

**STREET ADDRESS**

4508, 4524, 4422, AND 4418 SE 15TH AVENUE  
CAPE CORAL, FL 33904

**STRAP NUMBERS**

07-45-24-C3-00335.0430  
07-45-24-C3-00335.0400  
07-45-24-C3-00335.0550  
07-45-24-C3-00335.0570

**PROJECT INFORMATION**

CURRENT ZONING = SC (SOUTH CAPE)  
FUTURE LAND USE = DM (DOWNTOWN MIXED)  
PROPOSED USE = MULTI-FAMILY RESIDENTIAL  
EXIST. FLORIDA LAND = #1920 - INACTIVE LAND WITH STREET PATTERN  
USE CLASSIFICATIONS = #1400 - COMMERCIAL AND SERVICES  
#1210 - FIXED SINGLE FAMILY UNITS  
EXIST. SOIL TYPES = #69 - MATLACHA GRAVELLY FINE SAND  
#7 - MATLACHA URBAN LAND COMPLEX  
IRRIGATION SERVICE =  
ARCHAEOLOGICAL = NOT FOUND  
SENSITIVITY LEVEL =

**DEVELOPMENT SITE AREAS**

TOTAL PARCEL AREA: (2.32 AC)	101,080 SF	100.0%
PROPOSED PAVEMENT AREA:	40,477 SF	40.0%
PROPOSED CONCRETE AREA:	5,709 SF	5.7%
PROPOSED BUILDING (ROOF) AREA:	22,834 SF	22.6%
PROPOSED TOTAL IMPERVIOUS AREA:	69,020 SF	68.3%
PROPOSED OPEN GREEN AREA:	26,980 SF	26.7%
PROPOSED DRY DETENTION AREAS:	5,080 SF	5.0%
PROPOSED TOTAL PERVIOUS AREA:	32,060 SF	31.7%

**BUILDING SETBACK REQUIREMENTS**

FRONT SETBACK = 0' (EAST)  
REAR SETBACK = 5' WHEN ADJACENT TO ALLEY (WEST)  
SIDE SETBACK = 6' WHEN ADJACENT TO PUE (NORTH AND SOUTH)

**ZONING/ACTUAL USE**

PROJECT SITE = SC (MULTI-FAMILY RESIDENTIAL)  
NORTH = SC (WELLINGTON ACADEMY/SCHOOL)  
SOUTH = SC (COMMERCIAL)  
EAST = ROW (SE 15TH AVENUE)  
WEST = R1 (SINGLE-FAMILY RESIDENTIAL)

