



ESTERO DESIGN REVIEW COMMITTEE

Public Meeting
December 17, 2014 at 5:00 PM
The Estero Recreation Center
9200 Corkscrew Palms Blvd.

Members in Attendance: Al O'Donnell, Bill Pysi, Brent Addison, Gerald Simons, Gerard Ripo, Jim Wallace, Ryan Binkowski

Absent: Nancy Cohen

Chaired By: Bill Pysi

Minutes By: Gerard Ripo

The meeting was called to order by Bill Pysi at 5:01 PM

Approval of Meeting Minutes:

Gerald Simmons made a motion to approve the October & November minutes sent to the Committee in advance of the meeting; seconded by Gerard Ripo. The motion was approved unanimously.

Presentations:

APPLICANT: Marriot at Coconut Point
Location of Project: Coconut Point DRI
Presented by: Tom McLean – Hole Montes Associates

PRESENTATION BY THE APPLICANT

Mr. Smith, a representative of Marriott presented the proposed project and introduced his consultant team. Town Place Suites is an extended stay brand whereas more residents stay 14-17 days versus 2-4 in more conventional hotels. The hotel will have larger rooms more residential in nature 30-38% larger than typical hotel room. Project is located at Coconut Point Tract 2F surrounding by lake east side of Coconut point. The building is 3 stories with surface parking. Height limited to 40'

EDRC/Public Responses – Site Plan

Tom McLean Civil Engineer presented the Site Plan. EDRC/Public took exception to the site plan layout that placed the dumpster location in primary view of anyone entering the project site. The Applicant's response that gates in front of the dumpster would suffice was not

found sufficient by the EDRC/Public. This dumpster location should be elsewhere on the property and not the primary focus of a customer coming into the site. This is not appropriate site planning for Estero.

Pedestrian interconnection; The Applicant noted that Lee County was resistant to providing a protected pedestrian crosswalk across Via Coconut Point. The EDRC/Public, noting the years of effort and current proposals to code to make all projects pedestrian friendly, found the lack of a protected pedestrian crosswalk from the project to the Coconut Point Mall unacceptable. The appropriate infrastructure for a pedestrian crossing from this project to Coconut Point needs to be made especially in light of the fact that this project is an extended stay facility. Forcing pedestrians to walk south the Coconut Road and then back north to the Mall is an unacceptable and unreasonable solution.

EDRC/Public Responses – Architecture

Trevor Harrison, Architect, presented the design process for the hotel from conceptual design, the preliminary design to final design. Process began with a Joe McHarris sketch how to meld the concept with the actual building. This worked well to create visual movement and dynamic spaces in the building to provide relief in the building. The EDRC/Public noted that the series of drawings presented by the Applicant from Concept to final lessened the value, style, and design of the building in response to the required style in Estero along the way. The Final design as presented does not go far enough to meet the requirements of style based on the mass and form of the building.

The EDRC/Public did commended the Applicant about taking a symmetrical building and working to make it unsymmetrical details, but the final design has shed to many details in terms of roof line, material massing, and forms to found sufficient.

The EDRC/Public asked about the parapets being removed and desired integrating that feature back into the design to better define the façade. This will provide the ability to make it looks like 3 buildings versus one. There has been too much of a loss of symmetry at the entrance.

The EDRC/Public felt that the initial conceptual design is what Estero mandates and the final design is bland anywhere USA. Creating the applications of the Parapets illustrated in the conceptual sketch is a cost that isn't significantly greater, but without it, the details get lost and do not evoke the appropriate design style required in Estero.

Additional Comments on detailing:

- Window structure is lost
- Tower shutters lost detail
- Break up the banding/moving it across the line.
- Band get rid up....look at areas to break up the mansard so floor plans/tower heights/changes in detailing of middle tower.....

EDRC/Public Responses – Landscape Architecture

Greg Diserio, Landscape Architect presented the Landscape Design. All noted that the design was in compliance and exceeds required materials to buffers with added berming in front of the parking area to better shield the parking from the adjacent Via Coconut Point. Some material was added with larger heights mixed with smaller species to create a more human scale and transition for the pedestrian. EDRC specifically thanked the Applicant for increasing the density of the front buffer as committed to during public presentations to the ECPP. The buffer widths are 15' street tree planning buffer rather than 20' per the Coconut Point DRI.

The EDRC/Public asked about the dry detention area north of the project as being a current eye sore... if the Applicant or if Simon was going to increase or do something.....south edge also... Nothing was assured or resolved in this matter as it is off of the Applicant's property.

EDRC/Public Responses – Signage

Trevor Harrison HBT presented the proposed signage. Working with Marriott prototype and the Estero requirements. Wall signage proposed each 64 sf in area.....Sign has been modified to blend into the surrounding area.

The EDRC/Public noted that the base height is too small and EDRC was concerned about losing it with plantings. The EDRC/Public recommends increasing the height to at least thirty six inches to better incorporate the proposed landscaping.

APPLICANT:	Lock-Up Storage at Halfway Creek - Informal
Location of Project:	West of US 41 North of Coconut Rd, Adjacent to Halfway Creek
Presented by:	Jeremy Hall – Partners in Design Architects

PRESENTATION BY THE APPLICANT

Bob Sudan BRB development presented the Lock-Up Storage project. A current Development Order for the project that contains a larger building is in place. The Applicant has opted to reduce the size of the building based on their market analysis. The original building was 110K SF whereas the proposed building is now down to 78K SF (approx.). Bob noted that the State of Washington pension fund is a 70% owner and that they intend to build/own this site in perpetuity. The building is a fully climate controlled facility.

Due to the lack of having DO Ready documents for public review, the Applicant agreed that this meeting would be considered informal and would not meet the requirements for a public meeting as defined in Chapter 33.

PRESENTATION BY THE PUBLIC (FOUNTAIN LAKES COMMUNITY)

Ed Shriner from Fountain Lakes made a presentation in response to this Applicant's project's effects on the adjacent Fountain Lakes Community. Most of their concern has to do with the stormwater impacts on Halfway Creek and the effect that the added impacts will have on their community. Much discussion took place with respect to this issue and it seemed apparent to the EDRC/Public that those concerns were not necessarily germane to this project. The issues seem to be more apparent to the current physical conditions within

Halfway Creek itself and not with the impact that the site's stormwater system will have on the adjacent community.

The Community also had concerns about specific impacts to residences directly adjacent to the project and desired to have the perimeter wall along the west side of the Applicant's property placed closer to theirs in an effort to better control sheet flow of water.

Additional concerns about noise and light intrusion were articulated as well.

EDRC/Public Responses – Site Plan

Only a basic site plan (not DO ready) was presented. The EDRC/Public noted that there needs to be a vehicular interconnects to the property to the north. The Applicant agreed to provide a stub out for a future connection. Inadequate pedestrian interconnections were also noted to adjacent properties and US-41.

EDRC/Public Responses – Architecture (Hardscape)

Warner Brisky, Architect presented the building. The project consists of a 3-story building, approx. 74K SF. The west side of the project contains a single story storage building with garage door fronts. Bulk of the roof is 34' with the 45' achieved at the building massing/relief. Previous building was much larger one way circulation now. The main building will have access from outdoor along 3 sides of the building.

The initial and overwhelming reaction of the EDRC/Public is that the proposed design does not in any way evoke in form or mass nor does it provide any appropriate detailing to meet the style requirements defined for the Village of Estero. The design as presented needs a tremendous of revisions in form, mass, and detail in effort to create an acceptable Mediterranean design style as the Applicant is intending to meet.

The following are some specific comments offered by the EDRC/Public:

- Building design and color combination look far too corporate.
- Blue band on building is provided as a corporate signature and is not acceptable as a design element.
- West side does not provide enough relief and is too symmetrical.
- Provide shutters to break down massing and some architectural relief.
- Provide better massing of building forms and relative roof heights to best achieve the appropriate detailing for a Mediterranean design style.
- Every side of the building that can be seen should be adequately detailed and consistent in architectural design. Consideration of the south side being adjacent to a preserve is noted and is not as important.
- Much more articulation needed to the north side of the building. Detailing should be related to and consistent with the revised detailing provided to the east side.

Larry Newell President of the Fountain Lakes HOA and John Ralias commented that the relationship that the wall and landscaping along the west side of the property is more important to them than the architectural detailing on the building on the west side.

The long blank wall of single story building and bland roof design are not acceptable.

EDRC/Public Responses – Landscape Architecture

Due to the conceptual nature of the presented landscape plan, little could be determined from it as to if it was adequate to the site and consistent with the architecture or compliant with code.

It appears that the site is not providing enough required building perimeter landscape area nor are the architectural drawings indicating an appropriate relationship between architecture and landscape architectural elements.

The EDRC/Public noted that the Applicant should consider going the route of an Alternante Betterment Landscape Plan to best address the likely relationships that the site plan and building will create in the preparation of an appropriate landscape plan.

EDRC/Public Responses – Signage

No signage was presented at this time.

APPLICANT:	Miromar Design Center Sign
Location of Project:	SE corner of I-75 and Corkscrew Rd
Presented by:	Ray Hadad – Miromar Development

PRESENTATION BY THE APPLICANT

Ray Hadad presented the new sign design for the entrance to the Miromar Design Center. t

EDRC/Public Responses – Signage Related

Chapter 33 requires a minimum amount of architectural treatments to ground mounted signs. The sign presented does not meet that standard. Code also required the sign to have an architectural relationship to the building. Being that the Design Center is an existing non-conforming architectural style. The architectural style is worthy and is iconic in Estero. Therefore, everyone in attendance agreed that the sign should relate to the architecture of the building. This design is non-descript and doesn't relate to it at all. Double columns repeat similar material and relief elongate.

After reviewing the bland design of the sign, all in attendance agreed that the front main entrance to the Design Center itself creates a perfect form that could be used for the sign design and would both relate the monument sign to the building and further the nature of the requirements for architectural treatments of the sign

The EDRC/Public identified that the base was too large and needed to be reduced to 36". Additional discussion identified that back lit panels are prohibited in Estero and that translucent backgrounds are prohibited but that lettering/logos may be illuminated.

It was agreed that the redesign would mimic the front entrance of the building. The Applicant agreed to forward the designs to the EDRC/Public for review and comment prior to submitting to Lee County.

APPLICANT: Duffy's Sports Bar at Stoneybrook Sign
Location of Project: Corkscrew Road east of entrance to Stoneybrook
Presented by: Jenn Ronneburger – Atlas Sign Industries

PRESENTATION BY THE APPLICANT

Jenn Renneburger presented the project. The Applicant intends to remove and replace the existing non-conforming sign out in front of the former Stoneybrook Clubhouse restaurant and to provide a new sign for a new tenant. A small directional sign is also being requested.

EDRC/Public Responses – Signage Related

The EDRC/Public noted that the proposed sign design does not have the required percentage (25%) dedicated to architecture features. The EDRC/Public commented that the simplicity of the sign design was consistent with the style of the main community sign in close proximity to the west and that the intent of this sign design should be secondary to the main sign. The detailing of this sign should not compete with , but should supplement that of the main sign in a secondary manner. Therefore simplistic design for this sign would be appropriate. The Applicant agreed to make a few changes and to add some detailing to meet the standards.

The EDRC/Public noted that the base needs to be a 'maximum' of thirty six inches in height.

Added notes:

- Assure that a light diffuser for the panel backgrounds is provided and that only the lettering would be illuminated.
- The EDRC/Public did not have any issues with the small direction sign being taller than it is wide. However, noted that in effort to get the deviation to do so, the Applicant would have to wait until March when the Estero Village Council would be in effect. The Applicant agreed to change the sign as conforming (wider than it is tall) in effort to move forward now.
- Meet the setback for the directional.

New Business:

No New Business was introduced

Old Business:

Old Business Item:

Bill Prysí discussed the effort to update and improve the EDRC Application Package Update and awaits feedback from council members.

Adjournment:

There being no further business to come before the committee, the meeting adjourned at 6:37 p.m.

Next Meeting:

Wednesday January 14, 2015 at 5:00 P.M. at the Estero Community Center.



PROJECT SUMMARY:

1.) EXISTING LAND USAGE:

SUBJECT PARCEL	USE	ZONING
NORTH	VACANT	MPD/DRI
WEST	LAKE	MPD/DRI
SOUTH	VIA COCONUT POINT LAKE	MPD/DRI
EAST	LAKE	MPD/DRI

2.) LAND USE BREAKDOWN:

	Sq.Ft.	Ac.	%Total
Buildings	16,954	±0.39	17.2%
Pavement	40,074	±0.92	40.5%
Sidewalk/Curb/Pool Patio	7,080	±0.16	7.1%
Green Area/Open Space/L.M.E.	34,627	±0.80	35.2%
TOTAL PROJECT AREA	98,735	±2.27	100.0%

3.) GENERAL NOTES:

- CURRENT ZONING IS MPD. PROPOSED USES WITHIN THE MULTIPLE OCCUPANCY RETAIL SHOPS SHALL BE LIMITED TO THOSE COMPATIBLE WITH THE MPD ZONING, AS DEFINED IN ZONING RESOLUTION Z-02-009.
- PROJECT PHASING WILL CONSIST OF ONE PHASE.
PHASE 1 - MARRIOTT TOWNEPLACE SUITES AT COCONUT POINT
- GARBAGE / RECYCLABLE COLLECTION AREAS SHALL BE PROVIDED WITH 6" THICK CONCRETE PADS AND A 6' HIGH ENCLOSURE (3 SIDES) WITH GATE.
- ALL BUILDINGS SHALL BE TYPE IV CONSTRUCTION.
- ALL BUILDINGS SHALL BE PROVIDED WITH FIRE SPRINKLER SYSTEMS DESIGNED IN ACCORDANCE WITH NFPA 13, MEETING LDC 10-385 REQUIREMENTS.
- ALL PAVEMENT STRIPING ON SITE SHALL BE PAINTED.

4.) PARKING CALCULATIONS:

TOTAL PARKING REQ'D:
(per Lee County Land Development Code Sec. 34-2020(5))
Hotels: Spaces Required = 90% X 1.2 Spaces per Room**
** Per ADD2014-00195, 10% Reduction in Parking was Granted

Total No. of Rooms = 114
Required spaces = 114 x 1.2 x .90 = 123 spaces

TOTAL PARKING PROV'D. = 123 spaces (incl. 5 handicapped parking spcs.)

5.) DEVELOPMENT REGULATIONS:

- TRACT 2F (PER ZONING RESOLUTION Z-02-009 AND ADD2006-00024)
- Minimum Lot Size:
Lot Area - 20,000 sf
Min. width - 100 ft
Min. depth - 100 ft
 - Minimum Setbacks:
U.S. 41 - 25 ft
Front (street) - 25 ft
Side - 10 ft
Rear - 25 ft (5 ft for Accessory Structure)
Waterbody - 25 ft (20 ft for Accessory Structure)
 - Maximum Height:
Maximum Height - 40 ft (4 Stories)**
** Per ADD2014-00195, Max. Height Limited to 40 ft (4 Stories)
 - Maximum Lot Coverage:
Max percent of total area - 40%
 - Maximum Building Separation:
One-half the sum of building heights (not less than 20')

6.) LOAD ZONE CALCULATIONS:

TOTAL LOADING ZONE REQ'D:
Per LDC 34-1986, Developments that receive or ship commodities via small panel trucks will not be required to provide off-street loading area.

Proposed Hotel use will not require deliveries via large semitrailer or full trailer trucks.

7.) REFUSE AND SOLID WASTE DISPOSAL CALCULATIONS:

TOTAL REFUSE/SOLID WASTE DISPOSAL AREA REQ'D:
(per Lee County Land Development Code Sec. 10-261(a))

Total Floor Area = 16,954 sf x 4 Stories = 67,816 sf
Required area = 216 sf + 8 sf/1000 sf over 25,000 sf
Required Area = 216 sf + 8 x (67,816-25,000)/1,000 = 559 sf
Provided Area = 596 sf

8.) GENERAL NOTES:

- CURRENT ZONING IS MPD (COMMERCIAL VACANT).
- ALL ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.)
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD LOCATE AND VERIFY ANY EXISTING UTILITIES.
- EXTREME CAUTION IS TO BE USED WHEN EXCAVATING. AS THE NUMBER AND LOCATION OF EXISTING UTILITIES HAVE BEEN NOTED BASED ON THE BEST INFORMATION AVAILABLE.
- THE CONTRACTOR SHALL MAINTAIN AND AVOID PENETRATION OF EXISTING LANDSCAPED BUFFERS AREAS AS SHOWN ON THE DRAWINGS.
- PRIOR TO LANDSCAPING ANY AREAS WITHIN THE ROAD RIGHT-OF-WAY, A LANDSCAPING PLAN AND RIGHT-OF-WAY PERMIT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER.
- IRRIGATION LINES SIZES, LOCATION, AND CASING LOCATION ARE TO BE PROVIDED BY LANDSCAPE ARCHITECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY EXISTING LANDSCAPING (I.E. SOD, BUSHES, TREES, ETC.) SPRINKLER PIPE, SPRINKLER HEADS AND FENCING THAT MAY HAVE TO BE REMOVED DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING UTILITIES AND PROPERTY DURING CONSTRUCTION SHALL BE REPAIRED AN/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL SIDEWALK CROSSINGS OF PROPOSED OR EXISTING ROADWAY OR ACCESSWAY PAVEMENT SHALL BE PROVIDED WITH DETECTABLE WARNING PANEL, ALERTCAST DETECTABLE WARNING BY DETECTABLE WARNING SYSTEMS, OR EQUAL.
- ALL SUB-SURFACE INSTALLATIONS FOR WATER, SEWER, DRAINAGE AND PUBLIC UTILITIES SHALL BE INSTALLED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION.
- ALL CONDUITS NECESSARY FOR ELECTRICAL, CABLE TELEVISION, TELEPHONE, STREET LIGHTING, ETC SHALL BE INSTALLED PRIOR TO STREET CONSTRUCTION.
- NO IMPACTS TO EXISTING GROUND AND / OR SURFACE WATER ARE EXPECTED.
- NO IMPACTS TO FLOOD PLAINS OR RIVERINE AREAS ARE EXPECTED.
- BASED ON THE SPWMD GENERAL PERMIT # 36-00288-S AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.



