

NOTICE TO BUILDING COMMUNITY:
NEW LOT COVERAGE CALCULATION WORKSHEET

Please be aware that as of April 11, 2018, all building permits which propose new or revised lot coverage will be required to comply with the City's updated Lot Coverage Calculation Worksheet. This worksheet incorporates the revised interpretation of the drainage requirements in our Land Development Code. Attached is the revised and updated form for Lot Coverage Calculations for your use. Please be advised that credits are no longer provided for standard paver driveways, decks, swimming pools, spas and other recreational water features.

PLEASE NOTE: Impervious surface material reductions are available for the installation of permeable pavers, pervious concrete and other types of pervious materials and/or systems installed in accordance with City Standard Details 105.0, 700.6 and 700.7 as outlined on Sheet 2 of the Worksheet. See City Stormwater Engineer for further information.

Any projects with a building permit application currently under review or previously issued, will be reviewed and inspected with the Lot Coverage Calculations submitted as of the acceptance date of the building permit application.

Please note:

1. The 30% credit for standard pavers will no longer be allowed as of April 11, 2018.
2. The 30% credit for the water surface area of a pool or spa will no longer be allowed as of April 11, 2018.
3. As soil conditions vary on the island, a geotechnical soils analysis by a Florida professional engineer may be required which could recommend the removal and replacement of unsuitable soils. This engineered soils analysis may be submitted to support and document the engineered drainage plan for the project.



City of Holmes Beach, Florida
Building Department
BUILDING & IMPERVIOUS COVERAGE
CALCULATION WORKSHEET

Property Address: _____

Lot Size _____ ft. x _____ ft. = _____ sq. ft. (A)

BUILDING COVERAGE: _____ sq. ft. (B)
 (under roof coverage)

Divide (B) by (A) = _____% (C) (TOTAL BUILDING COVERAGE CANNOT EXCEED 30%)

Impervious surface coverage means the area of a surface that has been compacted or covered with a layer of material so that it is highly resistant or prevents infiltration by water. It includes roofed areas and surfaces such as compacted sand, limerock, or clay, as well as all recreational water features and conventionally surfaced streets, sidewalks, driveways, parking lots, or other similar surfaces.

Other Impervious Surface Coverage

Existing (complete page 2, Impervious Surface Coverage) = _____ sq. ft. (D)

Proposed (complete page 2, Impervious Surface Coverage) = _____ sq. ft. (E)

TOTAL = _____ sq. ft. (G)

Divide (G) by (A) = _____% (H)

ADD (C) and (H) TOTAL IMPERVIOUS SURFACE LOT COVERAGE = _____%

MAXIMUM TOTAL BUILDING AND IMPERVIOUS SURFACE COVERAGE: 40%

Prepared by: _____ || _____
Signature *Print Name*

Date: _____

City of Holmes Beach, Florida - Building Department
IMPERVIOUS SURFACE COVERAGE CALCULATION WORKSHEET – Page 2

Area	Existing – no reduction	Proposed – no reduction
Patios	_____ sq. ft.	_____ sq. ft.
Pool/Hot tub	_____ sq. ft.	_____ sq. ft.
Wood decks	_____ sq. ft.	_____ sq. ft.
Sidewalks	_____ sq. ft.	_____ sq. ft.
Equipment pads	_____ sq. ft.	_____ sq. ft.
Driveways	_____ sq. ft.	_____ sq. ft.
Other	_____ sq. ft.	_____ sq. ft.
TOTAL (D)	_____ sq. ft.	TOTAL (E) _____ sq. ft.

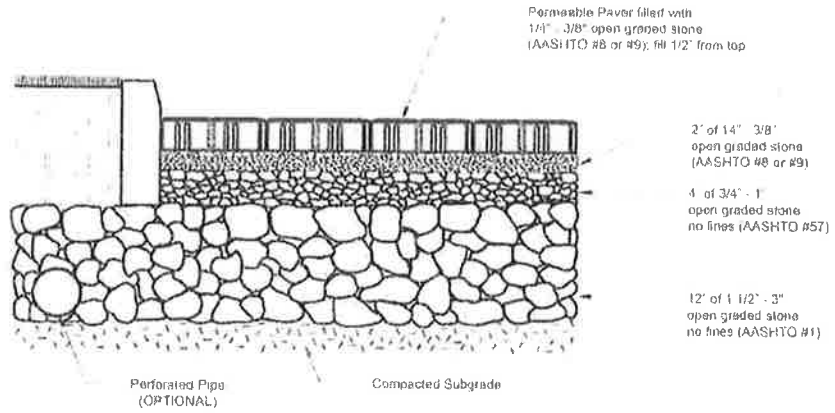
****IMPORTANT NOTE****

Impervious Surface Material reductions available for Stormwater infiltration areas - Wood decks, 100% permeable pavers, 100% pervious concrete, etc., placed on top of approved materials in accordance with City Standard Detail 105.0 - Plans must indicate size and location of area for reduction including typical cross section of infiltration area per City Standard Detail. City Standard Detail may be attached to meet the requirement.

