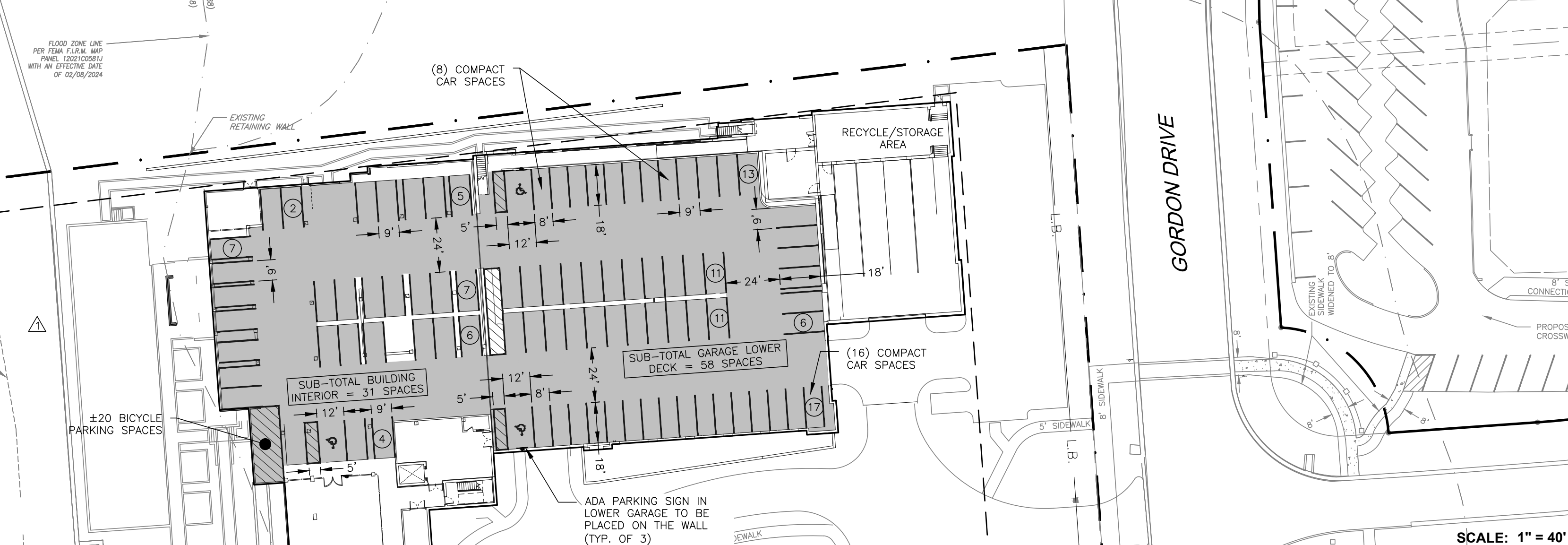


**PROPOSED LOWER LEVEL PARKING**



**LEGEND**

- PROPOSED PAVED SURFACE
- STANDARD CONCRETE SECTION
- PROPOSED BUILDING
- POOL/FOUNTAIN
- PROPOSED PARKING COUNT
- PAVERS - PEDESTRIAN
- PAVERS - VEHICULAR
- DRAINAGE INLET
- PROPOSED SIGN LOCATION

**SIGN LEGEND**

- STOP (R1-1)
- SERVICE VEHICLES ONLY (R1-2)
- HERE TO ENTER (R1-5)
- HERE TO EXIT (R1-5B)
- RRFB (R1-5)

**GENERAL NOTES:**

- THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
- ALL CATEGORY 1 INVASIVE EXOTIC PLANTS AS DEFINED BY THE FLORIDA EXOTIC PEST PLANTS COUNCIL, SHALL BE REMOVED FROM WITHIN THE PRESERVE AREAS AND SUBSEQUENT ANNUAL REMOVAL OF THESE PLANTS (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE OWNER. FIRE FIGHTING WATER SUPPLY SHALL BE AVAILABLE PRIOR TO THE PLACEMENT OR STORAGE OF ANY COMBUSTIBLE MATERIALS ON SITE.
- ALL PROHIBITED NON-NATIVE/EXOTIC VEGETATION AS DEFINED BY THE CITY OF NAPLES LDC SHALL BE REMOVED FROM THE SITE & IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY; ALL ANNUAL REMOVAL OF EXOTIC VEGETATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THIS SITE PLAN SHALL MEET ALL REQUIREMENTS OF THE CITY OF NAPLES LDC UNLESS VARIANCES WERE OBTAINED PRIOR TO CONSTRUCTION.
- THE SURFACE WATER MANAGEMENT SYSTEM & ALL INFRASTRUCTURE IMPROVEMENTS AND ONSITE UTILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

**BUILDING SETBACKS**

	FRONT YARD (EAST/WEST)	SIDE YARD (NORTH/SOUTH)
REQUIRED*	50'/50'	15'/15'
PROVIDED	52.7'/189.9'	15.1'/84.2'

\* PER SECTION 58-836 OF CITY OF NAPLES CODE. MINIMUM SETBACK REQUIREMENTS ARE THE SAME AS THE YARD REQUIREMENTS FOR THE MOST RESTRICTIVE ADJACENT ZONE DISTRICT.

