

STREET ADDRESS
 1019 PERIWINKLE WAY
 SANIBEL, FL 33957

STRAP NUMBER
 19-46-23-T3-00700.0020

UTILITY NOTE
 NO BUILDING EXPANSION PROPOSED. EXISTING SEWER AND WATER CONNECTIONS TO REMAIN AND SERVICE THE NEW TENANTS.

PHASING NOTES
 PHASE 1 = PROPOSED HANDICAP PARKING SPACE, COVERED ENTRY, AND SIDEWALKS
 PHASE 2 = PARKING LOT IMPROVEMENTS, WALKWAYS, AND PROPOSED ATM DRIVE THRU LANE

RECORD DRAWING (AS-BUILT)
 THIS DRAWING INFORMATION IS
 BASED ON INFORMATION PROVIDED
 SEPTEMBER 2024 BY HALEY WARD.

PROJECT INFORMATION

CURRENT ZONING = GENERAL COMMERCIAL
 FUTURE LAND USE = GENERAL COMMERCIAL
 PROPOSED USE = BANK, OFFICE, AND EX RETAIL
 EXIST. FLORIDA LAND = #1400 - COMMERCIAL & SERVICES
 USE CLASSIFICATIONS
 EXIST. SOIL TYPES = #4 - CANAVERAL - URBAN LAND COMPLEX
 ARCHAEOLOGICAL = NONE
 SENSITIVITY LEVEL

DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA: (1.14 AC)	49,589 SF	100.0%
PROPOSED PAVEMENT AREA:	614 SF	1.2%
PROPOSED WOOD DECK/RAMP AREA:	290 SF	0.6%
PROPOSED CONCRETE AREA:	1,740 SF	3.5%
PROPOSED PERVIOUS PAVEMENT AREA:	12,912 SF	26.0%
EXISTING BUILDING (TO REMAIN):	7,699 SF	15.5%
EXISTING IMPERVIOUS SURFACE (TO REMAIN):	1,459 SF	2.9%
PROPOSED TOTAL IMPERVIOUS AREA:	24,714 SF	49.7%
PROPOSED OPEN GREEN AREA:	24,875 SF	50.3%
PROPOSED TOTAL PERVIOUS AREA:	24,875 SF	50.3%

ALLOWED IMPERMEABLE COVERAGE

45% OF 49,589 SF = 22,315 SF ALLOWED
 614 SF PAVEMENT + 1,740 SF OF CONCRETE + 290 SF WOOD DECK + 7,699 SF EXISTING BLDG + 1,459 SF EXISTING IMPERVIOUS + (12,912 SF/2) PERVIOUS PAVERS = 18,262 SF PROPOSED

ALLOWED DEVELOPED AREA

50% OF 49,589 SF = 24,794 SF ALLOWED
 614 SF PAVEMENT + 1,740 SF OF CONCRETE + 290 SF WOOD DECK + 7,699 SF EXISTING BLDG + 1,459 SF EXISTING IMPERVIOUS + 12,912 SF PERVIOUS PAVERS = 24,714 SF PROPOSED

ZONING/ACTUAL USE

PROJECT SITE = GENERAL COMMERCIAL (BANK, OFFICE, AND RETAIL)
 EAST = GENERAL COMMERCIAL (COMMERCIAL)
 NORTH = ROW (PERIWINKLE WAY)
 WEST = GENERAL COMMERCIAL (COMMERCIAL)
 SOUTH = GENERAL COMMERCIAL (RESIDENTIAL)