Area	Proposed	Material	Proposed with reduction
Patios	_____ sq. ft.	_____	_____ sq. ft.
Sidewalks	_____ sq. ft.	_____	_____ sq. ft.
Wood decks	_____ sq. ft.	_____	_____ sq. ft.
Driveways	_____ sq. ft.	_____	_____ sq. ft.
		TOTAL (F)	_____ sq. ft.

No reduction shall be provided for asphalt, concrete, or crushed shell. Surface areas constructed in accordance with City Standard Detail 700.6 and 700.7 shall also be considered 100% pervious.

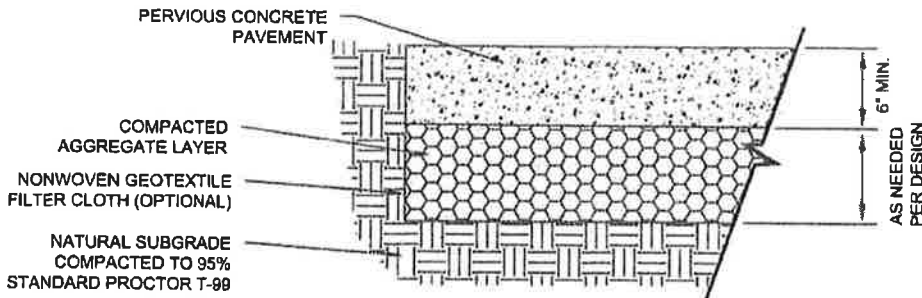
Applicant shall submit a copy of the maintenance schedule in accordance with manufacturer's recommendations at the time of issuance of Certificate of Occupancy or Certificate of Completion for permeable pavers and pervious concrete systems.



1. 6" POURED CONCRETE BOND BAND SHALL BE INSTALLED WHERE CURB IS NOT PRESENT WITH 3/4" REVEAL AT EDGE OF TRAVEL WAY.
2. 6" POURED CONCRETE BOND BAND SHALL BE INSTALLED ON ALL OUTSIDE EDGES WHERE NO EXISTING OR NEW SOLID STRUCTURE IS PRESENT TO HOLD PAVERS IN PLACE.
3. ALL PAVERS WITHIN TRAFFIC AREAS MUST BE TRAFFIC BEARING.
4. A RIGHT OF WAY USE PERMIT AND AN APPROVED LICENSE AGREEMENT MUST BE OBTAINED IF PAVERS ARE TO BE INSTALLED IN CITY RIGHT OF WAY.
5. PAVER INSTALLATION SPECIFICATIONS APPLY TO PUBLIC AND PRIVATE IMPROVEMENTS EXCEPT FOR NON-TRAFFIC BEARING SIDEWALKS CONSTRUCTED ENTIRELY ON PRIVATE PROPERTY.
6. DRIVEWAY REPAIRS DUE TO FUTURE RIGHT OF WAY UTILITY AND/OR ROAD WORK ARE THE FULL RESPONSIBILITY OF THE OWNER.

PERMEABLE PAVER INSTALLATION DETAIL

N.T.S.



1. FOR USE IN PARKING AREAS AND LOW VOLUME ACCESSWAYS ONLY.
2. ENGINEER OF RECORD SHALL SUBMIT PERVIOUS PAVEMENT DESIGN AND SPECIFICATIONS BASED ON THE SITE SPECIFIC SOIL CONDITIONS, STORMWATER STORAGE REQUIREMENTS AND THE ANTICIPATED TRAFFIC LOADINGS.
3. PERVIOUS CONTRACTORS SHALL BE NRMCA CERTIFIED CRAFTSMEN.
4. PERVIOUS PRODUCER/SUPPLIERS AND TESTING FIRMS SHALL USE NRMCA CERTIFIED TECHNICIANS.
5. POROUS ASPHALT MAY BE USED AS AN ALTERNATIVE MATERIAL AS DESIGNED BY THE EOR.
6. A RIGHT OF WAY USE PERMIT AND AN APPROVED LICENSE AGREEMENT MUST BE OBTAINED IF PAVERS ARE TO BE INSTALLED IN CITY RIGHT OF WAY.
7. DRIVEWAY REPAIRS DUE TO FUTURE RIGHT OF WAY UTILITY AND/OR ROAD WORK ARE THE FULL RESPONSIBILITY OF THE OWNER

PERVIOUS CONCRETE PAVEMENT DETAIL

N.T.S.

CITY OF HOLMES BEACH		PAVER AND PERVIOUS CONCRETE	105.0
PUBLIC WORKS DEPARTMENT			
REV. BY	DATE		
		11-15-2016	
		DATE OF APPROVAL	

MATCH EX.
GRADE

42" WIDTH

42" DEPTH (28" MIN)

1-3 INCH MEDIUM
WASHED SHELL
RECYCLED
CONCRETE (NO. 57
STONE EQUIV.)