Phase	D.O. App. #	Coconut Point - Area 2 - Tract Development Intensity (Z-02-009)																	
		Tract 2A			Tract 2B			Tract 2C			Tract 2D/2E			Tract 2F					
		Retail	Office	Hotel	M.F. Res	Retail	Office*	Hotel	Retail	Office	Hotel	Retail	Office	Hotel	Retail	Office	Hotel	M.F. Res	
Phase 1	DOS2004-00135					502,671			72,379										
Phase 2A	DOS2004-00193	197,532																	
Phase 2A - Omni	DOS2004-00254											29,023							
Phase 2B	DOS2005-00070	229,902	42,888		82														
Phase 2B - Res.	DOS2005-00099				208														
Phase 3	DOS2005-00100	182,412																	
Lot 1 - Florida Gulf Bank	DOS2007-00037											4,093							
Lot 5 - TG1 Friday's	DOS2007-00093											7,400							
Lot 3A - Wachovia Bank	DOS2007-00146																		
Lot 3B - Hyatt	DOS2007-00202													6,023		4,025	108		
Lot 2B-3 - Verizon	DOS2007-00227													4,500					
Lot 6 - CNL Bank	DOS2007-00246													5,535					
Lot 4 - Diamond District	DOS2007-00199													4,869					
Lot 2B - Ethan Allen	DOS2007-00257																	21,428	
Tract 2F	SUBJECT APP.																	114	
Totals		609,846	42,888	0	290	502,671	0	0	119,206	0	0	31,951	8,118	108	0	0	0	114	0
Max Allowable		650,000	60,000	200	450	600,000	0	200	150,000	20,000	200	150,000	30,000	200	20,000	30,000	150	100	0

LETTER	REVISIONS	DATE



Marriott TownePlace Suites @ Coconut Point Tract 2F

23161 Via Coconut Point
Estero, Florida 33928

DESIGNED BY T.W.M.	DATE 12/14
DRAWN BY T.W.M.	DATE 12/14
CHECKED BY T.W.M.	DATE 12/14
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=20'



6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

MASTER DEVELOPMENT PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	CAD FILE NAME: 14071DMDP	DRAWING NO.: 1351-05
THOMAS W. McLEAN, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #48990 DATE	PROJECT NO.: 2014.071	SHEET NO.: 5 of 15





DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494

2705 Tamiami Trail Unit 415
Punta Gorda, Florida 33950
PHONE: (941) 639-2450
FAX (941) 639-2438

L.A. LICENSE: LC COOO063

PROJECT INFORMATION:

**ESTERO
TOWNE PLACE
SUITES
MARRIOTT**

VIA COCONUT POINT
ESTERO, FLORIDA

PREPARED FOR:

Alliance Group, Inc.
17170 Harbour
Pointe Drive #835
Fort Myers, FL 33908
Tel: 508-523-5840
Email:
slodde@alliancegroup.com

CONSULTANT:

GREGORY J. DISERIO, RLA
FLA NO. 840 DATE:
STATE OF FLORIDA

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
FLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO: 214124
PROJECT MGR: GREG DISERIO
FILE NAME: ESTERO TPS LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY:
ISSUED FOR:
DEVELOPMENT ORDER

ISSUED DATE: DEC. 10, 2014
REVISIONS:
DEC. 15, 2014 added buffer plants
MAR. 10, 2015 UTILITIES

SHEET TITLE:
**LANDSCAPE
PLAN**

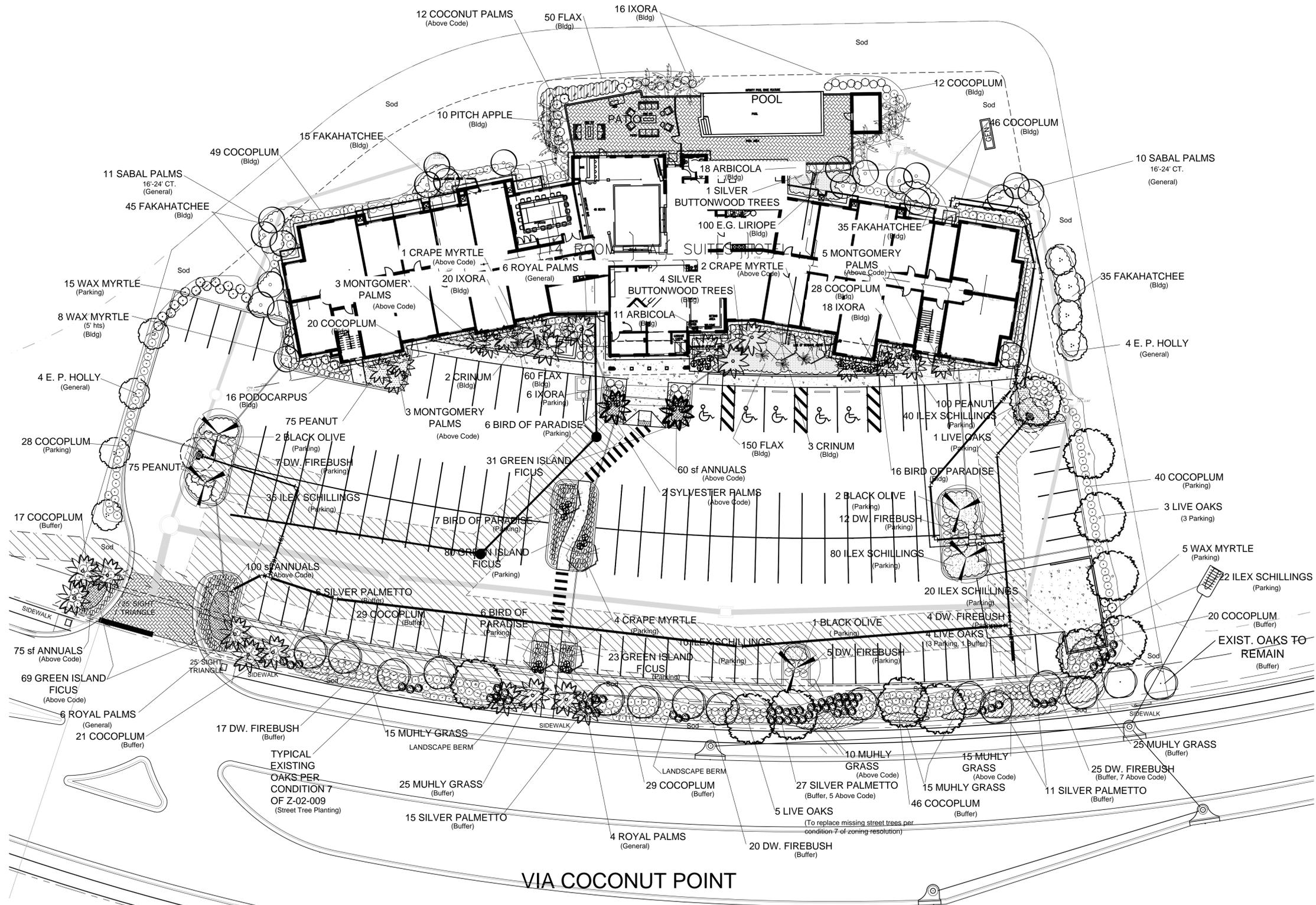
SHEET NUMBER:
L2

EXISTING LAKE

PLANT LEGEND

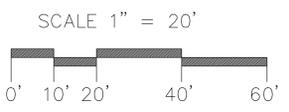
- LIVE OAK
- BLACK OLIVE
- E.P. HOLLY
- CRAPE MYRTLE
- SILVER BUTTONWOOD
- SYLVESTER PALM
- ROYAL PALM
- SABAL PALM
- COCONUT PALM
- MONTGOMERY PALM
- WAX MYRTLE
- DWARF FIREBUSH
- PITCH APPLE
- COCOPLUM
- SILVER PALMETTO
- IXORA
- ARBICOLA
- CRINUM LILY
- BIRD OF PARADISE
- GREEN ISLAND FICUS
- PODOCARPUS
- FAKAHATCHEE GRASS
- ILEX SCHILLINGS
- MUHLY GRASS
- ANNUALS
- FLAX
- E.G. LIRIOPE
- PEANUT
- FLORITAM SOD

REFER TO SHEET L-4 FOR
COMPLETE PLANT SPECIFICATION



VIA COCONUT POINT

LANDSCAPE PLANTING PLAN



TYPICAL EASEMENT ARE: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS (Refer to Engineering Plans for Specific Easement Designations)



TownePlace Suites

Village of Estero Design Review Board

August 26, 2015



Originally presented to
EDRC on
December 17, 2014

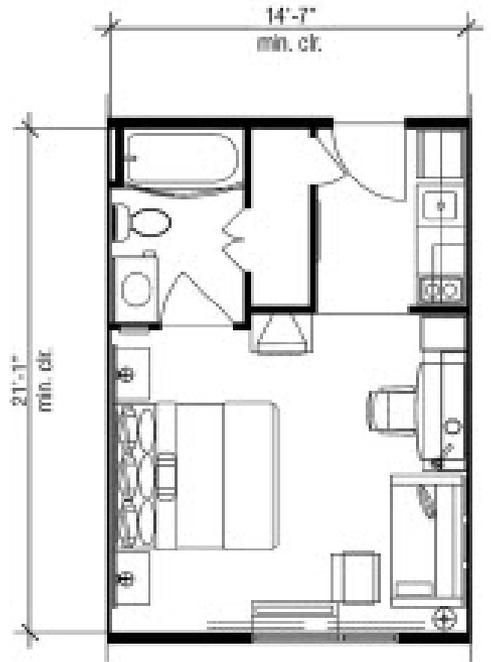


TPS Info

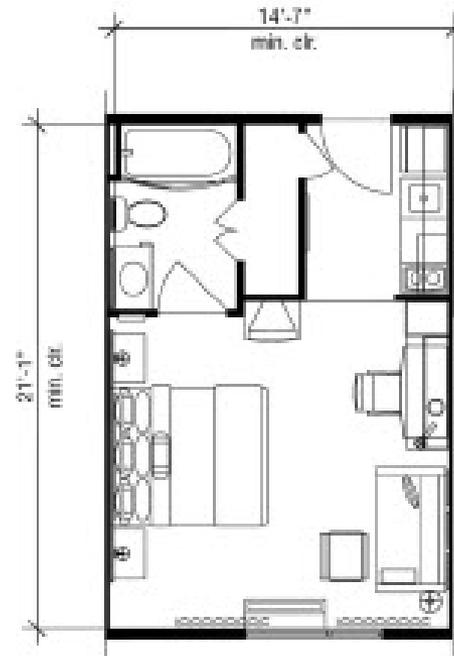
- Ranked #1 Extended Stay brand by J.D. Power & Associates, 2013
- TownePlace Suites launched in 1997
- Competes in the Moderate / Extended Stay segment
- Over 220 TownePlace Suites in North America
- Recognized as #1 Mid-Priced Extended Stay Brand by *Business Travel News*



Studio Room Plans



330 Studio



345 Studio



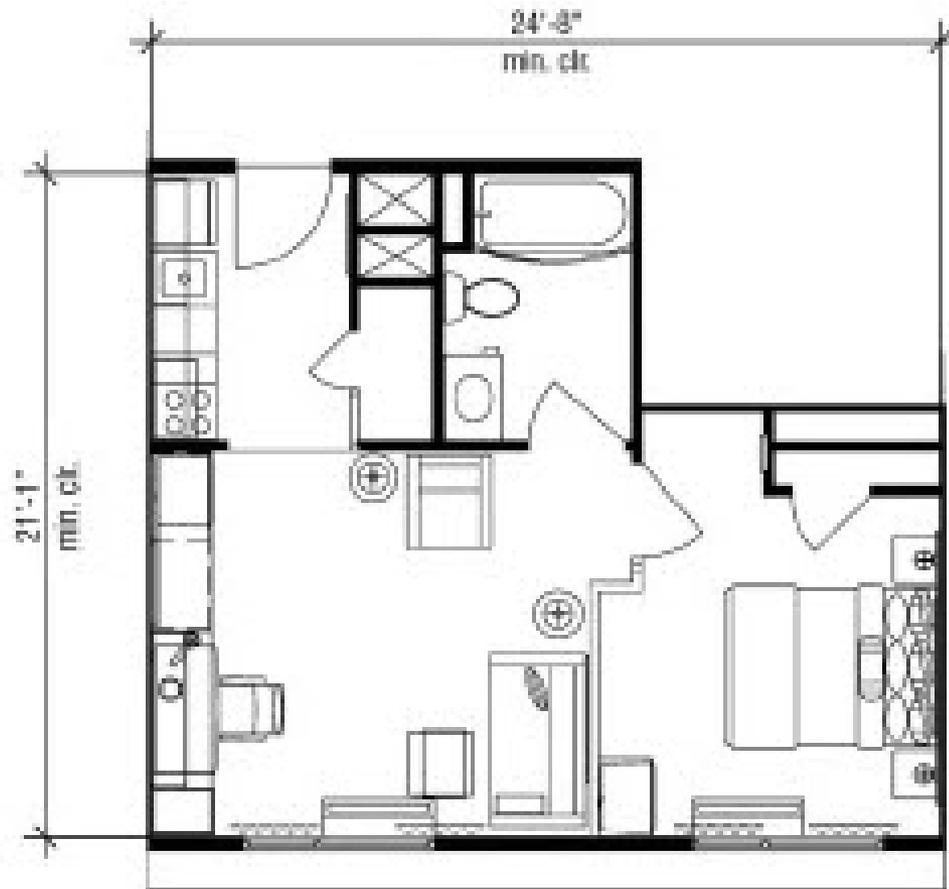
30% - 38% More Room



30% - 38% More Room



One Bedroom Plan



470 SF



Two Bedroom Plan



635 SF



Photos



















TownePlace
SUITES
Marriott



New TurningPointS Decor









TownePlace
SUITES
Marriott



Vernal, UT





Developer's Objective

- Provide a high quality product in an appropriate location.
- Provide a long needed community component.
- Blend in with, as well as enhance the surrounding community appearance standards.
- Become a good neighbor.



Good Neighbor Policies

- Full disclosure of development goals to all surrounding and interested parties.
- Met with and received comments from neighbors: west, south and east.
- Followed all code requirements.
- Adopted and incorporated community standards into the final design. Includes incorporating suggestions from neighbors: architectural and landscape.



