

ATTACHMENT D - PL20260015 Survey

SANIBEL PROFESSIONAL CENTER
OR 1829 PAGE 853

Coverage Calculations for Palm Ridge Plaza (Future Conditions)

These calculations are based upon the Commercial Zoning that was in placed at the time of the original approval of the project. CLUP Section 3.3.7 permitted 60% coverage of the site which included both impervious and developed areas.

Total Square Footage of Parcel	= 136414.8 Sq. Ft.	= 3.1 Acres
Total Coverage Area Allowed	= 81848.9 Sq. Ft.	
Total Coverage Area Used (Imp. & Dev.)	= 79894.0 Sq. Ft.	
Developed Remainder Under (Over) Allowed	= 1954.9 Sq. Ft.	

Calculations of Improvements:

Impervious Area Building	= 20755.0 Sq. Ft.
Misc Concrete/Decks	= 4543.1 Sq. Ft.
Dumpster Pads	= 176.0 Sq. Ft.
Paved Entry	= 199.8 Sq. Ft.
Gravel Drive, Parking and Walks (50%)	= 11423.9 Sq. Ft.
Paver Handicap Parking (100%)	= 1529.1 Sq. Ft.
New Paver Drive, Parking and Walks (50%)	= 14921.6 Sq. Ft.
Total Impervious	= 53548.5 Sq. Ft.

Developed Area

Impervious Area	= 53548.5 Sq. Ft.
Gravel Drive, Parking and Walks (50%)	= 11423.9 Sq. Ft.
New Paver Drive, Parking and Walks (50%)	= 14921.6 Sq. Ft.
Total Coverage	= 79894.0 Sq. Ft.

Coverage Calculations for Palm Ridge Plaza (Existing Conditions)

These calculations are based upon the Commercial Zoning that was in placed at the time of the original approval of the project. CLUP Section 3.3.7 permitted 60% coverage of the site which included both impervious and developed areas.

Total Square Footage of Parcel	= 136414.8 Sq. Ft.	= 3.1 Acres
Total Coverage Area Allowed	= 81848.9 Sq. Ft.	
Total Coverage Area Used (Imp. & Dev.)	= 80856.4 Sq. Ft.	
Developed Remainder Under (Over) Allowed	= 992.5 Sq. Ft.	

Calculations of Improvements:

Impervious Area Building	= 20755.0 Sq. Ft.
Misc Concrete/Decks	= 4543.1 Sq. Ft.
Dumpster Pads	= 176.0 Sq. Ft.
Paved Entry	= 199.8 Sq. Ft.
Gravel Drive, Parking and Walks (50%)	= 26826.7 Sq. Ft.
Paver Handicap Parking (100%)	= 1529.1 Sq. Ft.
Total Impervious	= 54029.7 Sq. Ft.

Developed Area

Impervious Area	= 54029.7 Sq. Ft.
Gravel Drive, Parking and Walks (50%)	= 26826.7 Sq. Ft.
Total Coverage	= 80856.4 Sq. Ft.

Drainage Calculations Palm Ridge Plaza (Future Conditions)

Site Data

Well Number:	1415 Average W.S.W.T	1.51 (NAVD 88)
Average W.S.W.T at site:	1.51	
Accumulated Rainfall (P):	2.8	

Calculations

Drainage Area Number:	1							
Total Area:	1,364,148.0							
Sub Area Surface type	Area (SF)	PF	PA	PP	AG	DTWT	CASS	AVSS
Impervious surfaces	27203.0	0.00	0.0	0.00%	0.0	-1.5	0.00	0.00
Pavers	29707.5	0.50	14853.8	10.89%	5.5	4.0	7.90	0.43
Gravel	22983.4	0.50	11491.7	8.42%	5.5	4.0	7.90	0.33
Permeable Developed	56520.9	1.00	56520.9	41.43%	5.5	4.0	7.90	3.27
Permeable Natural	0.0	1.00	0.0	0.00%	5.5	4.0	10.35	0.00
Totals	1,364,148.8			60.72%				4.04

Accumulated Direct Runoff (Q): 0.66

Volume of Runoff (CF) 7488.0 C.F.