PARKING REQUIREMENTS

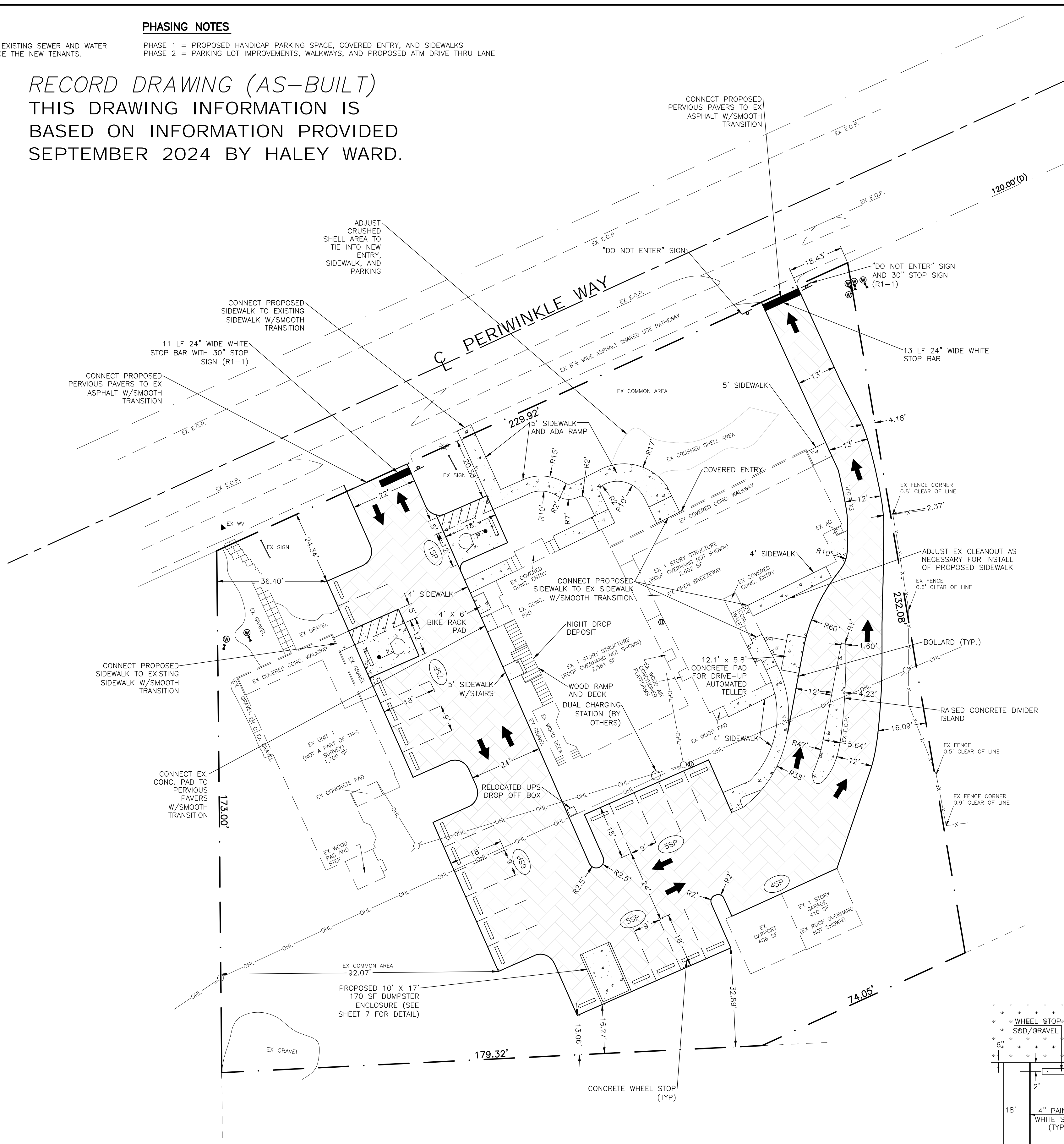
PER SECTION 126.1361 SANIBEL LAND DEVELOPMENT CODE.
 1,700 SF RETAIL + 2,581 SF BANK + 2,602 SF OFFICE
 = 1 SPACE FOR EACH 200 SF PLUS OF FLOOR AREA (RETAIL)
 = 1,700 SF RETAIL = 8.5 SPACES
 = 5 SPACES FOR THE FIRST 1,000 SF PLUS 1 SPACE PER 250 SF OF FLOOR AREA IN EXCESS (BANK AND OFFICE)
 = 1,000 SF BANK + OFFICE = 5 SPACES PLUS 4,183/250 SF = 21.7 SPACES
 REQUIRED PARKING = 32 SPACES (INCLUDING 2 SPACE FOR HC)
 PROVIDED PARKING = 28 SPACES (INCLUDING 2 SPACE FOR HC)