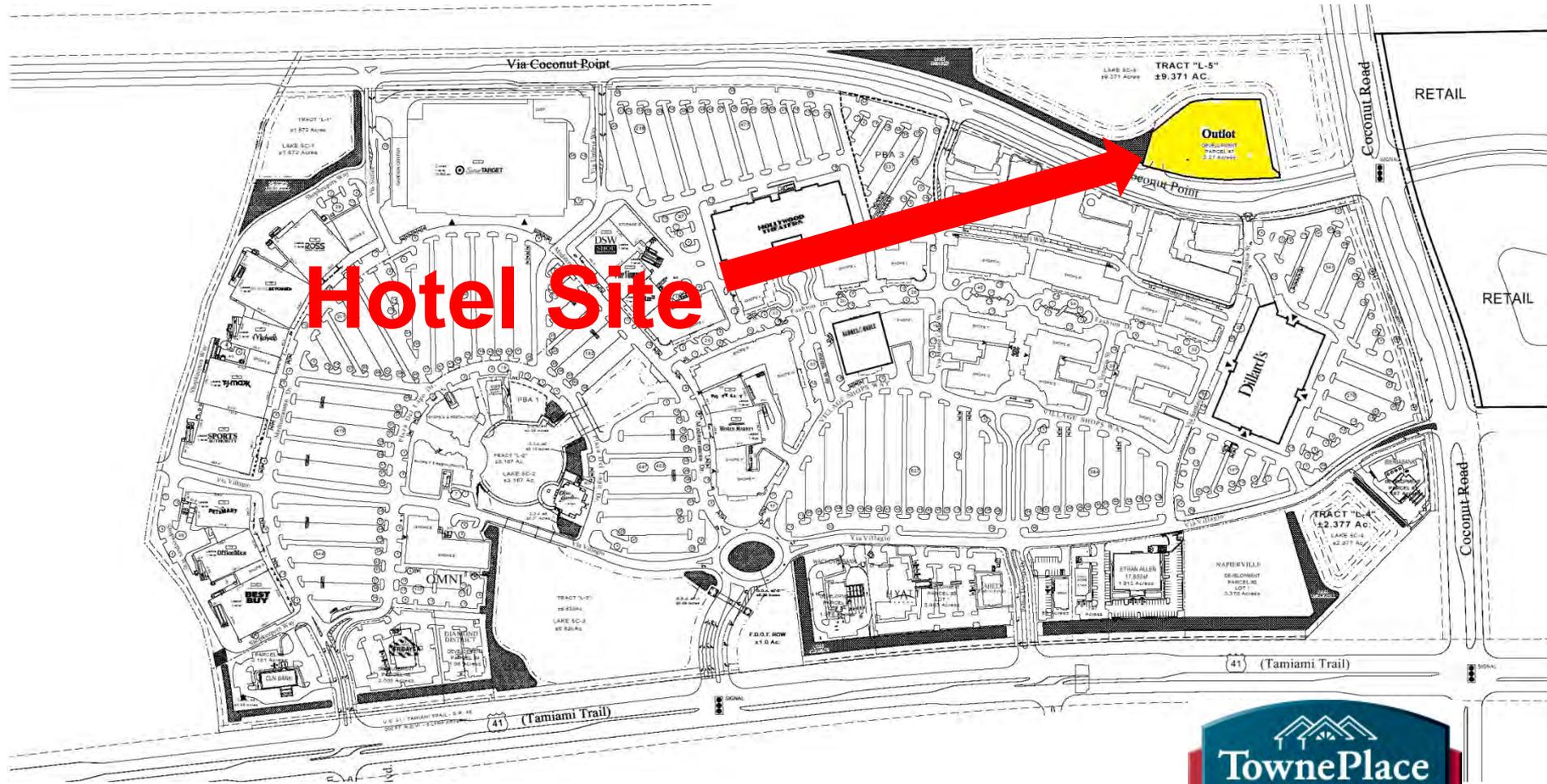
Site Planning



Aerial Site View



Coconut Point Vicinity Map



EDRC – Site Comments

EDRC/Public Responses – Site Plan

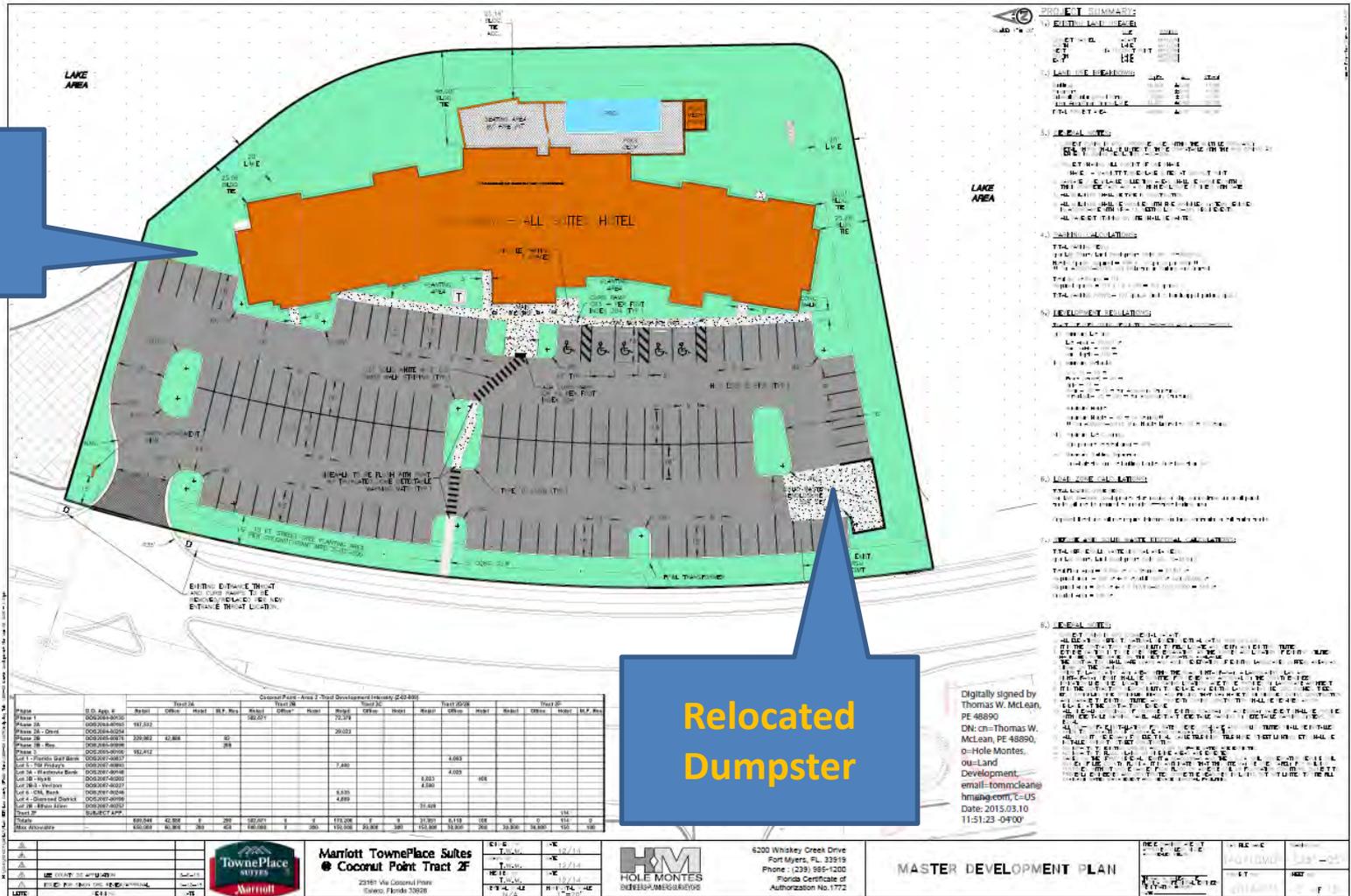
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Applicant Response:

We have revised the site plan to accommodate the dumpster location as requested. The dumpster enclosure has been relocated to the south end of the parking area.



EDRC – Site Plan Revisions



EDRC – Site Comments

Pedestrian interconnection; The Applicant noted that Lee County was resistant to providing a protected pedestrian crosswalk across Via Coconut Point. The EDRC/Public, noting the years of effort and current proposals to code to make all projects pedestrian friendly, found the lack of a protected pedestrian crosswalk from the project to the Coconut Point Mall unacceptable. The appropriate infrastructure for a pedestrian crossing from this project to Coconut Point needs to be made especially in light of the fact that this project is an extended stay facility. Forcing pedestrians to walk south the Coconut Road and then back north to the Mall is an unacceptable and unreasonable solution.

Applicant Responses:

With respect to Pedestrian Connectivity, the project is part of the Coconut Point DRI, which has an approved pedestrian connectivity plan. The Site Plan follows the DRI approved plan and on-site side walks are connected to the overall surrounding plan. The request for a connection across Via Coconut Point Parkway constitutes a mid block crossing, and would require a traffic signal to provide adequate public safety. The location considered is in the middle of a curved section of the roadway approaching Coconut Road to the south, which is the least safe location for a crossing. Finally, the road is a county owned and maintained roadway and the County would need to construct the crossing and take on the safety liability.



EDRC – Site Comments

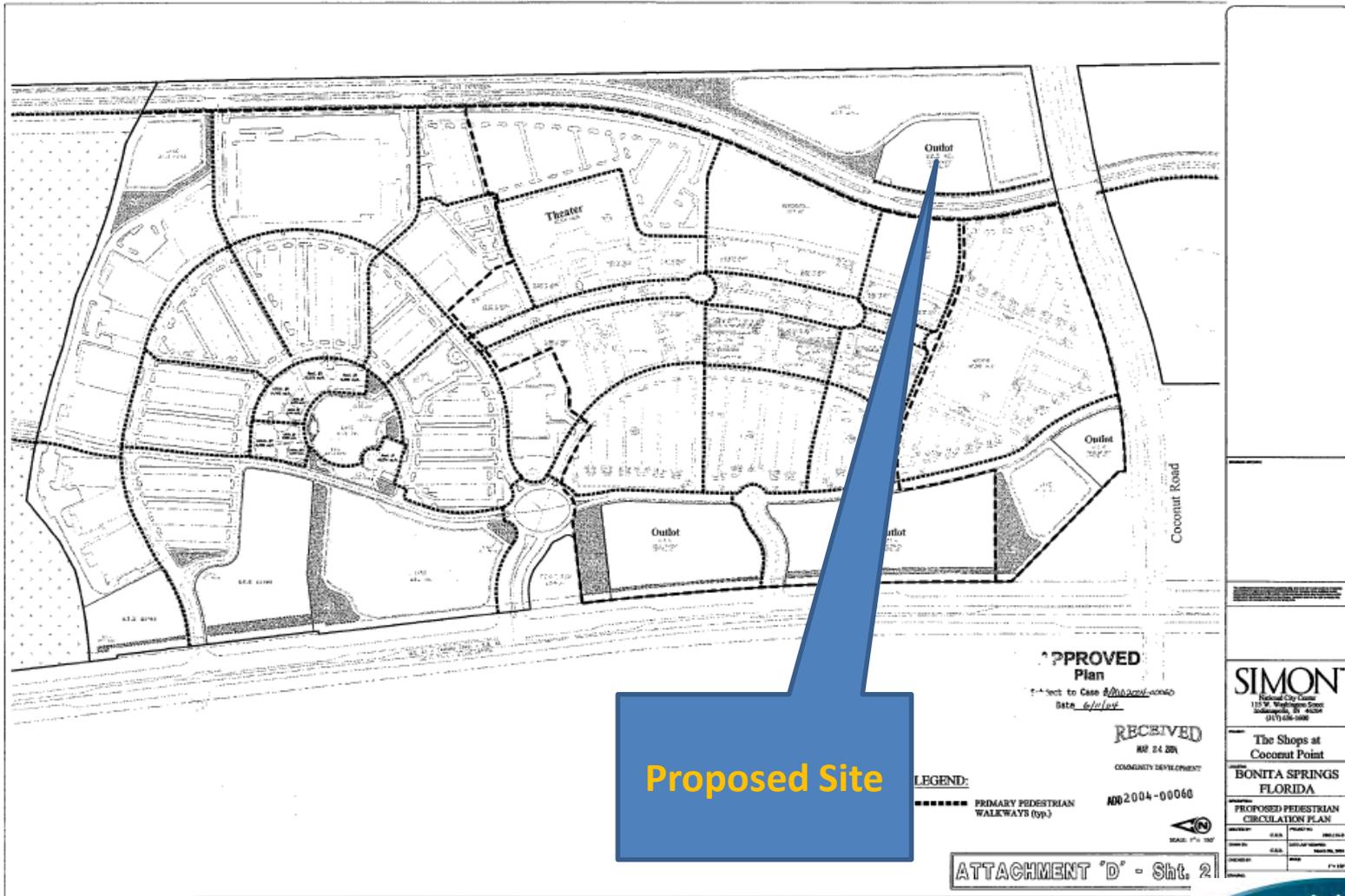
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Coconut Point DRI – Pedestrian Connectivity



Note: Via Coconut Point Pkwy is a County road. The County DOT and Lee County Community Development Traffic Group have stated that a mid-block crossing is an unsafe condition without signalization.



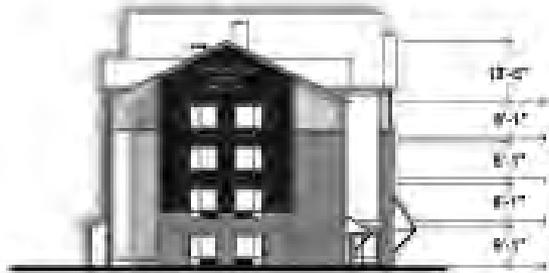
Architectural Design



ARCHITECTS



Prototypical Elevation Plan



Side Elevation



Front Elevation



Design Documents Architectural Plan

First Floor



FIRST FLOOR PLAN
3/32" = 1'-0"



ROOM MATRIX

	Floor level				Unit totals
	1	2	3	4	
King studio	17	22	22	22	83
Two bedroom	3	3	3	3	12
One bedroom	0	3	3	3	9
Double queen	0	2	1	1	4
Accessible studio	1	1	2	0	4
Accessible double	1	0	0	0	1
Accessible two bedroom	0	0	0	1	1
Floor totals	22	31	31	30	114

BUILDING AREA SUMMARY

	Area (SF)
First Floor	17,110
Second Floor	15,960
Third Floor	15,960
Fourth Floor	15,960
Floor totals	64,990

Note: Areas do not include pool storage or balconies.



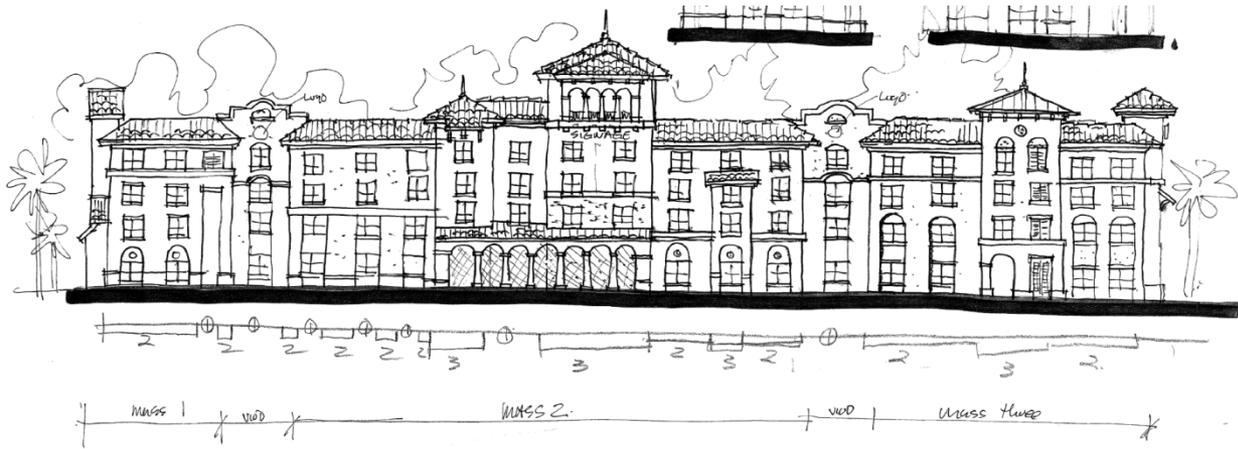
Design Documents Architectural Plan Typical Floor



SECOND FLOOR PLAN
3/32" : 1'-0"



Final Design Transition



Initial Sketch

Preliminary Design



Design Documents



EDRC – Architectural Comments

- Preliminary design to final design began with a Joe McHarris sketch. This worked well to create visual movement and dynamic spaces in the building to provide relief in the building.
- The EDRC/Public noted that the series of drawings presented by the Applicant from concept to final lessened the value, style, and design of the building in response to the required style in Estero along the way.
- The Final design as presented does not go far enough to meet the requirements of style based on the mass and form of the building.
- The EDRC/Public did commend the applicant about taking a symmetrical building and working to make it unsymmetrical details, but the final design has shed to many details in terms of roof line, material massing, and forms to found sufficient.



EDRC – Architectural Comments

- The EDRC/Public asked about the parapets being removed and desired integrating that feature back into the design to better define the façade.
- This will provide the ability to make it look like 3 buildings versus one.
- There has been too much of a loss of symmetry at the entrance.
- The EDRC/Public felt that the initial conceptual design is what Estero mandates and the final design is bland anywhere USA.
- Creating the applications of the parapets illustrated in the conceptual sketch is a cost that isn't significantly greater, but without it, the details get lost and do not evoke the appropriate design style required in Estero.



EDRC – Architectural Comments

Additional Comments on detailing:

- ❖ Window structure is lost
- ❖ Tower shutters lost detail
- ❖ Break up the banding/moving it across the line.
- ❖ Band get rid of....look at areas to break up the mansard so floor plans/tower heights/changes in detailing of middle tower

Applicant Responses:

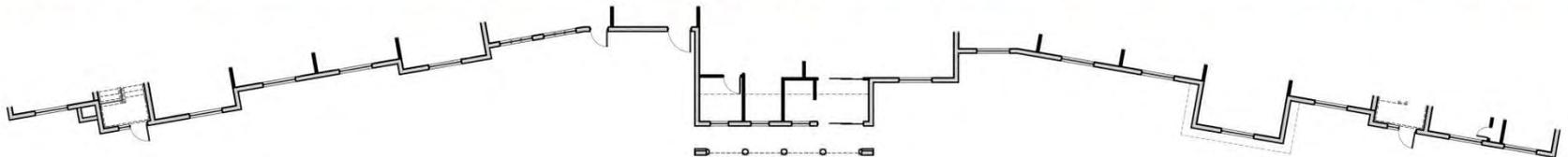
The elevations of the building have been revised to accommodate the comment and requests of the EDRC to the best extent possible.