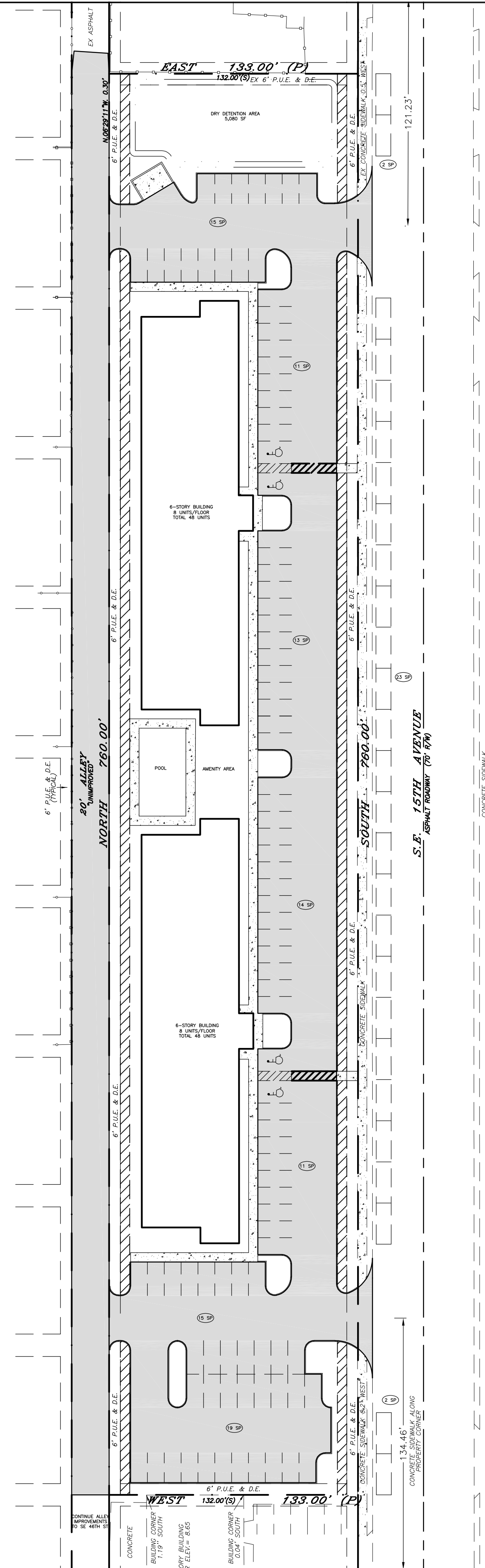
**LANDSCAPE BUFFER REQUIREMENTS**

NORTH = SC TO SC: NO BUFFER REQUIRED  
SOUTH = SC TO SC: NO BUFFER REQUIRED  
EAST = SC TO ROW: 5' WIDE LANDSCAPE STRIP  
WEST = SC TO R1: 5' WIDE BUFFER

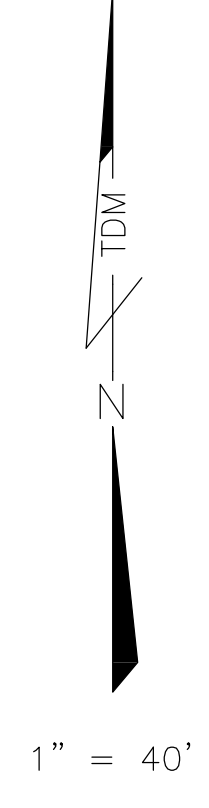
**PARKING REQUIREMENTS**

PER TABLE 6.1.7.B SOUTH CAPE (SC) PARKING REQUIREMENTS  
RESIDENTIAL: 1 SPACE PER UNIT  
96 UNITS X 1 SPACE/UNIT = 96 SPACES

REQUIRED PARKING = 96 SPACES (INCLUDING 4 HC SPACES)  
PROVIDED PARKING = 98 SPACES (INCLUDING 4 HC SPACES)  
+ 27 SPACES ON STREET (GUEST PARKING)



- LEGEND**
- R RADIUS (5' UNLESS OTHERWISE NOTED)
  - 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
  - LC LEE COUNTY
  - L.P. LIGHT POLE
  - CLF EXISTING CHAIN LINK FENCE
  - (10SP) NUMBER OF PARKING SPACES IN LOT
  - PROPOSED PAVEMENT
  - PROPOSED CONCRETE
  - LAND DEVELOPMENT CODE
  - NOT TO SCALE
  - C.P. CONCRETE PAD
  - CFM CITY OF FORT MYERS



DATE	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
11/2019	ADM	ADM	ADM	TDM
REVISIONS				