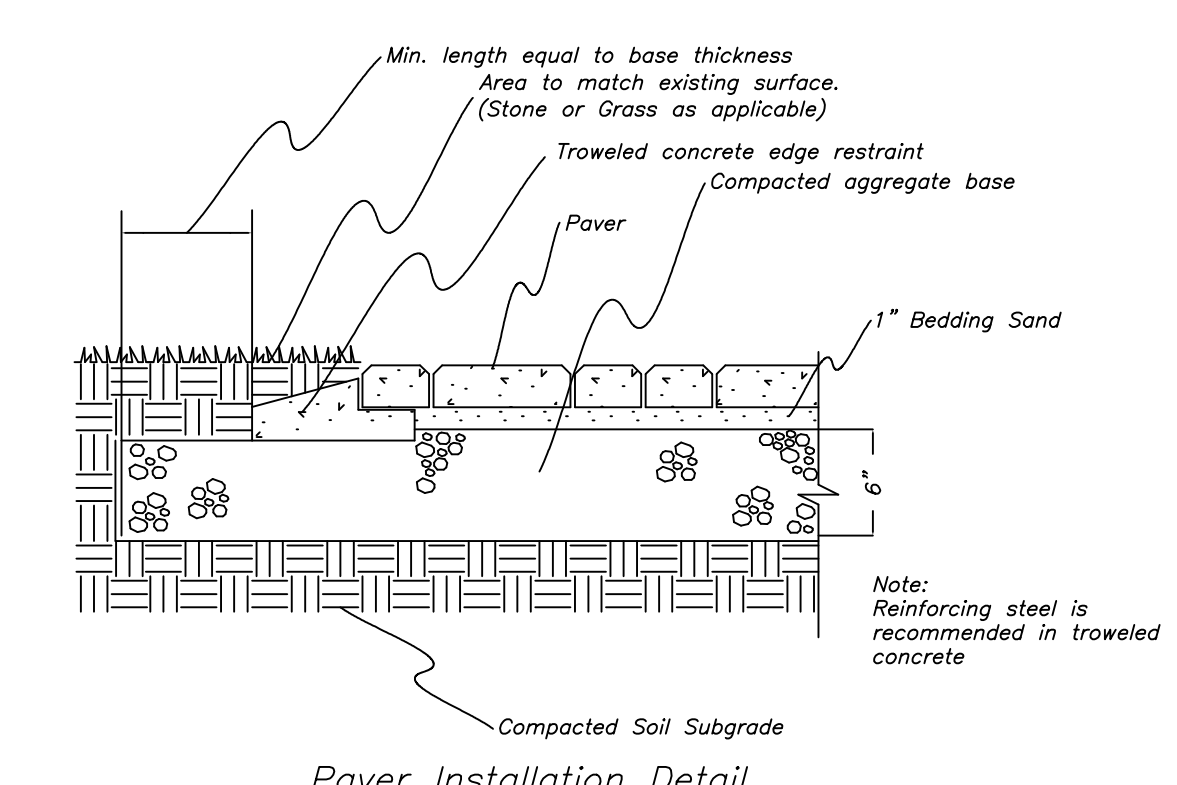
Retention Volume Provided:

Elevation	Area(SF)	Vol (CF)	Cum Vol (CF)
2.30	0.00	0.00	0.00
2.50	256.20	25.62	25.62
3.00	5330.80	1398.75	1422.37
3.50	6751.60	3020.60	4442.97
4.00	8638.00	3847.40	8290.37

Elevation Under: 3.50
Elevation Over: 4.00
Volume Under: 4442.97
Volume Over: 8290.37
Estimated High Water = 2.92

Calculation Table Legend

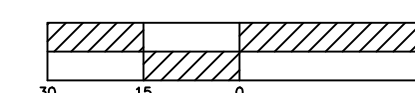
PF	= Pervious Factor
PA	= Pervious Area
PP	= Percent Pervious
AG	= Average Grade
DTWT	= Depth to Water Table
CASS	= Cumulative Available Soil Storage
AVSS	= Available Soil Storage



Paver Quantities

New parking/drive/walk	= 29,707.5 Sq.Ft.
Off Site interconnection	= 210.0 Sq.Ft.
Total	= 29,917.5 Sq.Ft.

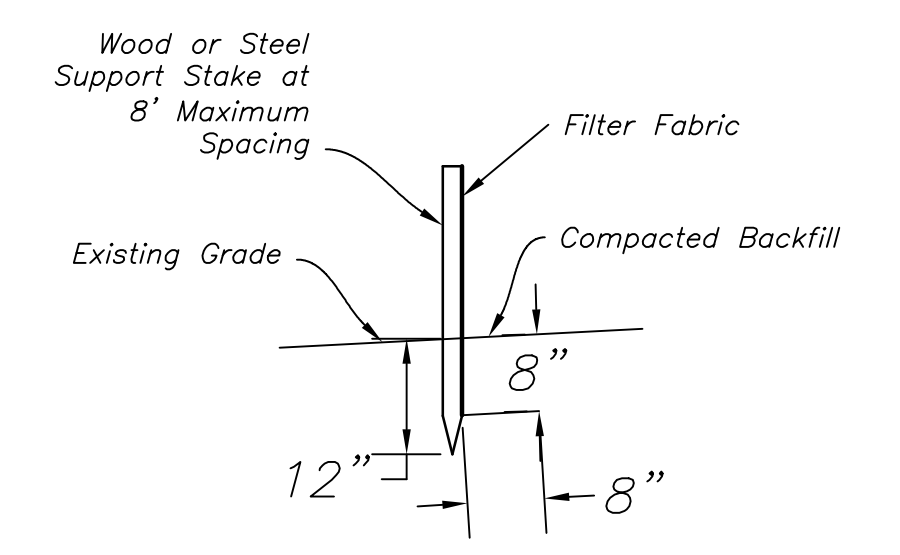
NOTE:
THE DEVELOPMENT OF THIS PROPERTY WILL HAVE NO ADVERSE HYDROLOGICAL EFFECT ON ADJACENT PROPERTIES THROUGH THE DESIGN STORM EVENT.