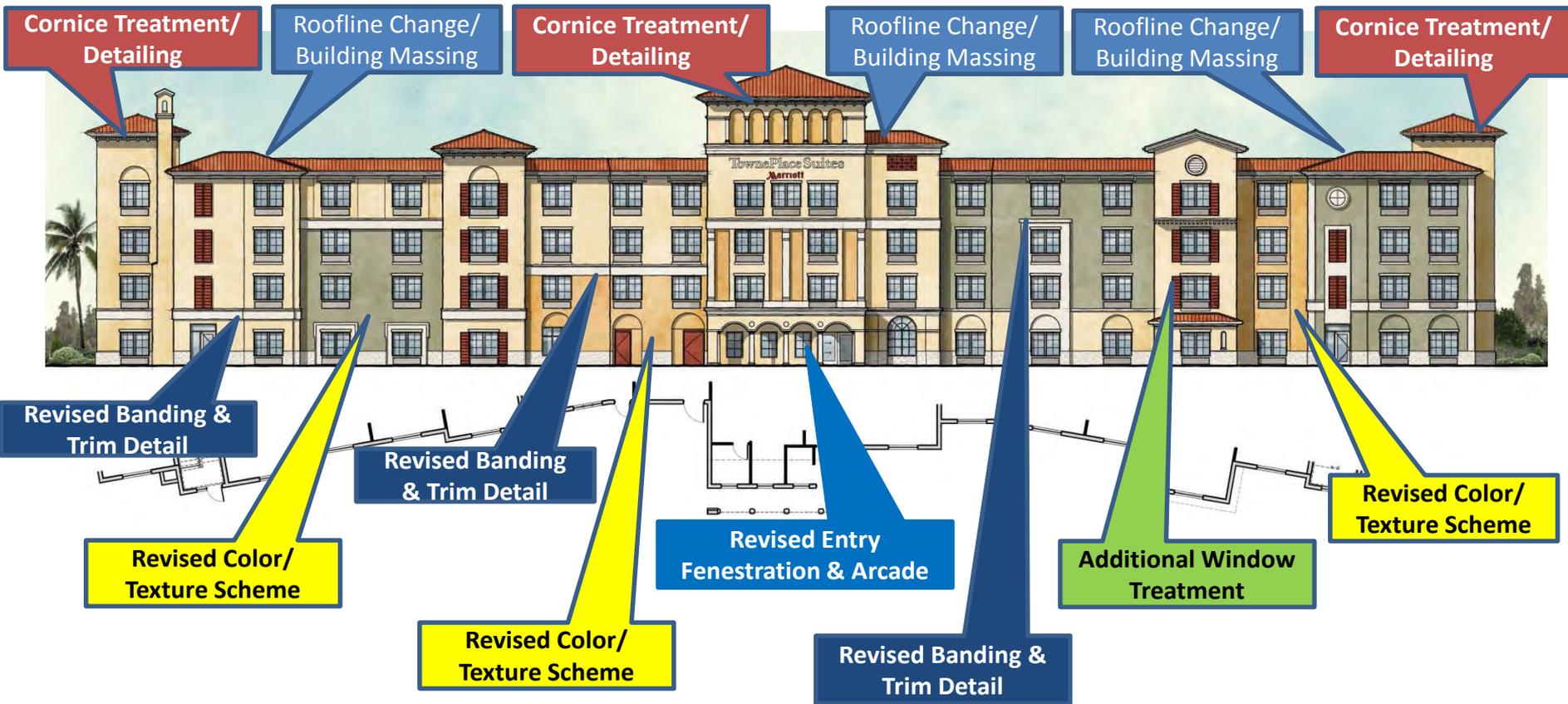
Original Front Elevation



Revised Front Elevation



Revised Front Elevation



Roofline Change/Building Massing

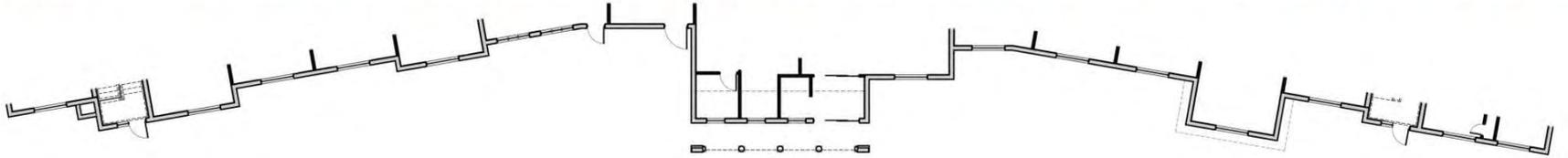
Cornice Treatment/Detailing

Additional Window Treatment

Revised Entry Fenestration & Arcade

Revised Banding & Trim Detail

Revised Color/Texture Scheme



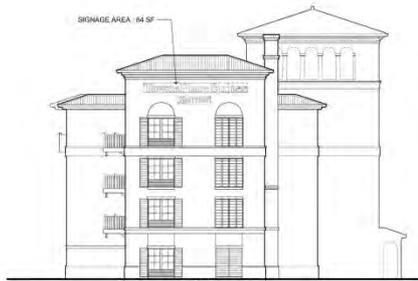
Project Signage



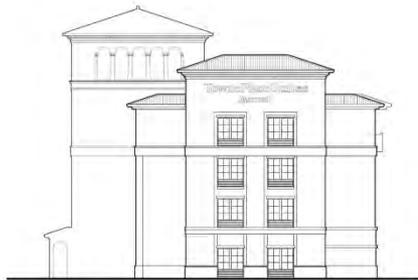
Project Signage



WEST ELEVATION

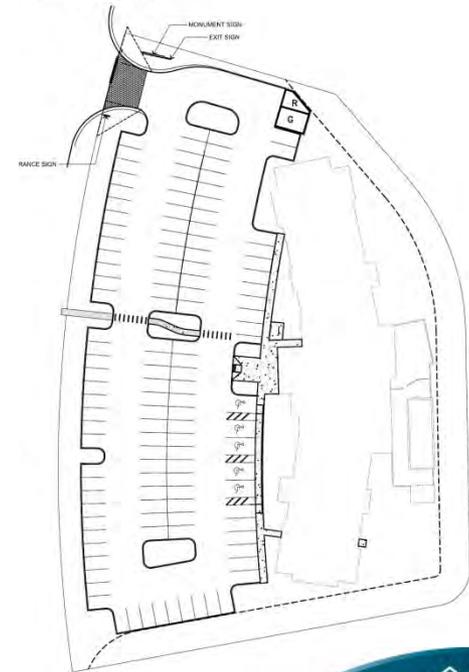


NORTH ELEVATION



SOUTH ELEVATION

SIGN LOCATIONS



Project Signage

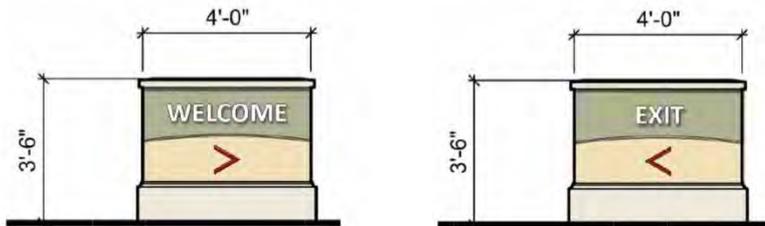


MONUMENT SIGNAGE

SIGNAGE AREA : 79 SF



BUILDING MOUNTED SIGNAGE

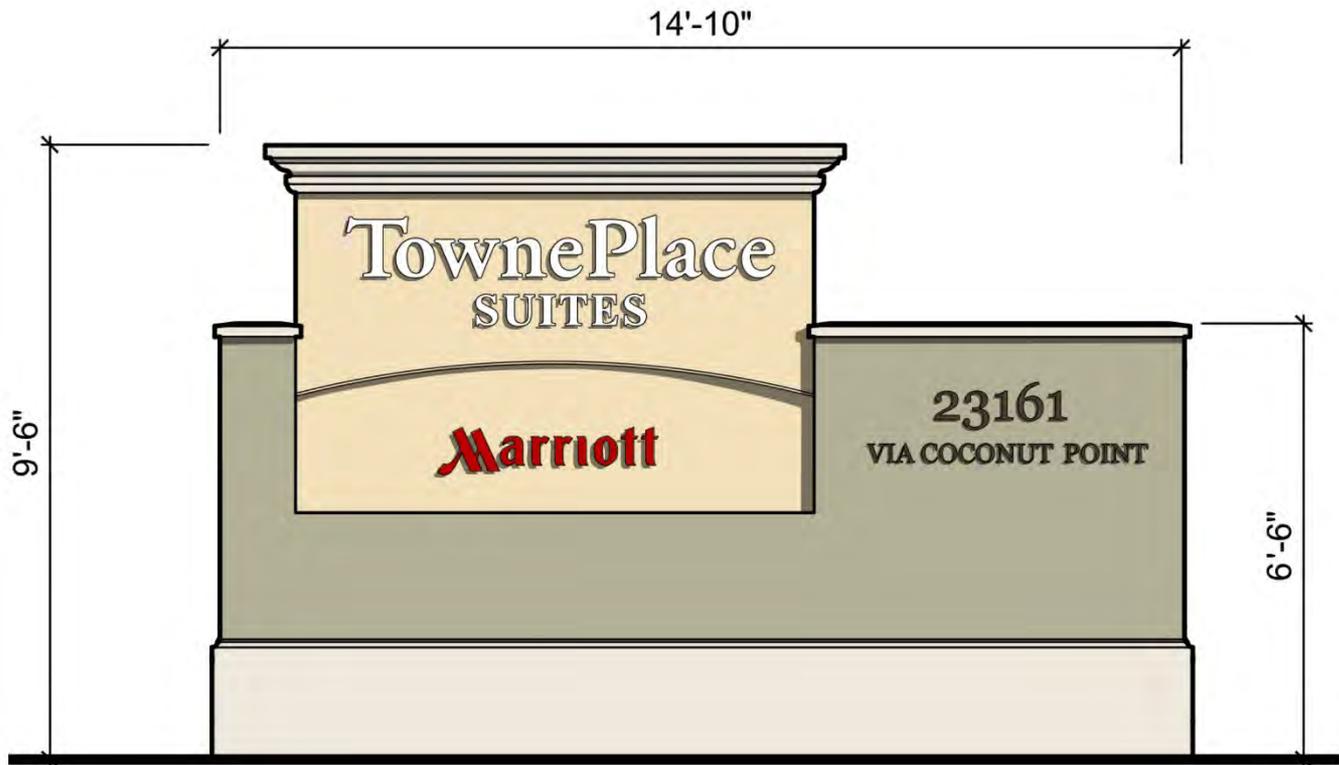


WAYFINDING SIGNAGE



EDRC/Public Responses – Signage

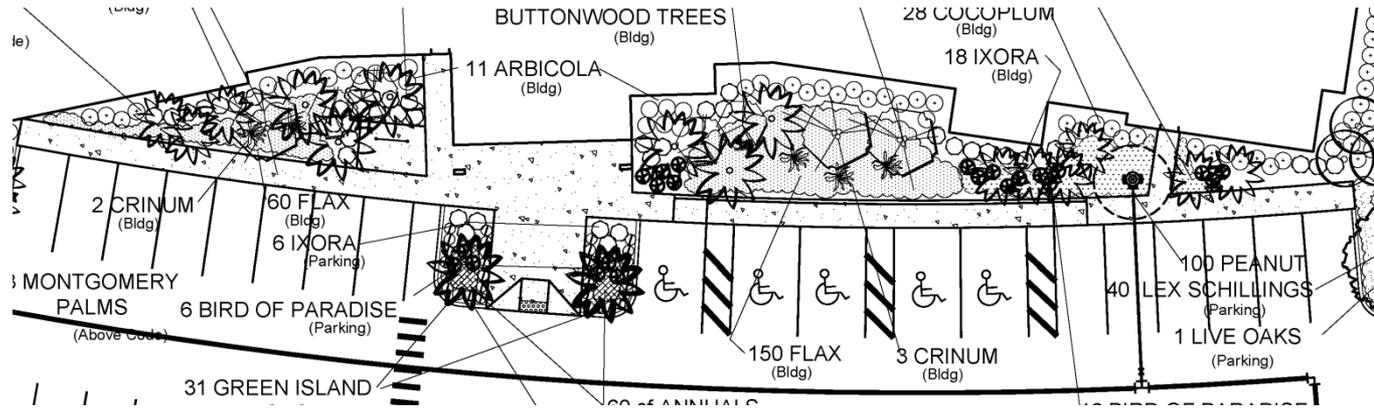
- Applicant conforms with Marriott prototype and the Estero requirements.
- Wall signage proposed each 64 sf in area.....Sign has been modified to blend into the surrounding area.
- The EDRC/Public noted that the base height is too small and EDRC was concerned about losing it with plantings.
- The EDRC/Public recommends **increasing the height to at least thirty-six inches** to better incorporate the proposed landscaping.



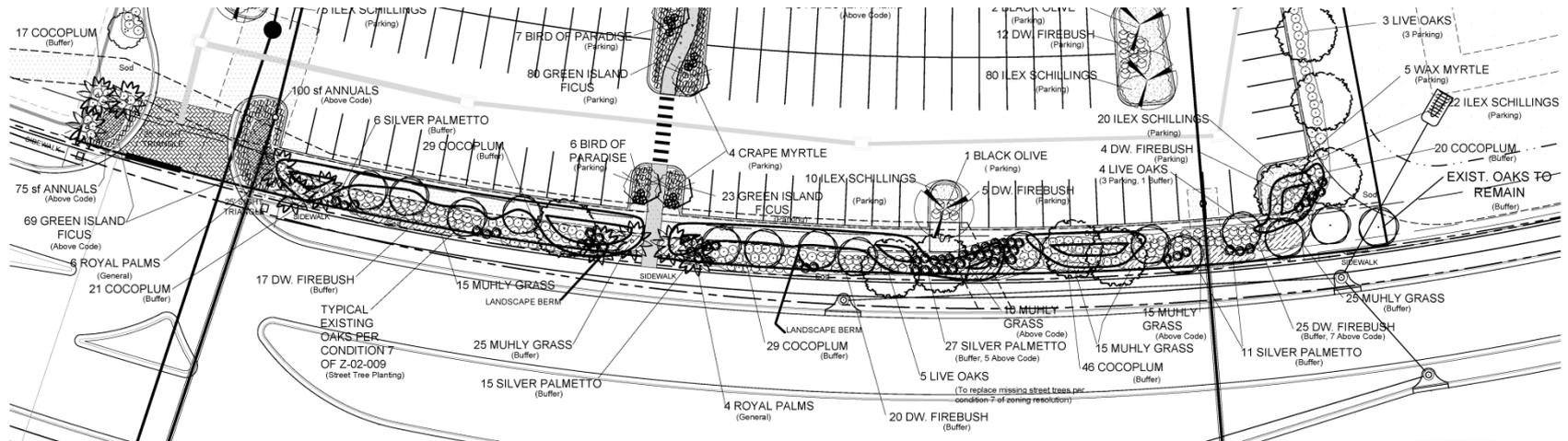
Landscape Design



Landscape Plan



Building Entry



Via Coconut Point Parkway Street Tree Planting Area



Landscape Elevations



FRONT ELEVATION



REAR ELEVATION



Landscape Elevations



Building Entry



Landscape Elevations



West Elevation – Street View



Landscape Photos - Trees



LIVE OAKS



BLACK OLIVE



E.P. HOLLY



SILVER BUTTONWOOD



SYLVESTER PALM



MONTGOMERY PALM



ROYAL PALM



SABAL PALM



COCONUT PALM



CRAPE MYRTLE



WAX MYRTLE



Landscape Photos - Shrubs



COCOPLUM



DWARF FIREBUSH



CRINUM



ARBICOLA



SILVER PALMETTO



FAKAHATCHEE GRASS



PODOCARPUS



BIRD OF PARADISE



IXORA



FLAX



MUHLY GRASS



LIRIOPE



GREEN ISLAND
FICUS

EDRC – Landscape Comments

EDRC/Public Responses – Landscape Architecture

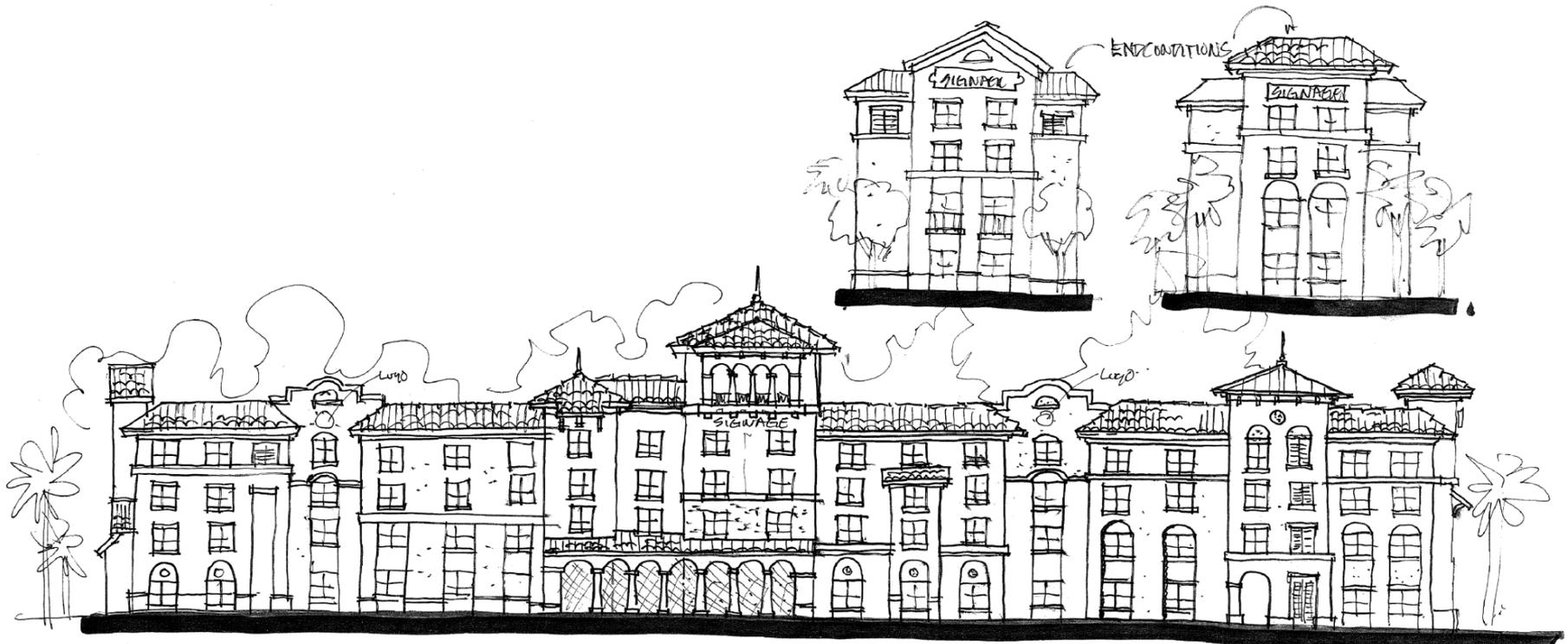
Greg Diserio, Landscape Architect presented the Landscape Design. All noted that the design was in compliance and exceeds required materials to buffers with added berming in front of the parking area to better shield the parking from the adjacent Via Coconut Point. Some material was added with larger heights mixed with smaller species to create a more human scale and transition for the pedestrian. EDRC specifically thanked the Applicant for increasing the density of the front buffer as committed to during public presentations to the ECPP. The buffer widths are 15' street tree planning buffer rather than 20' per the Coconut Point DRI.

The EDRC/Public asked about the dry detention area north of the project as being a current eye sore... if the Applicant or if Simon was going to increase or do something.....south edge also... Nothing was assured or resolved in this matter as it is off of the Applicant's property.