**BERMAN - SE 15TH AVENUE  
SITE PLAN  
96 DWELLING UNITS**

Civil Engineering and Planning

dean@ldmconsulting.com  
www.ldmconsulting.com

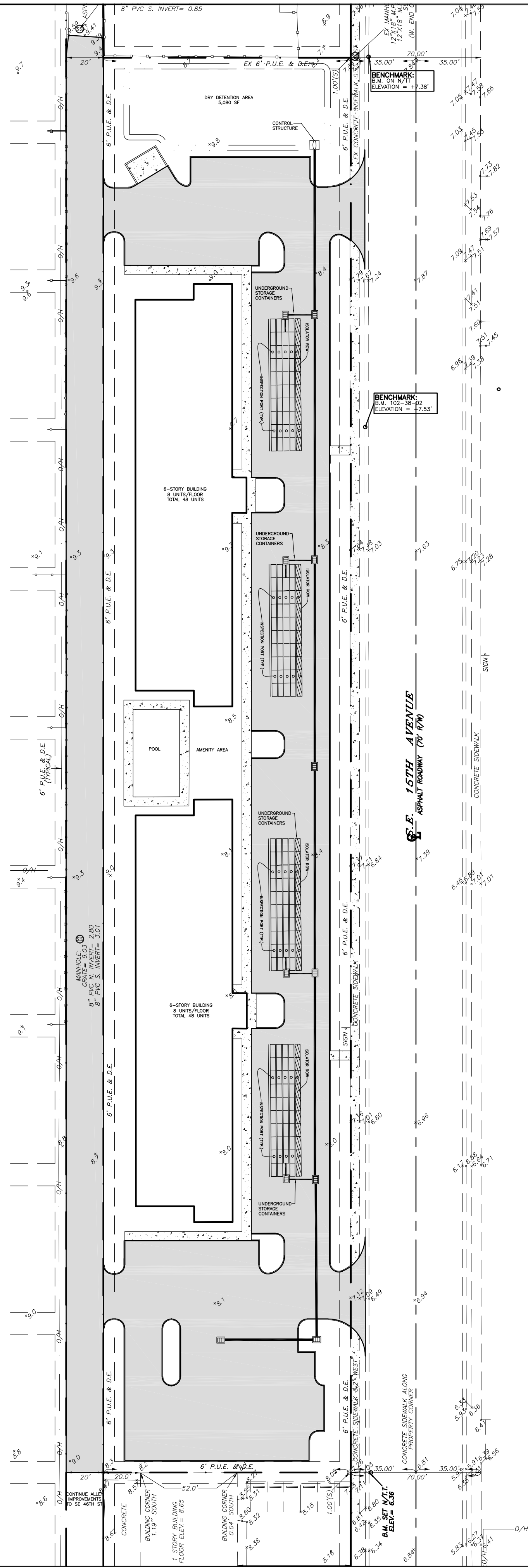
**TDM CONSULTING INC.**  
43 Barkley Circle, Suite 200  
Fort Myers, FL 33907  
Phone: (239) 433-4231  
Fax: (239) 433-9632  
Cert. of Authorization # 29086

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**STORMWATER CALCULATIONS**

**TOTAL DETENTION REQUIRED:**  
 = 1" X TOTAL PARCEL AREA X 1'/12"  
 = 1" X 101,080 SF X 1'/12"  
 = 8,423 CF  
 OR  
 = 2.5" X (TOTAL IMPERVIOUS AREA - ROOF AREA) /  
 (TOTAL PARCEL AREA - ROOF AREA) X TOTAL PARCEL AREA X 1'/12"  
 = 2.5" X (62,245 SF - 22,834 SF) / (101,080 SF - 22,834 SF)  
 X 101,080 SF X 1'/12" = 10,744 CF  
 = 10,744 CF X 0.75 (DRY DETENTION) = 8,058 CF  
**TOTAL DETENTION PROVIDED:**  
 = VOLUME IN DDA 5,080 CF  
 = 5,080 CF + UNDERGROUND STORAGE



- LEGEND**
- PROPOSED GRADE - SPOT (SPOT SHOWN IS PAVEMENT GRADE)
  - FINISH FLOOR ELEVATION
  - EXISTING GRADE - SPOT
  - PROPOSED STORMWATER CATCH BASIN
  - PROPOSED PAVEMENT
  - PROPOSED MITERED-END SECTION
  - NEW REINFORCED CONCRETE PIPE
  - DRAINAGE PIPE NUMBER
  - DRAINAGE INLET NUMBER
  - INTENDED DIRECTION OF STORMWATER FLOW
  - EXISTING CATCH BASIN
  - EXISTING REINFORCED CONCRETE PIPE
  - RIGHT OF WAY
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - TYPICAL
  - EXISTING
  - SQUARE FOOT
  - LINEAR FOOT
  - CUBIC FOOT
  - INVERT ELEVATION
  - ELEVATION
  - NORTH AMERICAN VERTICAL DATUM
  - WOOD POWER POLE
  - TOP OF BANK
  - TOE OF SLOPE
  - CONCRETE
  - REINFORCED CONCRETE PIPE
  - ELLIPTICAL REINFORCED CONCRETE PIPE
  - ADVANCED DRAINAGE SYSTEMS
  - MITERED-END SECTION
  - EDGE OF PAVEMENT
  - DRY DETENTION AREA
  - STORMWATER

1" = 40'

DATE:	11/2019
DESIGNED BY:	ADM
DRAWN BY:	ADM
CHECKED BY:	TDM
APPROVED BY:	TDM

**BERMAN - SE 15TH AVENUE**  
**DRAINAGE PLAN**  
**96 DWELLING UNITS**

Civil Engineering and Planning

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NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

Dean Martin, P.E.  
 Florida #52022