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 10TH EDITION
 THE PROPOSED BANK (LUC 912) HAS 2,581 SF G.F.A. AND 1 DRIVE-IN LANE
 RAW TRIP GENERATION - TOTAL:
 AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 258 (129 ENTERING, 129 EXITING)
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 25 (14 ENTERING, 11 EXITING)
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 52 (26 ENTERING, 26 EXITING)
 THE PROPOSED SMALL OFFICE (LUC 712) HAS 2,602 SF G.F.A.
 RAW TRIP GENERATION - TOTAL:
 AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 42 (21 ENTERING, 21 EXITING)
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 5 (4 ENTERING, 1 EXITING)
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 6 (2 ENTERING, 4 EXITING)
 THE PROPOSED SHOPPING CENTER (LUC 820) HAS 1,700 SF G.F.A.
 RAW TRIP GENERATION - TOTAL:
 AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 376 (188 ENTERING, 188 EXITING)
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 2 (1 ENTERING, 1 EXITING)
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 27 (13 ENTERING, 14 EXITING)
 RAW TRIP GENERATION - TOTAL PROPOSED PROJECT
 RAW TRIP GENERATION - TOTAL:
 AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 676 (338 ENTERING, 338 EXITING)
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 32 (19 ENTERING, 13 EXITING)
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 85 (41 ENTERING, 44 EXITING)
 RAW TRIP GENERATION - TOTAL PROPOSED PROJECT LESS PASS-BY
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 19 (11 ENTERING, 8 EXITING)
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 52 (26 ENTERING, 26 EXITING)

NOTES

- ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1988.
- THIS PARCEL LIES IN FLOOD ZONES "AE-9 AND AE-10".
- THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
- THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAN OR ANY RIVERINE AREAS.
- THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
- THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.



LEGEND

- EX. EXISTING
- R/W. RIGHT-OF-WAY
- E.O.P. EDGE OF PAVEMENT
- CONC. CONCRETE
- TYP. TYPICAL
- PROP. PROPOSED
- SF. SQUARE FEET
- LF. LINEAR FEET
- E.O.P. EDGE OF PAVEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.P. LIGHT POLE
- 10SP. NUMBER OF PARKING SPACES IN LOT
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONCRETE
- LDC. LAND DEVELOPMENT CODE
- N.T.S. NOT TO SCALE
- S.W. SIDEWALK
- EXISTING B.F.P.D. EXISTING B.F.P.D.
- C.O. OR C/O. CLEAN OUT
- EXISTING CLEAN OUT
- WM. EXISTING WATER METER
- B.F.P.D. BACK FLOW PREVENTION DEVICE
- W.P.P. EXISTING WOOD UTILITY POLE
- OHP. EXISTING OVERHEAD POWER LINES
- EXISTING TELEPHONE BOX
- WV. EXISTING GATE VALVE

STOP SIGN DETAIL (R1-1)
 N.T.S.

DO NOT ENTER SIGN DETAIL (R5-1)
 N.T.S.

HANDICAPPED PARKING SIGN DETAIL
 N.T.S.

WHEEL STOP DETAIL
 N.T.S.

NOTE:
 ALL PAVEMENT MARKINGS WITHIN THE ROW MUST BE THERMOPLASTIC

TYPICAL SPACES
 N.T.S.

HANDICAP SPACE
 N.T.S.

NOTE: ALL STRIPING TO BE TWO COATS HEAVY DUTY ACRYLIC BASED TRAFFIC PAINT.
TYPICAL PARKING SPACE DETAILS
 N.T.S.

DATE	DESIGNED BY	ADM.	DRAWN BY	ADM.	CHECKED BY	ADM.	APPROVED BY	TDM
07/21/21								

SANIBEL CAPTIVA COMMUNITY BANK RENOVATIONS (RECORD DRAWINGS)

SITE DIMENSION PLAN

Civil Engineering and Planning

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Digitally signed by Thomas D. Martin
 Date: 2024.11.13 06:20:42 -05'00'

Dean Martin, P.E.
 No. 52022
 Florida #52022
 DATE: 2024.11.13 06:20:42 -05'00'

This has been digitally signed and sealed by Dean Martin on the Priscilla Murphy Center As-Built Survey. The information on this document is not to be used for any other project without the written consent of TDM Consulting, Inc.

SHEET # **5 of 9**

SCALE: AS NOTED

As-Built Survey Approved
 K.Ruiz, Principal Planner
 11/18/2024 1:58:05 PM