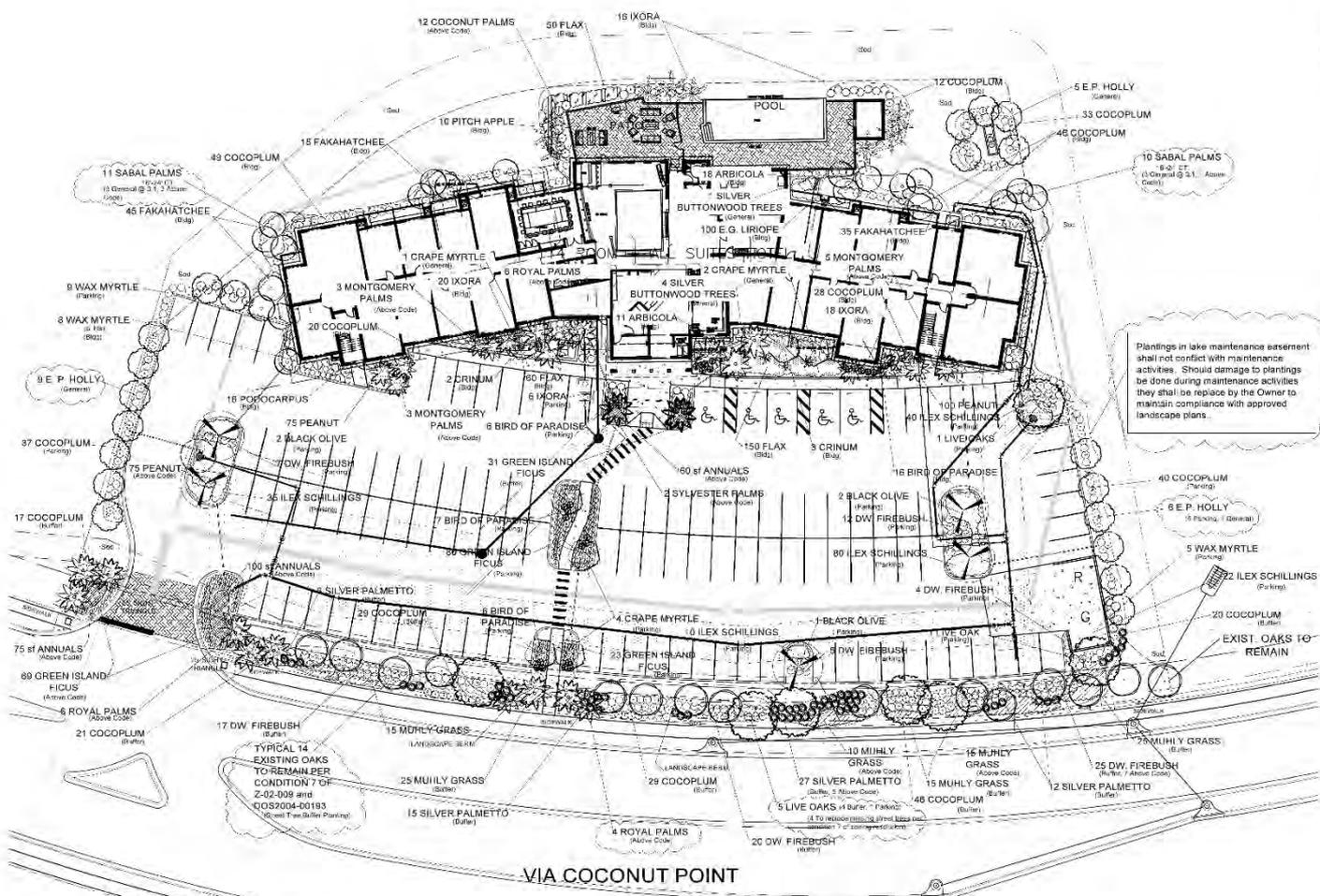
Applicant Responses:

The dry detention area to the north is currently owned and maintained by the Coconut Point – Area 2 Property Owners Association. We do not have the ability to make changes to this area.





EXISTING LAKE



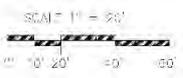
PLANT LEGEND

- LIVE OAK
- BLACK OLIVE
- E.F. HOLLY
- GRAPE MYRTLE
- SILVER BUTTWOOD
- SILVESTER PALM
- ROYAL PALM
- SABAL PALM
- COCONUT PALM
- MONTGOMERY PALM
- WAX MYRTLE
- DWARF FIREBUSH
- PITCH APPLE
- COCCOPLUM
- SILVER PALMETTO
- IXORA
- ARBICOLA
- CRINUM LILY
- BIRD OF PARADISE
- GREEN ISLAND FICUS
- PODOCARPUS
- FAKAHATCHEE GRASS
- ILEX SCHILLINGS
- MUHLY GRASS
- ANNUALS
- FLAX
- E.G. LIRIOPE
- PEANUT
- FLORITAM SOD

Plantings in lake maintenance easement shall not contact with maintenance activities. Should damage to plantings be done during maintenance activities they shall be replaced by the Owner to maintain compliance with approved landscape plans.

REFER TO SHEET L-4 FOR COMPLETE PLANT SPECIFICATION

LANDSCAPE PLANTING PLAN



TYPICAL EASEMENT AREA. CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNER'S EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS.
(Note: No landscaping - here for specific easement dimensions)



DMJA

DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS

9991 McGowan Blvd.
Fort Myers, Florida 33904
PH: 941-936-0151 FAX: 941-936-1494
22015 Humana Trail, Unit 117
Planters Woods, Florida 33526
PHONE: 201-660-5439
FAX: 201-660-5439
LA. LICENSE: LA-00000182

ESTERO TOWNE PLACE SUITES MARRIOTT

VIA COCONUT POINT
ESTERO, FLORIDA

PREPARED FOR:
Allienco Group, Inc.
17770 Harbour
Harbor, Drive 8850
Fort Myers, FL 33908
Tel: 909-523-5640
E-mail:
jones@dmjainc.com

DATE: 05/11/2014

PROJECT: 14-001133

PROJECT NO: 14-001133
DATE: 05/11/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]

DEVELOPMENT ORDER

DATE: 05/11/2014

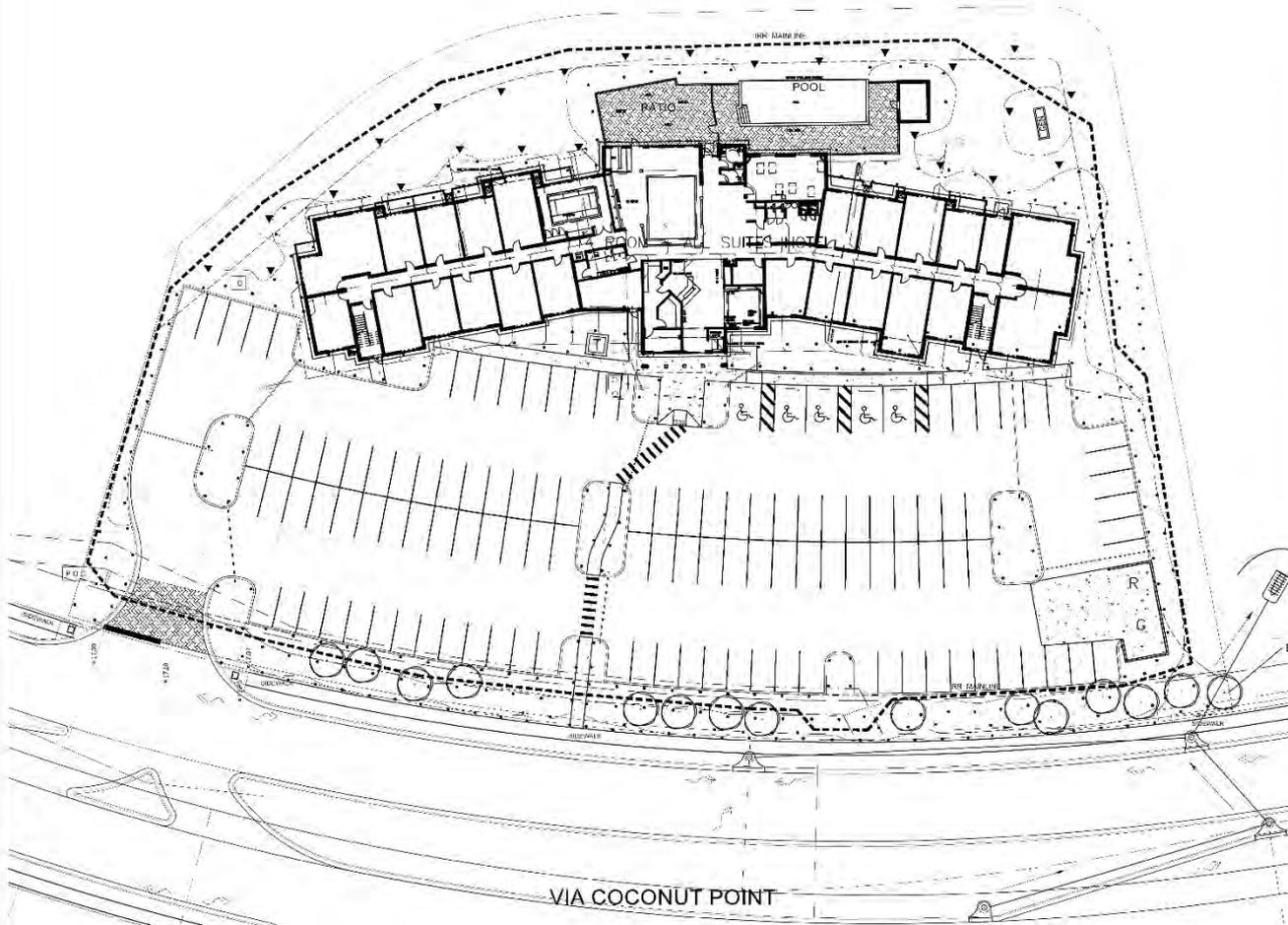
PROJECT NO: 14-001133
DATE: 05/11/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: [Scale]

LANDSCAPE PLAN

SHEET NUMBER: L2



EXISTING LAKE



VIA COCONUT POINT

IRRIGATION MASTER PLAN

SCALE 1" = 60'

0' 30' 60' 120' 180'



IRRIGATION LEGEND

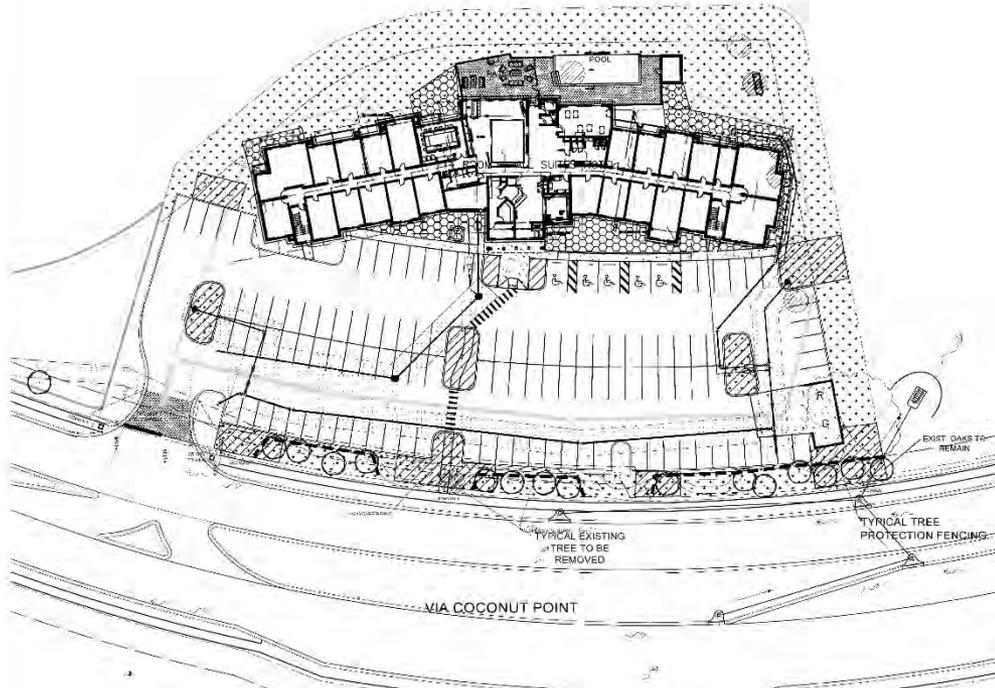
QTY	SYM	DESCRIPTION
	▼	Hunter PGP-ADV-LA Rotor 2.8 gpm W/ #8 noz.
	▼F	Hunter PGP-36Y-LA Rotor 5.6 gpm W/ #9 noz.
	●●	Hunter MSBN-10F Bubbler 1.0 gpm
	●O	Hunter PROS 08-Q 8" pop up with 10" nozzle, .82 GPM
	●H	Hunter PROS 06-H 6" pop up with 10" nozzle, .88 GPM
	●●	Hunter PROS 06-Q 6" pop up with 15" nozzle, .97 GPM
	●	Hunter PROS 06-H 6" pop up with 15" nozzle, 1.26 GPM
	●F	Hunter PROS 06-F 6" pop up with 15" nozzle, 3.75 GPM
	●●	Hunter PROS 06-RS-E 15 8" pop up with specialty nozzle, .88 GPM
	●	Hunter PROS 06-RS-15 8" pop up with specialty nozzle, 1.72 GPM
	⊖	Hunter ICV Electric Remote Control Valve w/ 2-wire decoders Size per plan
	⊖	4" GATE VALVE
	GD	GROUNDING PER DETAILS
	C	Hunter 1 ZONE IORE CONTROLLER w/ Hunter RCF Rain and Freeze Sensor
	POC	POINT OF CONNECTION TO IRRIGATION SUPPLY. COORDINATE LOCATION WITH SUPPLIER. INSTALL METERS AS REQUIRED BY SUPPLIER.
	---	Schedule 40 - Mainline Per Plan With PAIGE TWO WIRE PER MANUF. SPEC.
	---	Lateral Lines
	---	Schedule 40 Sleeve
		City's are for reference only

SPECIAL NOTES

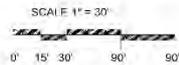
- REFER TO SHEET L4 FOR DETAILS AND IRRIGATION NOTES
- REFER TO ENGINEERING PLANS FOR EASEMENT AND UTILITY LOCATIONS

QTY	SYM	DESCRIPTION
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1	2" PIP	2" PIP
1	3" PIP	3" PIP
1	4" PIP	4" PIP
1	6" PIP	6" PIP
1	8" PIP	8" PIP
1	10" PIP	10" PIP
1	12" PIP	12" PIP
1	15" PIP	15" PIP
1	18" PIP	18" PIP
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1	36" PIP	36" PIP
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1	60" PIP	60" PIP
1	72" PIP	72" PIP
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1	96" PIP	96" PIP
1	108" PIP	108" PIP
1	120" PIP	120" PIP
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1	144000000000000" PIP	144000000000000" PIP

EXISTING LAKE

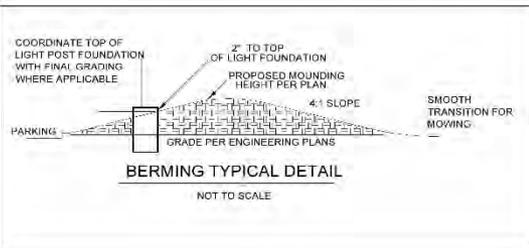


SITE CALCULATIONS



TYPICAL EASEMENT AREA. CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS.
(FROM A PROFESSIONAL TREE BY: TROPICAL PLANTING MANAGEMENT)

TYPICAL TREE PROTECTION FENCING



GENERAL LANDSCAPE NOTES

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA OR NOT LESS THAN AS GOVERNED IN "GRACES AND STANDARDS FOR NURSERY PLANTS".
- ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM MINIMUM OF 4" DIAMETER.
- ALL PLANTING REFS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE FREE FROM WEEDS. MULCH SHALL BE GRADE B OR BETTER. CORN FACTOR SHALL REMOVE ANY WEEDS IN VEGETATION AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
- ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, SHISHIWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, PEPPERCORD, GUMBA LAUREL, PICO, JAPANESE CLIMBING FERN, OLD WOUND CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TAIL (CIV. BRAZIL) LIX PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, COOK TREE AND WEDDING. ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
- TREES SHALL BE A MINIMUM OF 12' 14" IN HEIGHT WITH A 3" CALIPER MEASURED AT 4' ABOVE GROUND LEVEL WITH A 20% FOOT CANOPY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
- A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR: FULFILLING THE REQUIREMENTS WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- TERMINALER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND IFF COUNTY ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SOODING AREAS PRIOR TO PLANT OR SOIL INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE LAOSCOPE PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE ALL TAGS, TAPES AND SUPPORTS (EXCEPT STAKING GUIDES) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE ESCROWED IN ACCORDANCE WITH PLANS. REFS TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
- THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
- THE PARKING LOTS SHALL BE BLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
- ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINE CLEARANCE. ALL TREE HEIGHTS IN PERKS (L) UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC 16-421.4.5.
- THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING SCREENS (AS NECESSARY) TO REDUCE THE HEIGHT OF OVERHANGS INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANS PREPARED FOR DEVELOPMENT OWNER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- ALL TREES SHALL BE CERTIFIED 100% PLUS GROWN.



INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE. SITE IS VOID OF NATIVE VEGETATION EXCEPT FOR EXISTING STREET TREES.