R=25.00'
L=35.34'
Δ=80°59'37"
C LEN=32.47"
BRG=S 15°14'51" W

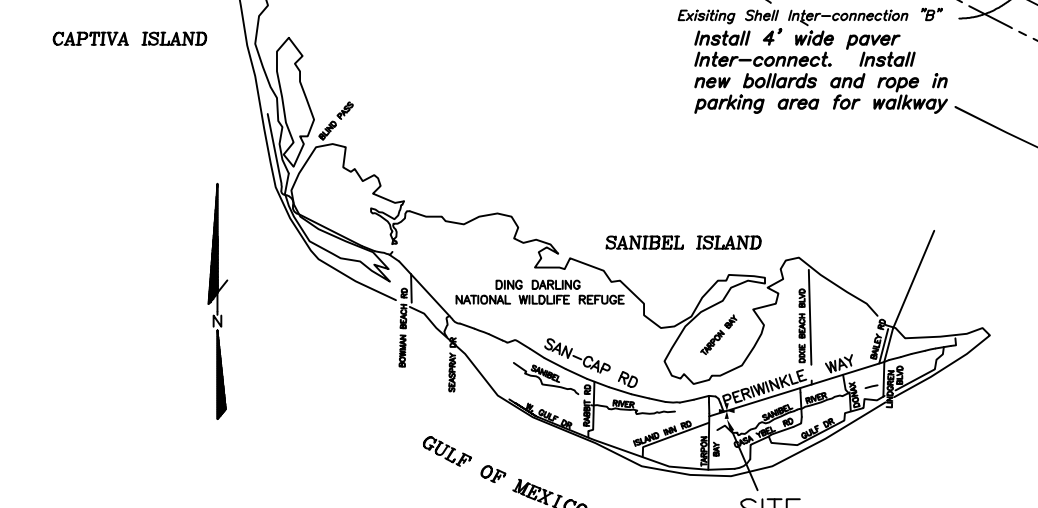
R=799.21'
L=164.00'
Δ=11°45'27"
C LEN=163.72'
BRG=S 19°22'14" E

R=359.74'
L=442.41'
Δ=70°27'46"
C LEN=415.05"
BRG=S 48°43'23" E



- Silt Fence Notes:
- Silt fence must be installed along all outside limits of the construction area.
 - Silt fence must be installed parallel to the existing contours or constructed level alignments. Ends of the silt fence must extend 10 feet upslope at 45 degrees to the main fence section.
 - Sediment must be removed where accumulations reach one-half of the above ground fence height.
 - Any section of the silt fence which is undermined or topped must be replaced with a rock filter outlet immediately.

Standard Silt Fence Detail
Not to Scale



WEST LINE SE 1/4, NE 1/4 SECTION 26, TOWNSHIP 46 SOUTH, RANGE 22 EAST

N 00°41'00" W 489.0' (M)
N 00°41'00" W 490.27' (REC)
(BEARING BASIS)

"THE VILLAGE OF SANIBEL COMMERCIAL CONDOMINIUM"
(CONDOMINIUM FLAT BOOK 13, PAGES 60-65)
(CONDOMINIUM FLAT BOOK 13, PAGES 77-82)

FOUND OCTAGON CONCRETE MONUMENT (HELD FOR WEST LINE)

REVISIONS	DATE	PREPARED FOR:
Add Erosion Control	7-6-20	First Cooke Properties Florida, LLC
Per City Review	8-5-20	

Site Improvements
Palm Ridge Plaza
2330 Palm Ridge Road
Section 26, Township 48 South, Range 23 East
City of Sanibel, Lee County, Florida

JAMES H. STROTHERS, PE
Professional Engineer
46 Timberland Circle S, Ft. Myers, FL 33919
239-891-1112

PLAN DATE 5-5-20
SHEET 1

FILE NO. 14-031