCE REQUESTED FOR 15' LANDSCAPE BUFFER REQUIREMENT TO BE WAIVED**

**ZONING**  
 SUBJECT PROPERTY: P-ST  
 NORTH PROPERTY: C-4-ST  
 SOUTH PROPERTY: A-ST  
 WEST PROPERTY: A-ST

LEGEND	
	PROPOSED STRUCTURES
	PARKING AREAS
	FLUCCS BOUNDARIES
<b>FLUCCS CODES:</b>	
1840	MARINAS AND FISH CAMPS
6120	MANGROVE SWAMPS

**TETRA TECH**  
  
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 10600 CHEVROLET WAY, SUITE 102  
 ESTERO, FL 33928  
 PHONE: (239) 390-1467 FAX: (239) 390-1769

**Collier County**

BY	DATE	DESCRIPTION

COLLIER COUNTY PUBLIC UTILITIES  
 GOODLAND PUMP STATION IMPROVEMENTS  
**OVERALL LAND USE SITE PLAN**  
 PROJ: 200-08486-22002  
 DESN:  
 DRWN:  
 CHKD:

**C-102**

Bar Measures 1 inch, otherwise drawing not to scale

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