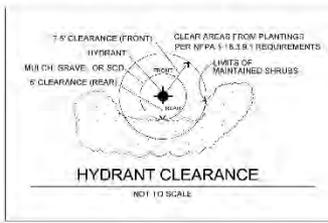
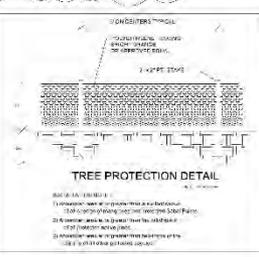
GENERAL TREE REQUIREMENTS
1 TREE PER 3500 SF OF SITE
20' 15' 500-600 MINIMUM TREES REQUIRED AND 20' PROVIDED AT 1 CREDIT
NOTE: 18" TREES MAY BE USED AT 2.1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 60%. A MAXIMUM OF 14 18" TREES MAY BE USED AT 2.1 CREDIT TOWARDS GENERAL TREES. MAX OF 50% PALMS (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
45 500 SF VEHICLE AIR USE AREA 4.07% 44 033 SF MINIMUM REQUIRED AND 0.562 PROVIDED PER HATCHING.
1 TREE PER 200 SF 116 TREES REQUIRED AND PROVIDED NO MORE THAN 10% OF PLANTING AREA TO BE TURF AS A MINIMUM OF 100 SHRUBS OR CROCKCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 23-111(2) OF SUBDIVISION I (ESTERO) PLANNING COMMUNITY REGULATIONS
DETENTION BASINS MUST BE PLANTED WITH WET-LAND SPECIES AT 30' OC THROUGHOUT THE BASIN.
NOT APPLICABLE TO THIS SITE.

BUILDING PERIMETER PLANTING REQUIREMENTS
16 347 SF 3.80% x 10% = 1.69% SF OF BUILDING PERIMETER PLANTING REQUIRED AND 4,800 SF PROVIDED. APPROXIMATELY 300 SHRUBS PROVIDED.

BUFFER REQUIREMENTS
PROJECT NORTH, EAST, AND SOUTH BUFFER COM TO LANE. NO BUFFER REQUIRED.
PROJECT WEST BUFFER COM TO RD BY 15' MINIMUM WIDTH, TYPE 'B' BUFFER WITH 6 LIVE OAKS PER 100 LF PER CONDITION 7 OF ZONING REGULATION 2.02.005 AND D052004-00193 AND 60 5 SHRUBS PER 100 LINEAL FOOT.
16 LIVE OAKS PER D052004-00193 REQUIRED AND 60 5 SHRUBS REQUIRED AND PROVIDED.



DMJA
DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS AND PLANNERS
4221 St. George Blvd.
Fort Myers, FL 34114 (951)
PHONE: 889-407-5222
FAX: 889-407-5490
1705 Commerce Blvd. 1st Fl. 411
Fort Good, Florida 38959
PHONE: 941-438-2410
FAX: 941-438-1118
LA. EX. 5036 (LX 000000)

PROJECT: ESTERO TOWNE SUITES MARRIOTT
VIA COCONUT POINT
ESTERO, FLORIDA
480 BERRY LANE
Alliance Group, Inc.
17170 Henderson
Borine Circle #338
Fort Myers, FL 33908
Tel: 889-523-8840
Email: info@alliancegroup.com

APPROVED BY:
DATE: 12/15/2014

DESIGNED BY: J. JONES
DATE: 12/15/2014

DATE	214/24
REVISION	ORIG. DESIGN
DATE	REVISION #19 10
DESIGNED BY	GD
CHECKED BY	GD
APPROVED BY	

DATE OF DEVELOPMENT ORDER: DEC 15, 2014
REVISIONS: DEC 15, 2014 added buffer plans
DATE OF SUBMITTAL: DEC 15, 2014
DATE OF CITY COUNCIL COMMENTS: DEC 15, 2014

SHEET TITLE: SITE LANDSCAPE DATA

SHEET NUMBER: L-1



TownePlace Suites

Village of Estero Design Review Board

August 26, 2015



Originally presented to
EDRC on
December 17, 2014

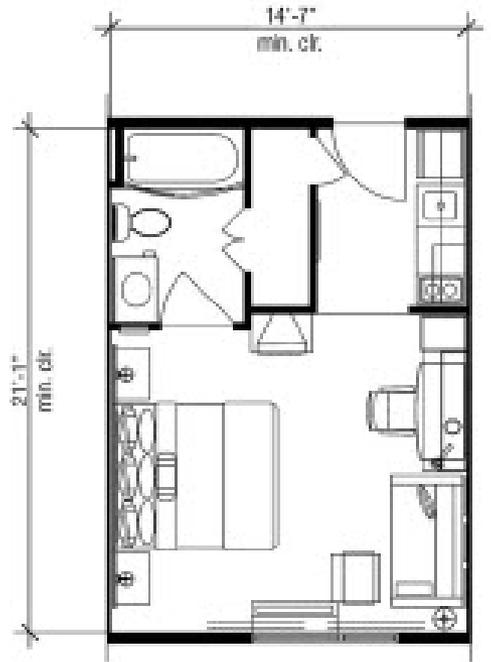


TPS Info

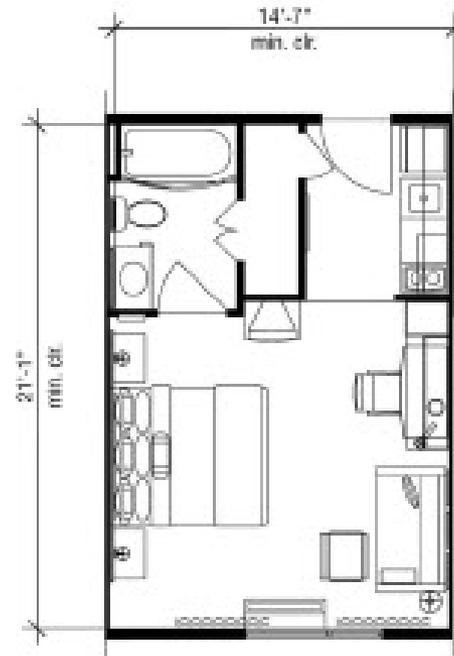
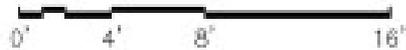
- Ranked #1 Extended Stay brand by J.D. Power & Associates, 2013
- TownePlace Suites launched in 1997
- Competes in the Moderate / Extended Stay segment
- Over 220 TownePlace Suites in North America
- Recognized as #1 Mid-Priced Extended Stay Brand by *Business Travel News*



Studio Room Plans



330 Studio



345 Studio



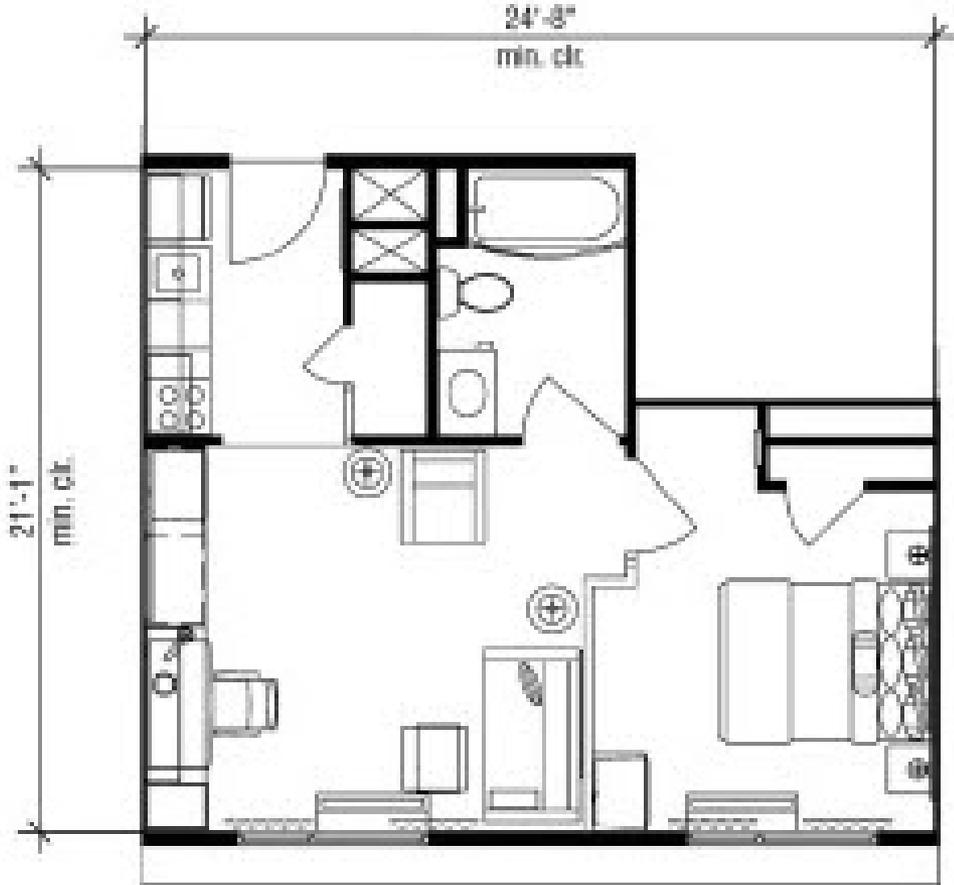
30% - 38% More Room



30% - 38% More Room



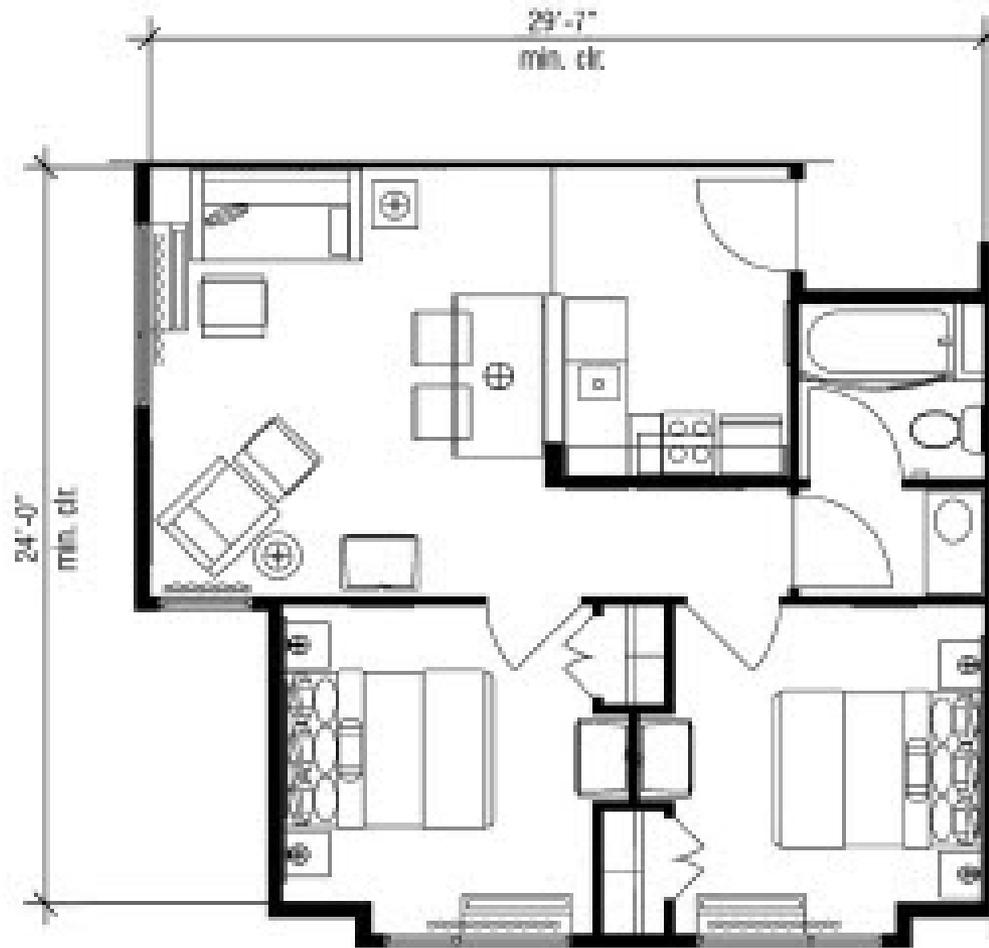
One Bedroom Plan



470 SF



Two Bedroom Plan



635 SF



Photos



















TownePlace
SUITES
Marriott



New TurningPointS Decor









TownePlace
SUITES
Marriott



Vernal, UT





Developer's Objective

- Provide a high quality product in an appropriate location.
- Provide a long needed community component.
- Blend in with, as well as enhance the surrounding community appearance standards.
- Become a good neighbor.



Good Neighbor Policies

- Full disclosure of development goals to all surrounding and interested parties.
- Met with and received comments from neighbors: west, south and east.
- Followed all code requirements.
- Adopted and incorporated community standards into the final design. Includes incorporating suggestions from neighbors: architectural and landscape.



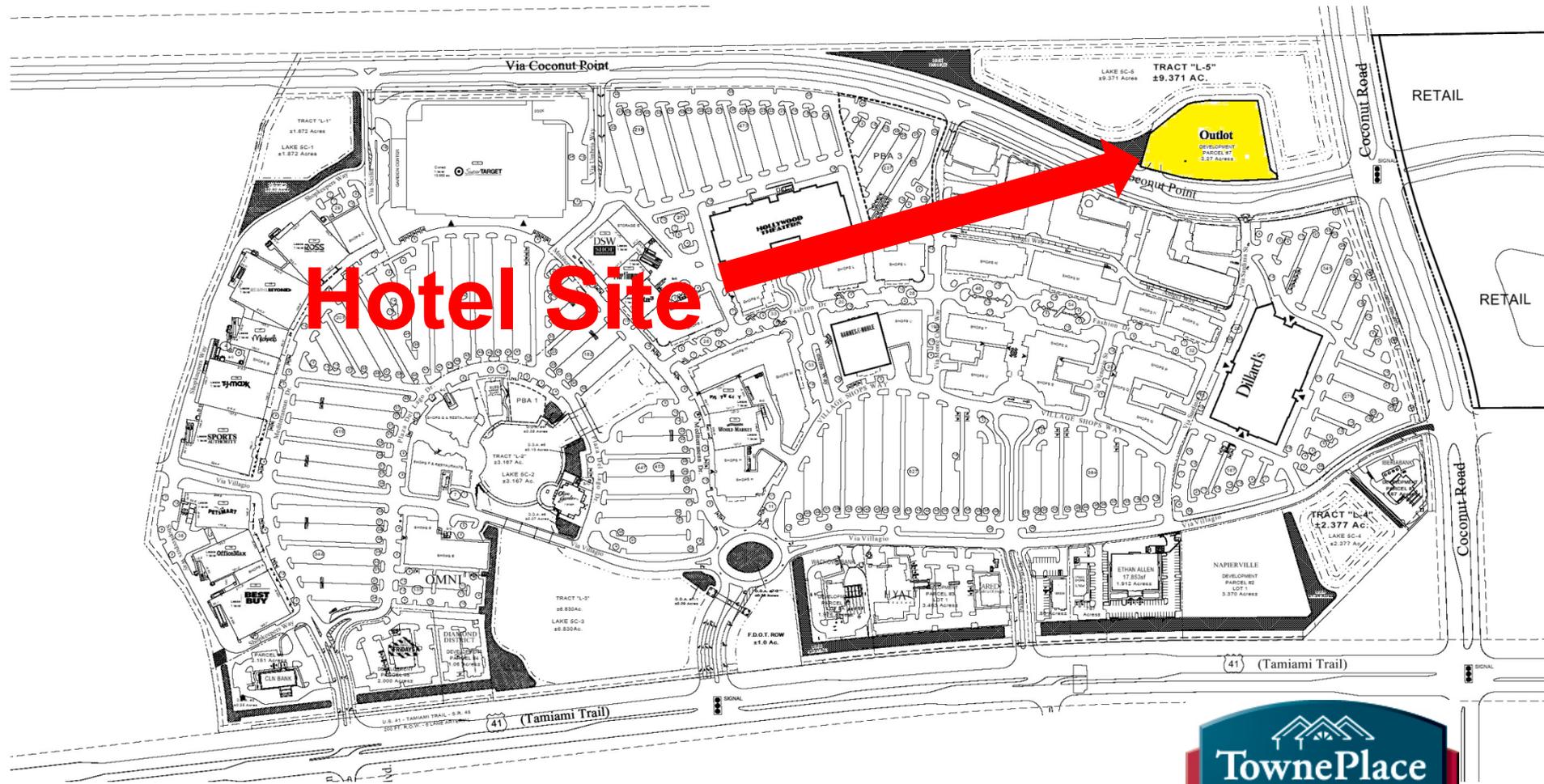
Site Planning



Aerial Site View



Coconut Point Vicinity Map



Site Plan



EDRC – Site Comments

EDRC/Public Responses – Site Plan

Tom McLean Civil Engineer presented the Site Plan. EDRC/Public took exception to the site plan layout that placed the dumpster location in primary view of anyone entering the project site. The Applicant's response that gates in front of the dumpster would suffice was not found sufficient by the EDRC/Public. This dumpster location should be elsewhere on the property and not the primary focus of a customer coming into the site. This is not appropriate site planning for Estero.

Applicant Response:

We have revised the site plan to accommodate the dumpster location as requested. The dumpster enclosure has been relocated to the south end of the parking area.



EDRC – Site Comments

Pedestrian interconnection; The Applicant noted that Lee County was resistant to providing a protected pedestrian crosswalk across Via Coconut Point. The EDRC/Public, noting the years of effort and current proposals to code to make all projects pedestrian friendly, found the lack of a protected pedestrian crosswalk from the project to the Coconut Point Mall unacceptable. The appropriate infrastructure for a pedestrian crossing from this project to Coconut Point needs to be made especially in light of the fact that this project is an extended stay facility. Forcing pedestrians to walk south the Coconut Road and then back north to the Mall is an unacceptable and unreasonable solution.

