

SITE DATA:

PROPOSED SITE: 1.21 Ac.±

SITE INFORMATION:

ADDRESS: 1928 SANTA BARBARA BOULEVARD
CAPE CORAL, FLORIDA 33991

LOCATION: CAPE CORAL UNIT 62
BLK. 3100 PB 21 PG 32
LOTS 31 THRU 40

STRAP#: 26-44-23-C2-03100.0310
EXISTING ZONING: C (COMMERCIAL)
FUTURE LAND USE: CP (COMMERCIAL PROFESSIONAL)
DEVELOPMENT TYPE: MULTI-TENANT COMMERCIAL BUILDING
BUILDING USE: MIXED USE
BUILDING HEIGHT: XX' MAX.

PARKING:

REQUIRED = 1 SPACE / 200 SF
(11,000/200) = 55 SPACES
PROVIDED = 55 SURFACE SPACES
(INCLUDING 3 HC SPACES)

UTILITIES:

NOTE: UTILITIES HAVE NOT BEEN
SURVEYED. LOCATIONS TAKEN FROM
VARIES SOURCES.

CONCEPTUAL SITE PLANS
FOR
**SANTA BARBARA
COMMERCIAL PLAZA
MIXED USE**
1928 SANTA BARBARA BOULEVARD
CAPE CORAL - LEE COUNTY, FLORIDA

BUILDING UNITS:

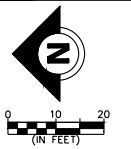
6 TOTAL UNITS:
UNIT 1 2,009 SF
UNIT 2 1,743 SF
UNIT 3 1,743 SF
UNIT 4 1,743 SF
UNIT 5 1,758 SF
UNIT 6 2,004 SF
TOTAL = 11,000 SF

TOTAL SITE AREA:

TOTAL SITE AREA: 52,500 SF 1.21 AC (100%)
BUILDINGS: 11,000 SF 0.25 AC (21%)
PAVEMENT: 24,901 SF 0.57 AC (47%)
CONCRETE: 3,056 SF 0.07 AC (6%)
(CONC WALKS, CURBS, GUTTERS & DUMPSTER ENCLOSURE)
TOTAL IMPERVIOUS AREA: 38,957 SF 0.89 AC (74%)
TOTAL PERVIOUS AREA: 13,543 SF 0.31 AC (26%)
(INCLUDES LANDSCAPE BUFFERS)

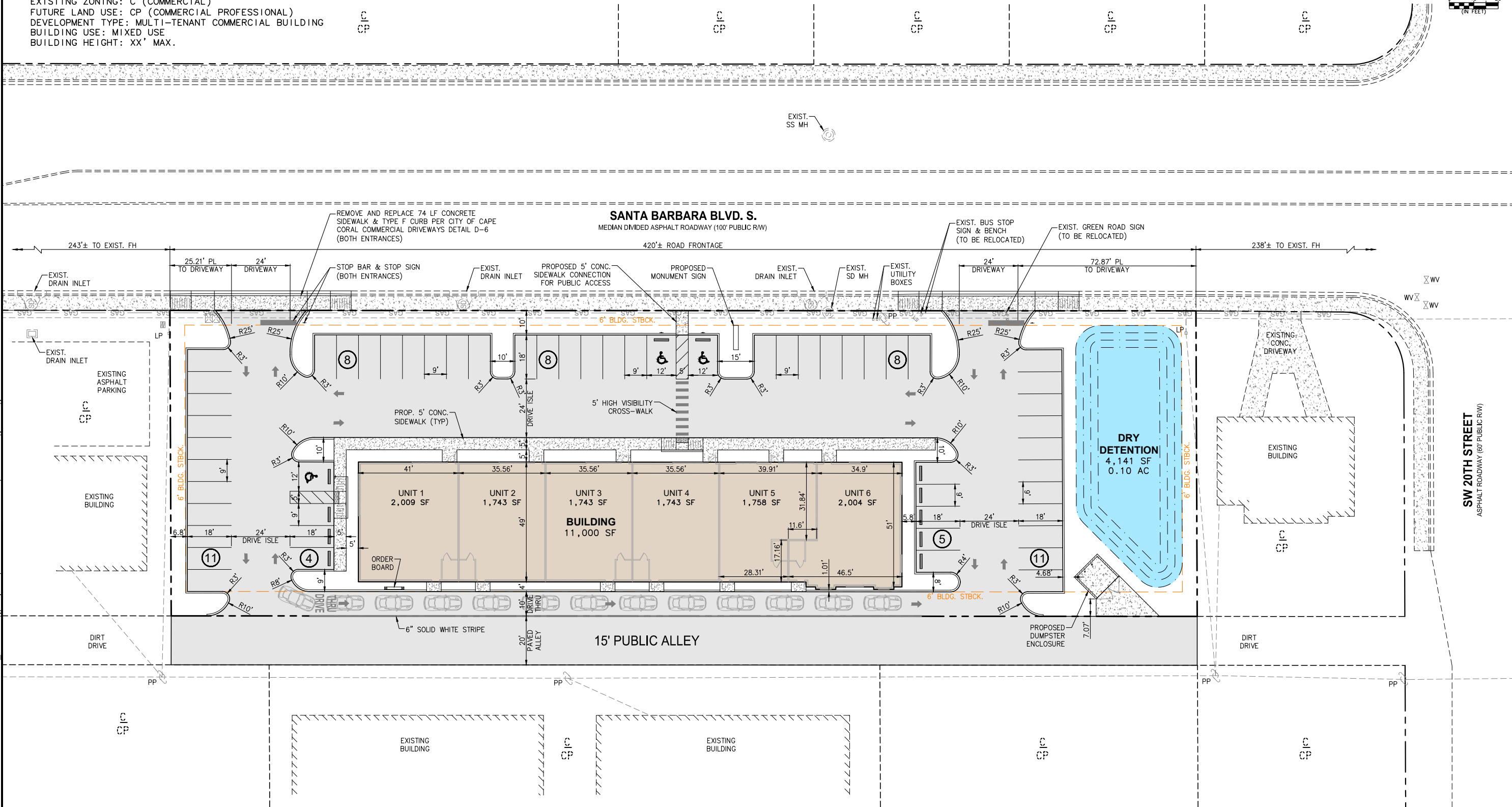
DRY DETENTION AREA: 4,141 SF 0.10 AC (8%)
OFFSITE IMPERVIOUS AREAS: 8,401 SF 0.19 AC
(PAVED ALLEY)

**DRAFT STATUS
3/17/2023**



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004,FAC ON 3/17/2023

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REVISION DESCRIPTION

DATE	BY	REVISION DESCRIPTION

AVALON ENGINEERING, INC.
2503 DEL PRADO BLVD. #200
CAPE CORAL, FLORIDA 33904
FBPE#3128 (239) 573-2077

SANTA BARBARA COMM. PLAZA
MIXED USE
1928 SANTA BARBARA BOULEVARD
CAPE CORAL, FLORIDA 33991

**CONCEPTUAL SITE PLAN
CONCEPT A**