REVISIONS

No.	DATE	REVISION	APPROVED
Δ	10/14/24	REVISED PER CITY OF MARCO COMMENTS	E.J.R.

INSUBSTANTIAL CHANGE PLANS FOR
287 N. COLLIER

PART OF SECTION 8, TOWNSHIP 52 S, RANGE 26 E,
COLLIER COUNTY, FLORIDA

PREPARED FOR:

OLIVERIO INVESTMENT
AND CONSULTING, INC.
MARCO ISLAND, FL. 34145
239-389-2433

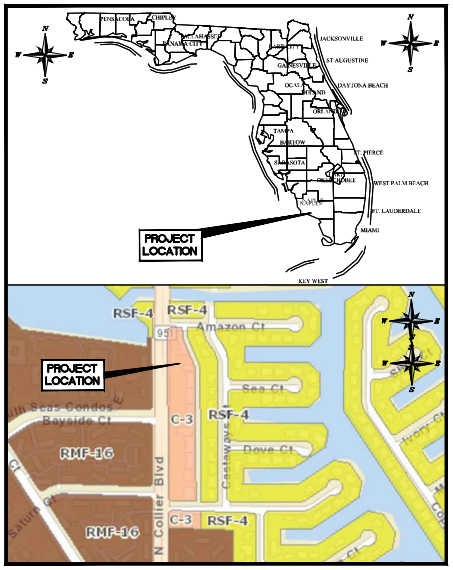
SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
1	COVER SHEET
2	AERIAL
3	MASTER SITE PLAN

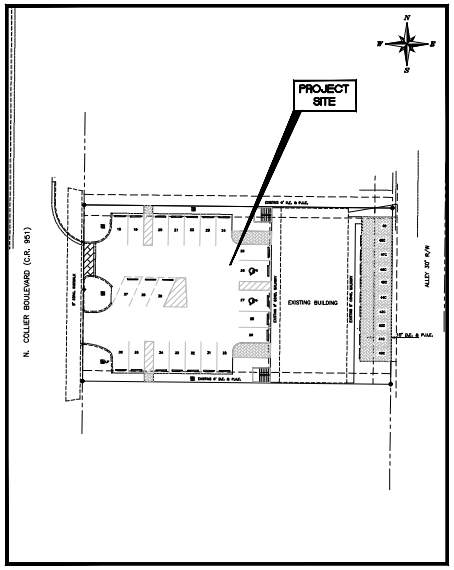
LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

LOT 3, BLOCK 224, MARCO BEACH UNIT 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 47 - 54 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



LOCATION MAP



SITE MAP

PROPERTY IDENTIFICATION

287 N. COLLIER BLVD. MARCO ISLAND, FL. 34145
COLLIER COUNTY FOLIO #57361320003
PARCEL SIZE: 0.40 A.C.

PLANS FOR CONSTRUCTION

EMILIO ROBAU, PROFESSIONAL ENGINEER,
STATE OF FLORIDA, LICENSE NO. 42710
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EMILIO ROBAU, PE, ON 10/14/2024 USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ELECTRONIC COPIES.

ATTACHMENTS

SHEET DESCRIPTION

Emilio J. Robau, P.E. FL# 42710
Robau and Associates, LLC Florida Certificate of Authorization No:30087
Emilio J Robau STAMPS
Digitally signed by Emilio J Robau
Date: 2024.10.14 17:33:11 -04'00'
ENGINEER'S SEAL

PROJECT START DATE:
SEPTEMBER, 2024
INITIAL SUBMITTAL DATE:
SEPTEMBER, 2024

PROJECT #
024-00-010

ROBAU & ASSOCIATES
2770 Horseshoe Drive South, Suite 7, Naples, Florida 34104
Designs for Human Habitation and Environmental Conservation
(239) 206-8000

10/14/2024(K:\Shared\P\024-00-010 Joey's La Mesa Parcel Combination\287_297_Connection Plans\SC PLANS\Rev01\024100004C01_C5.dwg)robeverly

CLIENT NAME: OLIVERIO INVESTMENT AND CONSULTING, INC.