Applicant Responses:

With respect to Pedestrian Connectivity, the project is part of the Coconut Point DRI, which has an approved pedestrian connectivity plan. The Site Plan follows the DRI approved plan and on-site side walks are connected to the overall surrounding plan. The request for a connection across Via Coconut Point Parkway constitutes a mid block crossing, and would require a traffic signal to provide adequate public safety. The location considered is in the middle of a curved section of the roadway approaching Coconut Road to the south, which is the least safe location for a crossing. Finally, the road is a county owned and maintained roadway and the County would need to construct the crossing and take on the safety liability.



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Coconut Point DRI – Pedestrian Connectivity



Note: Via Coconut Point Pkwy is a County road. The County DOT and Lee County Community Development Traffic Group have stated that a mid-block crossing is an unsafe condition without signalization.

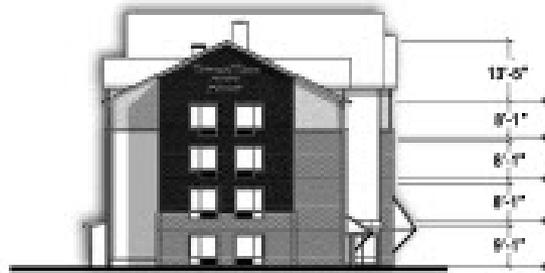
Architectural Design



ARCHITECTS



Prototypical Elevation Plan



Side Elevation



Front Elevation



Design Documents Architectural Plan

First Floor



FIRST FLOOR PLAN
3/32" = 1'-0"



ROOM MATRIX

	Floor level				Unit totals
	1	2	3	4	
King studio	17	22	22	22	83
Two bedroom	3	3	3	3	12
One bedroom	0	3	3	3	9
Double queen	0	2	1	1	4
Accessible studio	1	1	2	0	4
Accessible double	1	0	0	0	1
Accessible two bedroom	0	0	0	1	1
Floor totals	22	31	31	30	114

BUILDING AREA SUMMARY

	Area (SF)
First Floor	17,110
Second Floor	15,960
Third Floor	15,960
Fourth Floor	15,960
Floor totals	64,990

Note: Areas do not include pool storage or balconies.



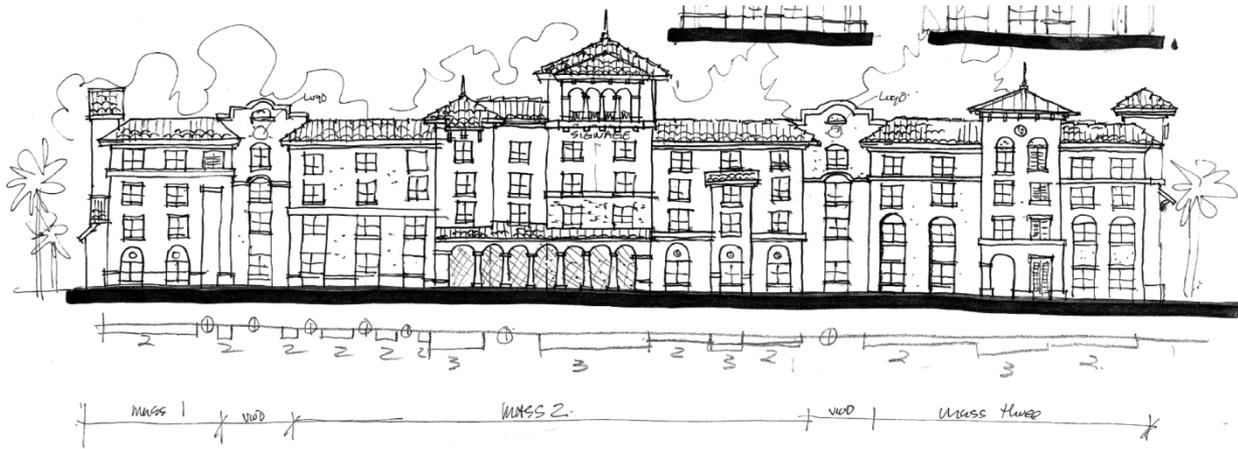
Design Documents Architectural Plan Typical Floor



SECOND FLOOR PLAN
3/32" : 1'-0"



Final Design Transition



Initial Sketch

Preliminary Design



Design Documents



EDRC – Architectural Comments

- Preliminary design to final design began with a Joe McHarris sketch. This worked well to create visual movement and dynamic spaces in the building to provide relief in the building.
- The EDRC/Public noted that the series of drawings presented by the Applicant from concept to final lessened the value, style, and design of the building in response to the required style in Estero along the way.
- The Final design as presented does not go far enough to meet the requirements of style based on the mass and form of the building.
- The EDRC/Public did commend the applicant about taking a symmetrical building and working to make it unsymmetrical details, but the final design has shed to many details in terms of roof line, material massing, and forms to found sufficient.



EDRC – Architectural Comments

- The EDRC/Public asked about the parapets being removed and desired integrating that feature back into the design to better define the façade.
- This will provide the ability to make it look like 3 buildings versus one.
- There has been too much of a loss of symmetry at the entrance.
- The EDRC/Public felt that the initial conceptual design is what Estero mandates and the final design is bland anywhere USA.
- Creating the applications of the parapets illustrated in the conceptual sketch is a cost that isn't significantly greater, but without it, the details get lost and do not evoke the appropriate design style required in Estero.



EDRC – Architectural Comments

Additional Comments on detailing:

- ❖ Window structure is lost
- ❖ Tower shutters lost detail
- ❖ Break up the banding/moving it across the line.
- ❖ Band get rid of....look at areas to break up the mansard so floor plans/tower heights/changes in detailing of middle tower

Applicant Responses:

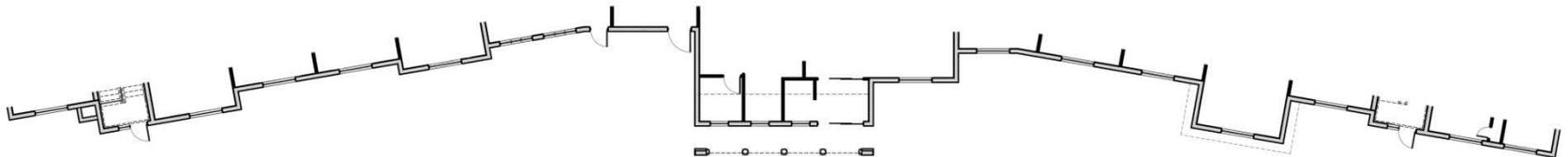
The elevations of the building have been revised to accommodate the comment and requests of the EDRC to the best extent possible.



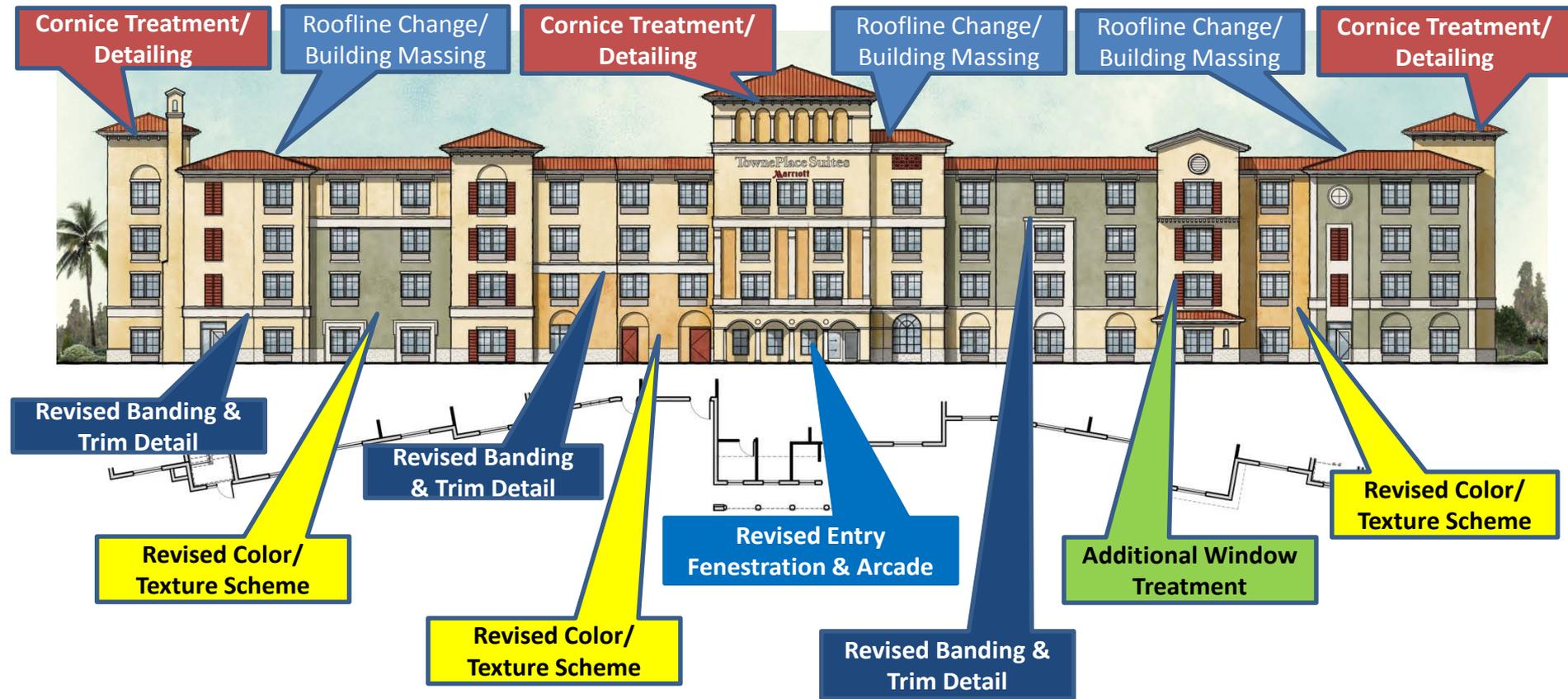
Original Front Elevation



Revised Front Elevation



Revised Front Elevation



Roofline Change/Building Massing

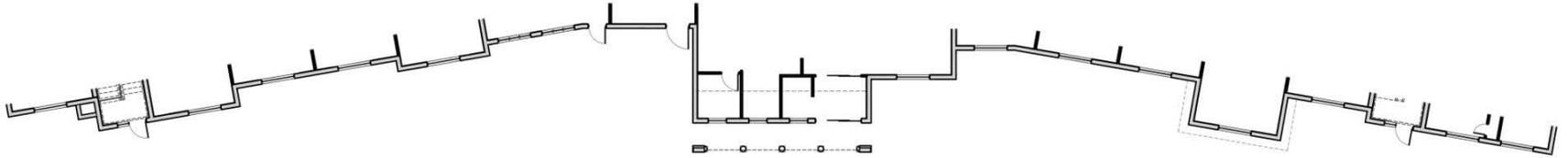
Cornice Treatment/Detailing

Additional Window Treatment

Revised Entry Fenestration & Arcade

Revised Banding & Trim Detail

Revised Color/Texture Scheme



Project Signage



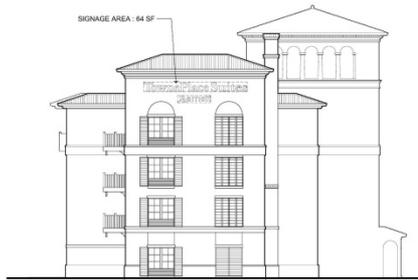
ARCHITECTS



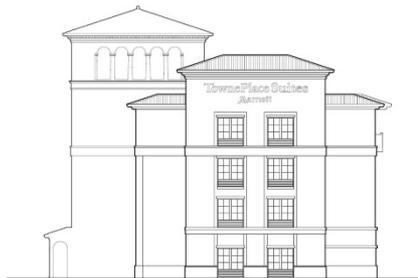
Project Signage



WEST ELEVATION

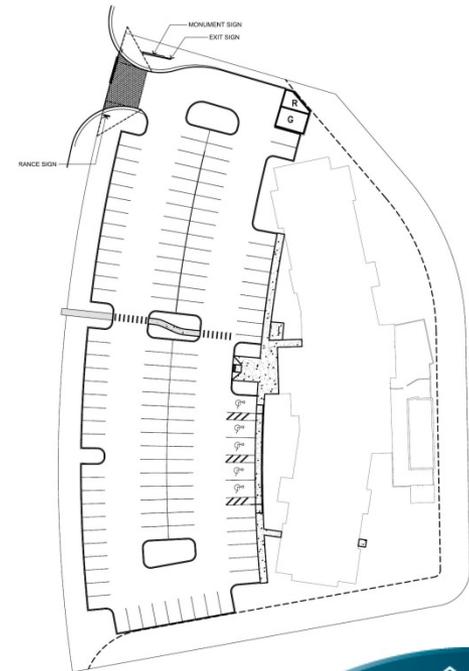


NORTH ELEVATION



SOUTH ELEVATION

SIGN LOCATIONS

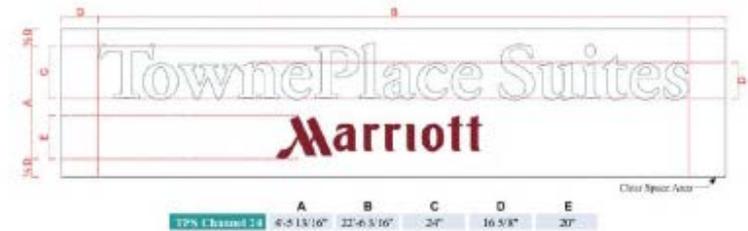


Project Signage

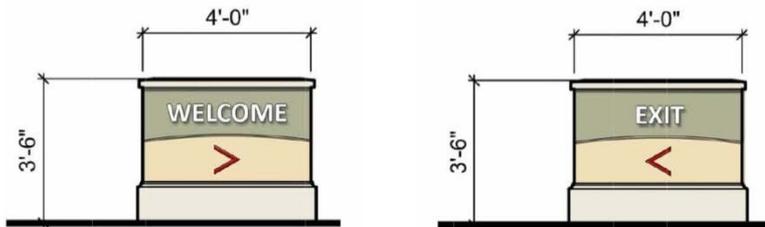


MONUMENT SIGNAGE

SIGNAGE AREA : 79 SF



BUILDING MOUNTED SIGNAGE

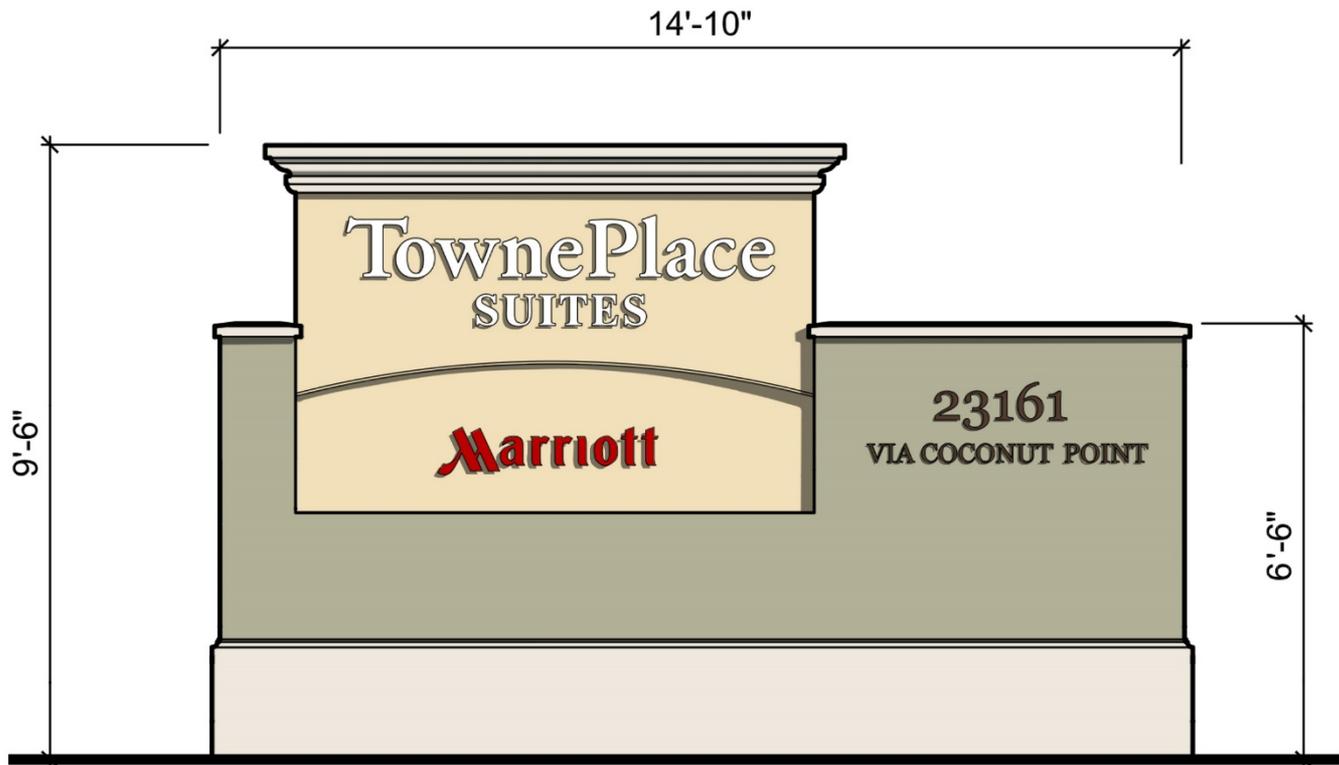


WAYFINDING SIGNAGE

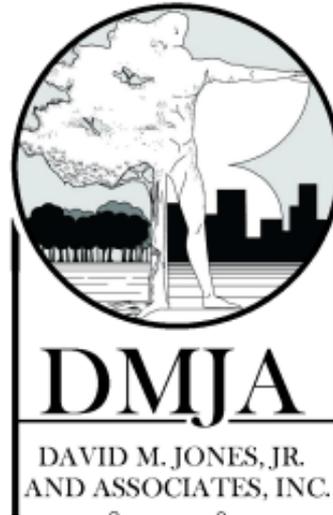


EDRC/Public Responses – Signage

- Applicant conforms with Marriott prototype and the Estero requirements.
- Wall signage proposed each 64 sf in area.....Sign has been modified to blend into the surrounding area.
- The EDRC/Public noted that the base height is too small and EDRC was concerned about losing it with plantings.
- The EDRC/Public recommends **increasing the height to at least thirty-six inches** to better incorporate the proposed landscaping.