**PLANNING NOTES:**

ZONING: PUBLIC SERVICE (PS)  
 DEVELOPMENT TYPE/LAND USE: PRIVATE BEACH CLUB  
 BUILDING CONSTRUCTION TYPE: TYPE II-B, FULLY SPRINKLERED  
 MAIN BUILDING: TYPE I-A, FULLY SPRINKLERED  
 PARKING GARAGE STRUCTURE: TYPE I-A, FULLY SPRINKLERED

PARCEL AREA: 5.54 ACRES

	REQUIRED	PROVIDED
BUILDING HEIGHT MAXIMUM	30'	30'
MINIMUM LOT AREA	30,000 SF	241,339 SF
MINIMUM LOT WIDTH:	150'	395.96'

MAXIMUM LOT COVERAGE: 45% ALLOWED  
 PROPOSED LOT COVERAGE: 24.2 %

**PARKING CALCULATIONS:**

**PARKING REQUIRED\*\*:**

Calculation	Casual Dining	Fine Dining	Lounges & Bars	Pool Area	Additional F&B	Offices	Utility	Landscape & Beach	Other Uses*	Total Parking Floor Area
Lower	0.00	0.00	2,128.30	2,677.95	503.28	0.00	4,563.93	15,442.98	6,780.62	32,096.36
Main	4,666.70	0.00	3,132.81	-	13,149.12	0.00	1,181.22	0.00	6,101.60	26,231.45
Upper	0.00	5,642.21	2,548.28	-	4,273.23	1,957.59	942.70	0.00	3,679.28	19,043.29
<b>Total</b>	<b>4,666.70</b>	<b>5,642.21</b>	<b>7,809.39</b>	<b>2,677.95</b>	<b>15,924.93</b>	<b>1,957.59</b>	<b>6,687.85</b>	<b>15,442.98</b>	<b>16,561.50</b>	<b>77,371.10</b>
Parking Factor	200	200	200	200	200	300	300	300	300	
<b>Area Subtotals</b>	<b>36,721.18</b>	<b>36,721.18</b>	<b>720+</b>	<b>183.01</b>	<b>40,649.92</b>	<b>40,649.92</b>	<b>185.50</b>	<b>319</b>		

\*\* BUILDING AREAS AND REQUIRED PARKING CALCULATIONS PROVIDED BY THE ARCHITECT

**PARKING PROVIDED:**

**SURFACE PARKING:**

- SOUTH SURFACE LOT: 102 SPACES (97 STANDARD + 5 ADA)
- NORTH SURFACE: 17 SPACES (17 STANDARD)
- SUB-TOTAL SURFACE PARKING: 119 SPACES

**PARKING GARAGE/BUILDING INTERIOR:**

- PARKING GARAGE LOWER DECK: 58 SPACES (24 COMPACT + 32 STANDARD + 2 ADA)
- BUILDING INTERIOR: 31 SPACES (30 STANDARD + 1 ADA)
- PARKING GARAGE UPPER DECK: 36 SPACES (34 STANDARD + 2 ADA)
- SUB-TOTAL PARKING GARAGE/INTERIOR: 125 SPACES

**TOTAL PARKING PROVIDED = 244 SPACES**

HANDICAP SPACES REQUIRED (INCLUDED IN OVERALL PARKING PROVIDED PER PARKING FACILITY):

**SURFACE PARKING:**  
 101 SPACES TO 150 SPACES: 5 SPACES REQUIRED / 5 SPACES PROVIDED

**PARKING GARAGE/BUILDING INTERIOR:**  
 101 SPACES TO 150 SPACES: 5 SPACES REQUIRED / 5 SPACES PROVIDED

LOADING SPACES REQUIRED: (MORE THAN 30,000 SQ. FT.)

1 TYPE A SPACE PLUS 1 TYPE B SPACE REQUIRED PER 30,000 SQ. FT. OF GROSS FLOOR AREA AND FRACTION THEREOF.

PROVIDED SPACES: 2 TYPE A SPACES PROVIDED / 2 TYPE B SPACES PROVIDED

**BICYCLE PARKING:**

- ±20 BICYCLE PARKING PROVIDED IN BUILDING INTERIOR GROUND LEVEL PARKING AREA
- ±7 BIKE RACKS IN SOUTH SURFACE LOT

**GOLF CART PARKING:**

- 15 GOLF CART SPACES PROVIDED IN SOUTH SURFACE LOT, NOT INCLUDED IN PARKING PROVIDED
- 2 TOTAL ABOVE

**DAVIDSON ENGINEERING**  
 ESTABLISHED 1997

4365 Radio Road, Suite 201  
 Naples, Florida 34104  
 P: 239.434.6060  
 Company Cert. of Authorization No. 00009496

**SITE LOCATION MAP**

**CLIENT:**

**PORT ROYAL CLUB**  
 2900 GORDON DRIVE  
 NAPLES, FLORIDA 34102

**PROJECT:**

**PORT ROYAL CLUB**

**REVISIONS:**

REV.	DATE	DESCRIPTION
	10/16/2023	INITIAL CITY SP SUBMISSION
	12/07/2023	OVERALL SP UPDATED
	02/16/2024	CITY OF NAPLES RAI LETTER
	03/19/2024	CITY OF NAPLES RAI LETTER

**SHEET TITLE:**

**SITE PLAN**

**PROJECT NO.:**

23-0042

**SCALE: 1" = 30'**

JEFF L. DAVIDSON, P.E. NO. 47161  
 LEE A. DAVIDSON, P.E. NO. 90569  
 ANDREW E. RATH, P.E. NO. 73996  
 RYAN A. WHITE, P.E. NO. 67400

SCALE VALID AT 24X36

**SHEET NO.:**

**C-20.01**

NOTES: NOT FOR CONSTRUCTION

Z:\Active Projects\23\PORT ROYAL BEACH CLUB\Site\Civil\Site\23-0042 - SITE PLAN.dwg (C-20.01 - SITE PLAN) autosaved: Mon, 22, 2024, 5:25pm