PROJECT NAME: 287 N. COLLIER INSUBSTANTIAL CHANGE PLANS

DRAWING TITLE: AERIAL

DESIGNED BY: M.W.D.
DRAWN BY: K.A.M.
CHECKED BY: M.W.D.
REVIEWED BY: E.J.R.
HORIZ. SCALE (24X36): 1" = 10'
HORIZ. SCALE (11X17): 1" = 20'

DATE:

REVISION:

ROBAU & ASSOCIATES

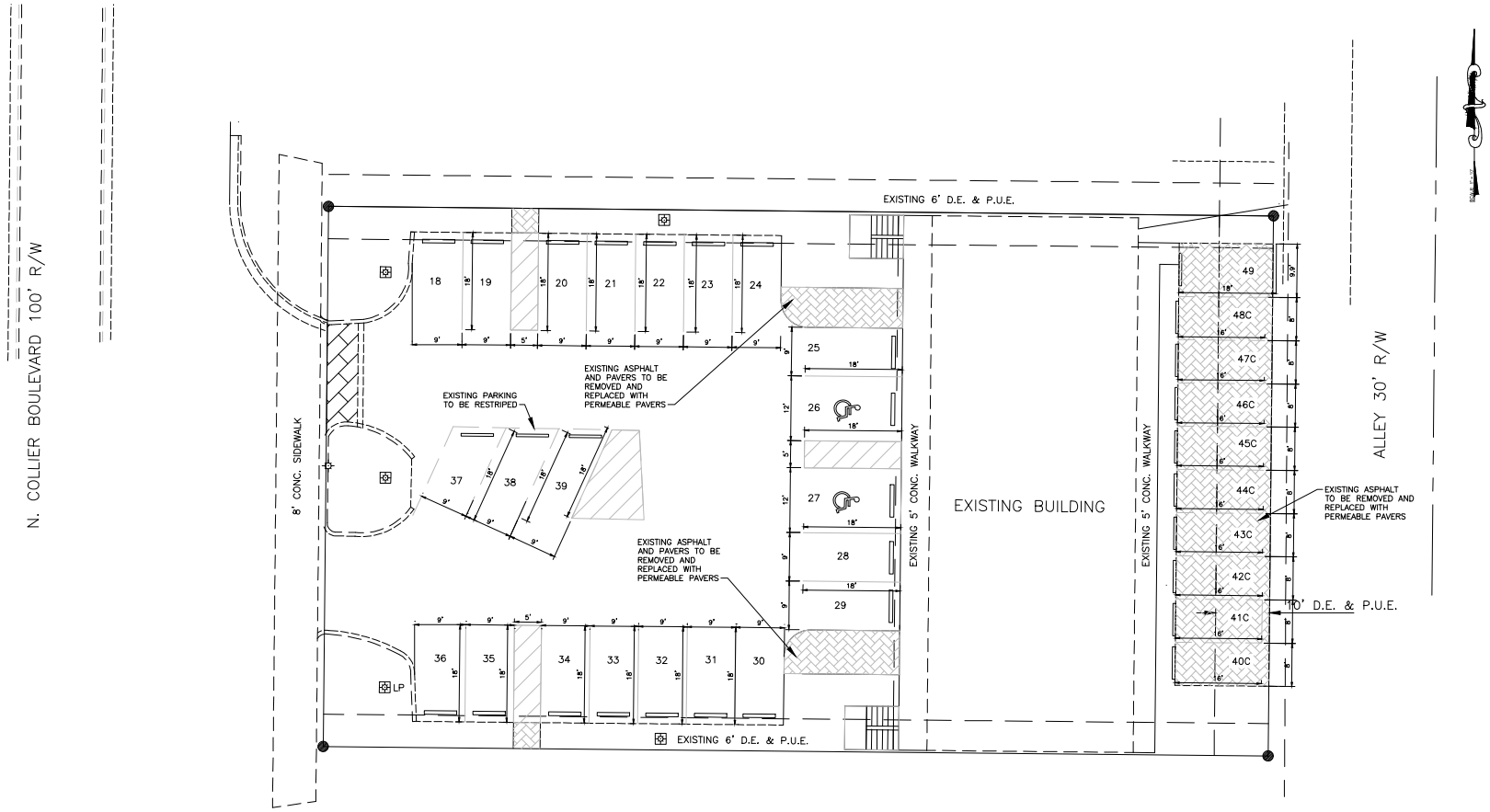
ENGINEER'S SEAL STAMPS

SHEET 2 OF 3

9/25/2024G:\Shared\P\024-00-010 Joey's La Mesa Parcel Combination\287_297_Connection Plans\SC PLANS\Rev01\021000040C2_AER.dwgpaweesty

