SANDBANKS REDEVELOPMENT

SITE DEVELOPMENT PLANS (PL #20170002459)

SECTION 22, TOWNSHIP 49 SOUTH, RANGE 25 EAST

COLLIER COUNTY, FLORIDA

LEGAL DESCRIPTION

LOTS 2, 4, 6, 8, 10, 12, AND 14, ROSEMARY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 83, AND LOTS 41, 43, 45, 47, 49, 51, 53 AND 55 OF ROSEMARY HEIGHTS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 78, BOTH OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

THE ABOVE DESCRIBES AN AREA OF APPROXIMATELY 101,247 SQUARE FEET OR 2.32 ACRES OF LAND.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

PREPARED FOR
OWNER/DEVELOPER:

SANDBANKS, LLC
700 OLD TRAIL DRIVE
NAPLES, FL 34103

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
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C-20.00	MASTER SITE PLAN
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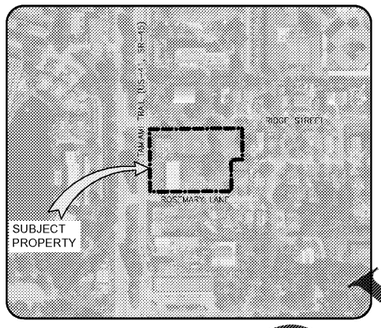
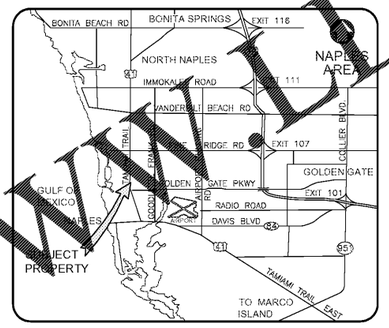
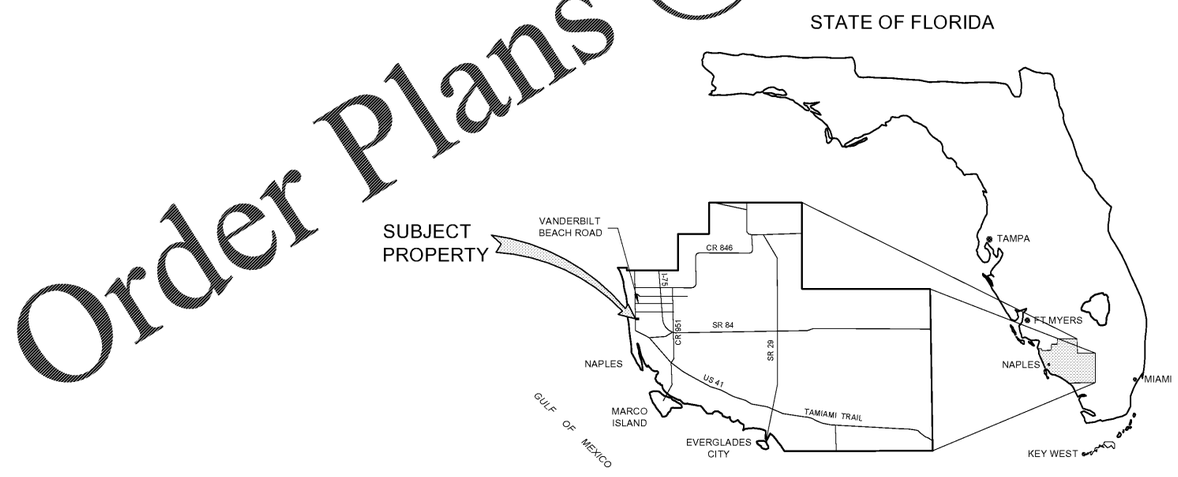
C-22.00	MASTER UTILITY PLAN
C-25.00	CROSS-SECTIONS
C-26.00	GRADING, PAVING, AND DRAINAGE DETAILS
C-28.00	NPDES POLLUTION PREVENTION PLAN



VICINITY MAP
N.T.S.



STREETS MAP
N.T.S.



COLLIER COUNTY

GENERAL NOTES ⚠

1. ALL ELEVATIONS SHOWN ARE NAVD
2. NAVD + 1.27' = NGVD - TO BE VERIFIED BY SURVEYOR
3. ZONED: C-4, RSF-4 (EXCP: PE 18-153)
4. APPROVED PARKING EXEMPTION RES. 18-153
5. FOLIO #: 71020080000
6. BUILDING #2 CONSTRUCTION TYPE (TYPE II)
7. BUILDING #2 IS SPRINKLED
8. BUILDING #2 SQUARE FOOTAGE UNDER ROOF: 20,072 SF
9. EX. BUILDING #1 CONSTRUCTION TYPE (TYPE II)
10. EX. BUILDING #1 IS NOT SPRINKLED
11. EX. BUILDING #1 SQUARE FOOTAGE UNDER ROOF: 5,054 SF

⚠ FLOOR AREA CALCULATIONS (BUILDING #2)

	RESOURCE	AREA
FLOOR AREA, LDC	SEC 1.08.02 DEFINITIONS	17,531 SF.
FLOOR AREA, LDC, PARKING ONLY	SEC. 4.05.04B.1, PARKING SPACE REQUIREMENTS	17,366 SF.
(FLOOR) AREA, BUILDING, FBC	DEFINITIONS, SEC. 502	20,072 SF.
(FLOOR AREA) SQUARE FOOTAGE	IMPACT FEES, CODE OF LAWS, SEC. 74-108	17,755 SF.

⚠ FLOOR AREA CALCULATIONS (EX. BUILDING #1)

	RESOURCE	AREA
FLOOR AREA, LDC	SEC 1.08.02 DEFINITIONS	4,996 SF.
FLOOR AREA, LDC, PARKING ONLY	SEC. 4.05.04B.1, PARKING SPACE REQUIREMENTS	5,110 SF.
(FLOOR) AREA, BUILDING, FBC	DEFINITIONS, SEC. 502	5,054 SF.
(FLOOR AREA) SQUARE FOOTAGE	IMPACT FEES, CODE OF LAWS, SEC. 74-108	4,996 SF.

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REVISIONS

REV.	DATE:	DESCRIPTION
1	04/03/19	REVISED PER COLLIER COUNTY COMMENTS
2	01/02/2019	REVISED PER COLLIER COUNTY COMMENTS
3	11/13/2018	FIRST SUBMITTAL TO COLLIER COUNTY

DESIGNED BY: JAW
DRAWN BY: AMD
CHECKED BY: JAW
PROJECT NO.: 17-0036

CLIENT: SANDBANKS, LLC
700 OLD TRAIL DRIVE
NAPLES, FL 34103

PROJECT: SANDBANKS REDEVELOPMENT

SHEET TITLE: COVER SHEET

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SHEET NO: C-00.01

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