INSTALL FILTER FABRIC (MIRAFI
N SERIES FABRIC OR EQUIV)
ON BOTH SIDES OF TRENCH
AND WITHIN TOP 4-6". TOP
SURFACE MAY BE 89 ROCK
(PEA GRAVEL), RIVER ROCK OR
OTHER PERVIOUS LANDSCAPE
MATERIALS AS APPROVED BY
PUBLIC WORKS DEPARTMENT.

OVEREXCAVATE TO WATER LEVEL OR UNTIL
CLEAN SAND IS ENCOUNTERED AND BACKFILL
TRENCH WITH CLEAN SAND OR SHELL

TYPICAL INFILTRATION TRENCH

NTS

CITY OF HOLMES BEACH
PUBLIC WORKS DEPARTMENT

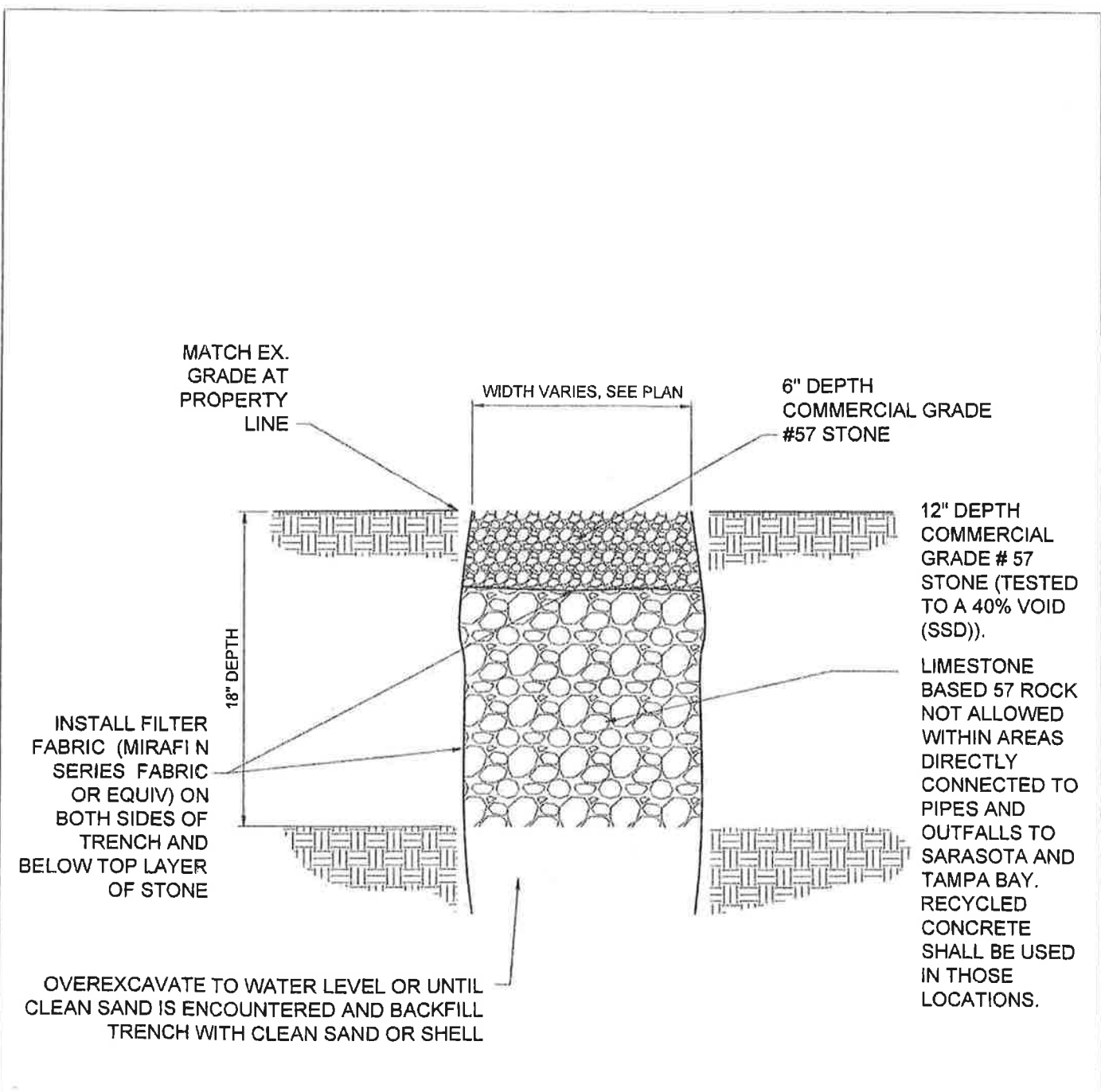
REV. BY DATE

11-15-2016

DATE OF APPROVAL

TYPICAL
INFILTRATION TRENCH

700.6



HEAVY DUTY INFILTRATION TRENCH

NTS

CITY OF HOLMES BEACH PUBLIC WORKS DEPARTMENT		HEAVY DUTY INFILTRATION TRENCH	700.7
REV. BY	DATE		
11-15-2016 DATE OF APPROVAL			