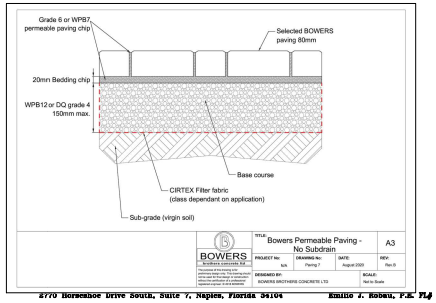
Designs for Human Habitation and Environmental Conservation

2770 Horseshoe Drive South, Suite 7, Naples, Florida 34104 Emilio J. Robau, P.E. FL# 42710 Robau and Associates, LLC Florida Certificate of Authorization No:30087



287 N. Collier Building Onsite Parking		
USE AND QUANTITY	REQUIRED PARKING RATIO	SPACES REQUIRED
Unit 1 First Floor La Miranda	12 Technicians	18
Unit 2 First Floor Retail (1200 SF)	1 Parking Spot/300 SF	4
Upstairs 3-3 Bedroom Apartments	2 Parking Spots Per Unit	6
	Sub-Total	28
297 N. Collier Building Onsite Parking (NIGHT)		
USE AND QUANTITY	REQUIRED PARKING RATIO	SPACES REQUIRED
Single Use Restaurant (120 Seats)	1 Parking Spot/4 Seats	30
	Sub-Total	30
	Total Parking Required (before credits)	58
CREDITS	Parking Credit	SPACES REQUIRED
Pedestrian Walkway (1)	1	-1
Bicycle Rack (1)	1	-1
Recycling Container (3)	1	-1
Interconnection of Parking	15% reduction in required	-9
Total Credits (shall not exceed 20% of required parking)		-12
Total Parking Required		46
287 N. Collier Building & 297 N. Collier Building		
PARKING COMPONENTS	COMPONENT LIMITATIONS	PARKING ALLOWED	PARKING PROVIDED
Regular Spaces	N/A	N/A	34
Compact Spaces	25% of Total (max)	12	12
Handicapped Spaces	3 Reserved for 49 Spaces	3	3
		Total Parking Provided	49

297 Pervious/Impervious	
Existing Impervious	Acres
Asphalt and Curb	0.22
Concrete Sidewalk, Stairs, and Existing Pavers	0.03
Building	0.09
Total Existing Impervious	0.34
Existing Pervious	0.06
Total Site Acreage	0.40
Proposed Impervious	Acres
Asphalt and Curb	0.19
Concrete Sidewalk, Stairs, and Existing Pavers	0.02
Building	0.09
Total Proposed Impervious	0.30
Proposed Pervious	0.10
Total Site Acreage	0.40



PLANS FOR CONSTRUCTION

CLIENT NAME: OLIVERIO INVESTMENT AND CONSULTING, INC.

PROJECT NAME: 287 N. COLLIER INSUBSTANTIAL CHANGE PLANS

DRAWING TITLE: MASTER SITE PLAN

DESIGNED BY: M.W.D.
DRAWN BY: F.W.B.
CHECKED BY: M.W.D.
REVIEWED BY: N.J.R.
HORIZ. SCALE (24X36): 1" = 10'
HORIZ. SCALE (11X17): 1" = 20'

REVISIONS:	DATE:
1 REVISED PER CITY OF MARCO COMMENTS	10/14/24

ROBAU & ASSOCIATES

ENGINEER'S SEAL STAMPS

SHEET 3 OF 3

10/14/2024C:\Shared\P\024-00-010 Joey's La Mesa Parcel Combination\287_297_Connection Plans\SC PLANS\Rev01\02100004C03_MSP.dwgpabestly

Designs for Human Habitation and Environmental Conservation

2770 Horseshoe Drive South, Suite 7, Naples, Florida 34104 Emilio J. Robau, P.E. PL# 42710 Robau and Associates, LLC Florida Certificate of Authorization No:30087