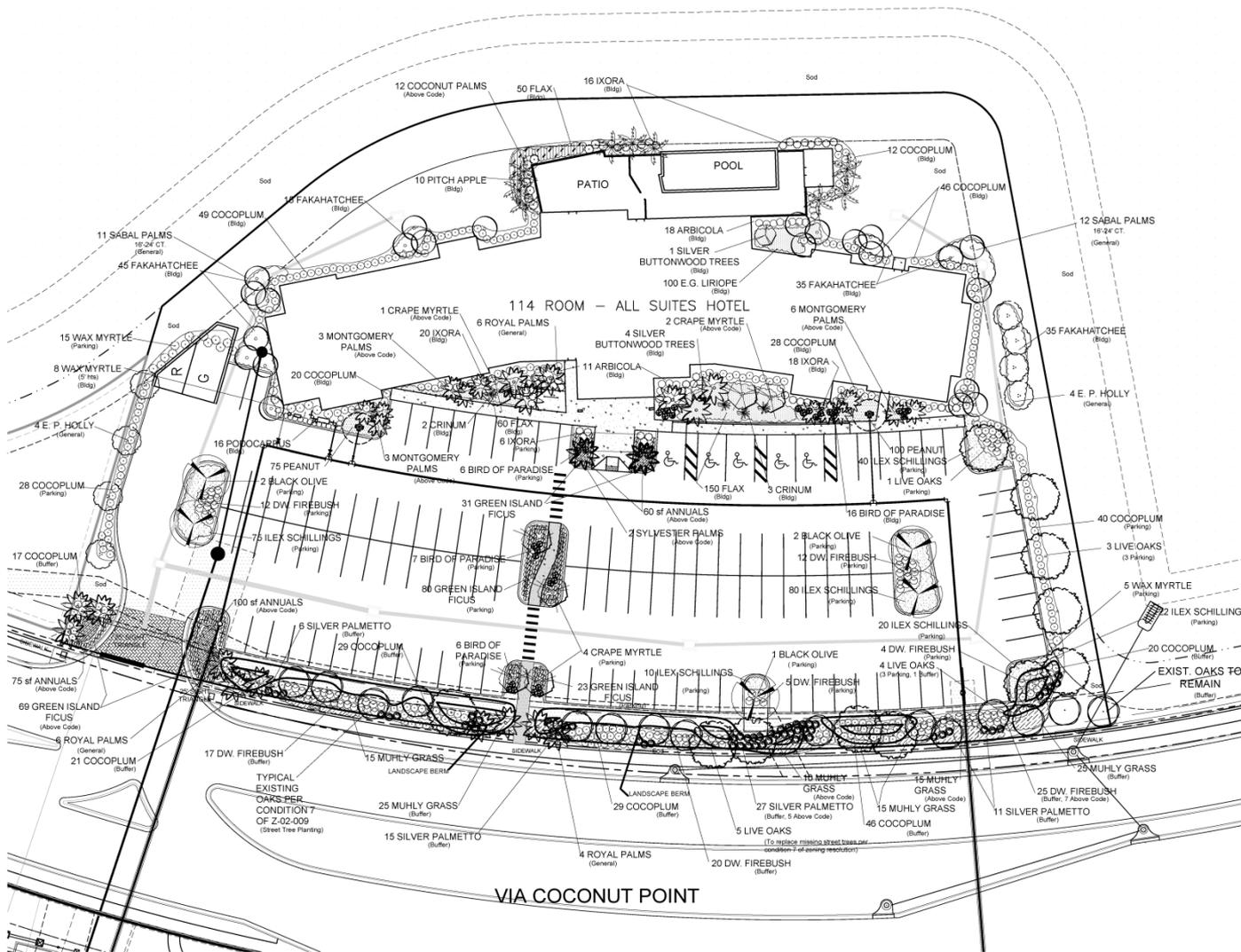


Landscape Design



Landscape Plan

EXISTING LAKE



PLANT LEGEND

- LIVE OAK
- BLACK OLIVE
- E.P. HOLLY
- CRAPE MYRTLE
- SILVER BUTTONWOOD
- SYLVESTER PALM
- ROYAL PALM
- SABAL PALM
- COCONUT PALM
- MONTGOMERY PALM
- WAX MYRTLE
- DWARF FIREBUSH
- PITCH APPLE
- COCOPLUM
- SILVER PALMETTO
- IXORA
- ARBICOLA
- CRINUM LILY
- BIRD OF PARADISE
- GREEN ISLAND FICUS
- PODOCARPUS
- FAKAHATCHEE GRASS
- ILEX SCHILLINGS
- MUHLY GRASS
- ANNUALS
- FLAX
- E.G. LIRIOPE
- PEANUT
- FLORITAM SOD

REFER TO SHEET L-4 FOR COMPLETE PLANT SPECIFICATION

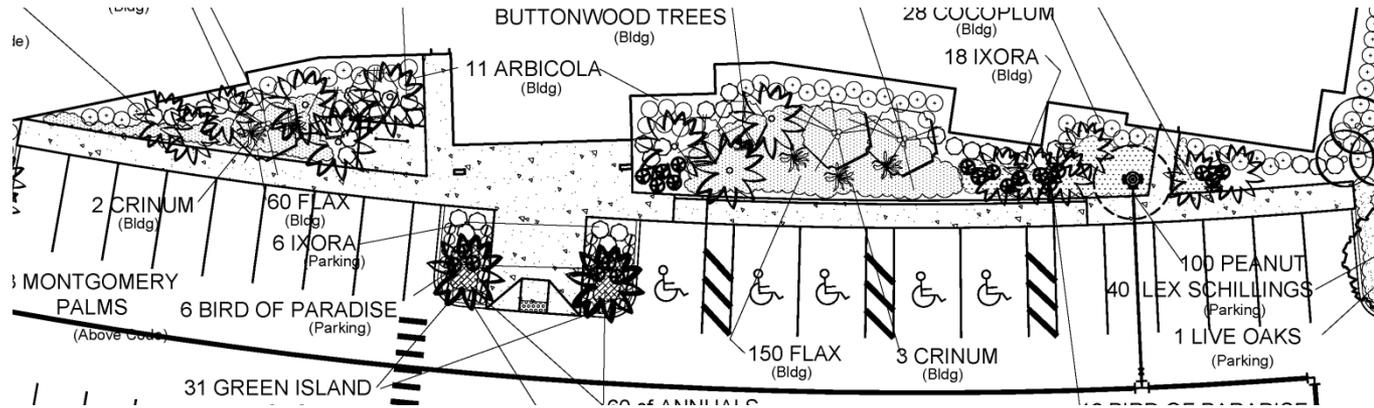
LANDSCAPE PLANTING PLAN



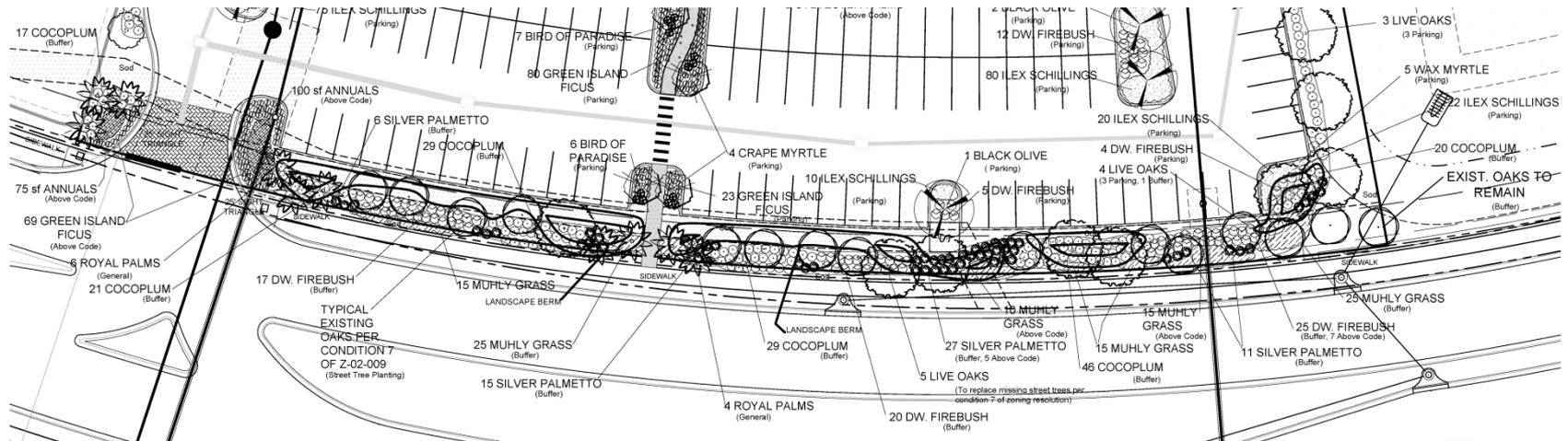
TYPICAL EASEMENT ARE: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS (Refer to Engineering Plans for Specific Easement Designations)



Landscape Plan



Building Entry



Via Coconut Point Parkway Street Tree Planting Area



Landscape Elevations



FRONT ELEVATION



REAR ELEVATION



Landscape Elevations



Building Entry



Landscape Elevations



West Elevation – Street View



Landscape Photos - Trees



LIVE OAKS



BLACK OLIVE



E.P. HOLLY



SILVER BUTTONWOOD



SYLVESTER PALM



MONTGOMERY PALM



ROYAL PALM



SABAL PALM



COCONUT PALM



CRAPE MYRTLE



WAX MYRTLE



Landscape Photos - Shrubs



COCOPLUM



DWARF FIREBUSH



CRINUM



ARBICOLA



SILVER PALMETTO



FAKAHATCHEE GRASS



PODOCARPUS



BIRD OF PARADISE



IXORA



FLAX



MUHLY GRASS



LIRIOPE



GREEN ISLAND
FICUS

EDRC – Landscape Comments

EDRC/Public Responses – Landscape Architecture

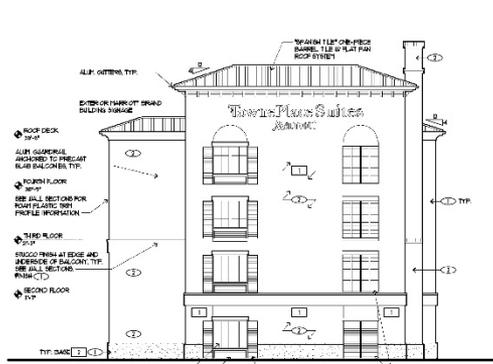
Greg Diserio, Landscape Architect presented the Landscape Design. All noted that the design was in compliance and exceeds required materials to buffers with added berming in front of the parking area to better shield the parking from the adjacent Via Coconut Point. Some material was added with larger heights mixed with smaller species to create a more human scale and transition for the pedestrian. EDRC specifically thanked the Applicant for increasing the density of the front buffer as committed to during public presentations to the ECPP. The buffer widths are 15' street tree planning buffer rather than 20' per the Coconut Point DRI.

The EDRC/Public asked about the dry detention area north of the project as being a current eye sore... if the Applicant or if Simon was going to increase or do something.....south edge also... Nothing was assured or resolved in this matter as it is off of the Applicant's property.

Applicant Responses:

The dry detention area to the north is currently owned and maintained by the Coconut Point – Area 2 Property Owners Association. We do not have the ability to make changes to this area.

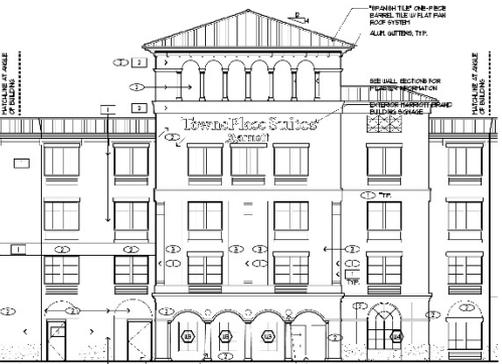




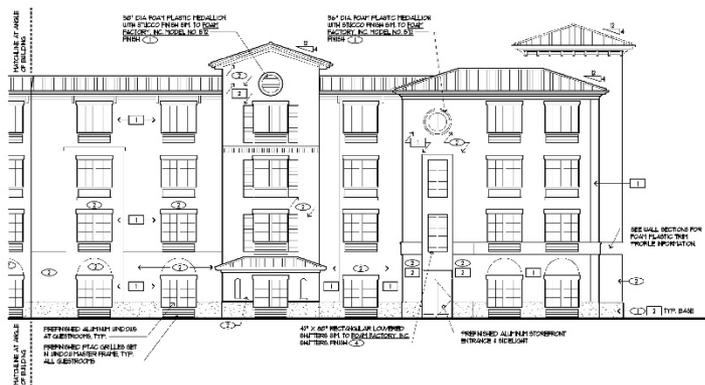
1 NORTH ELEVATION
 17'-0" x 17'-0"



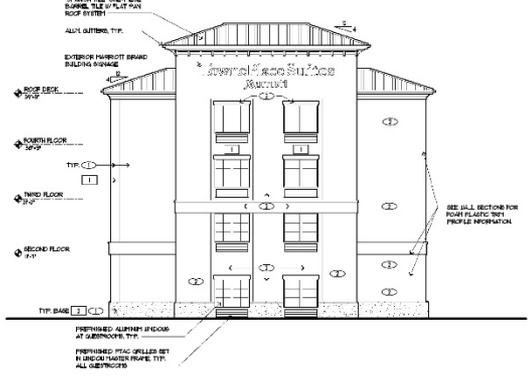
2 WEST ELEVATION (A)
 17'-0" x 17'-0"



3 WEST ELEVATION (B)
 17'-0" x 17'-0"



4 WEST ELEVATION (C)
 17'-0" x 17'-0"



5 SOUTH ELEVATION
 17'-0" x 17'-0"

ISSUED FOR PERMIT

NUMBER:

JANIS TRIND, ALL NCARS

FLOOR BOARD DESIGNER/ARCHITECT, A 000124

DATE:

PROJECT:

TOWNEPLACE SUITES
 ESTERO, FLORIDA
 MARRIOTT PROJECT NO. 9803

20' x 20'000000 POINT

DATE:

DRAWING TITLE:

ELEVATIONS

PROJECT NO.

20140000

TITLE:

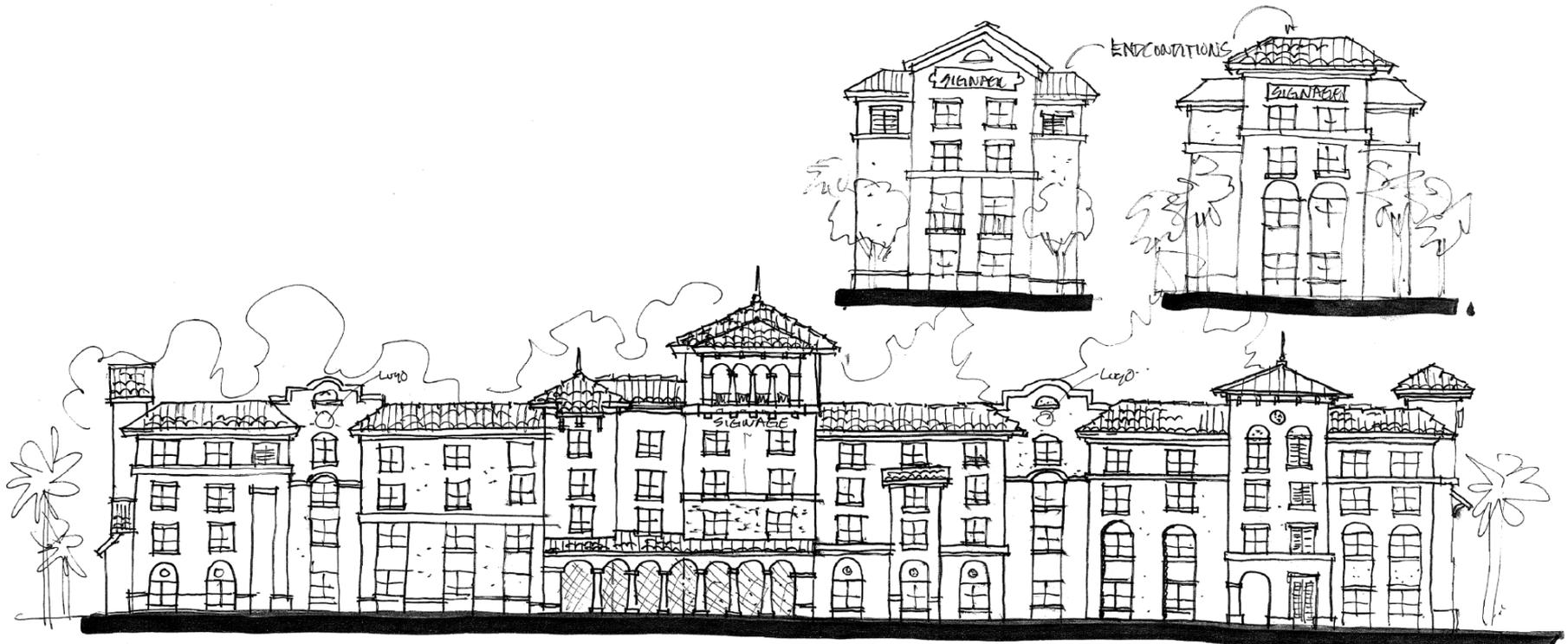
20140000

NOTES:

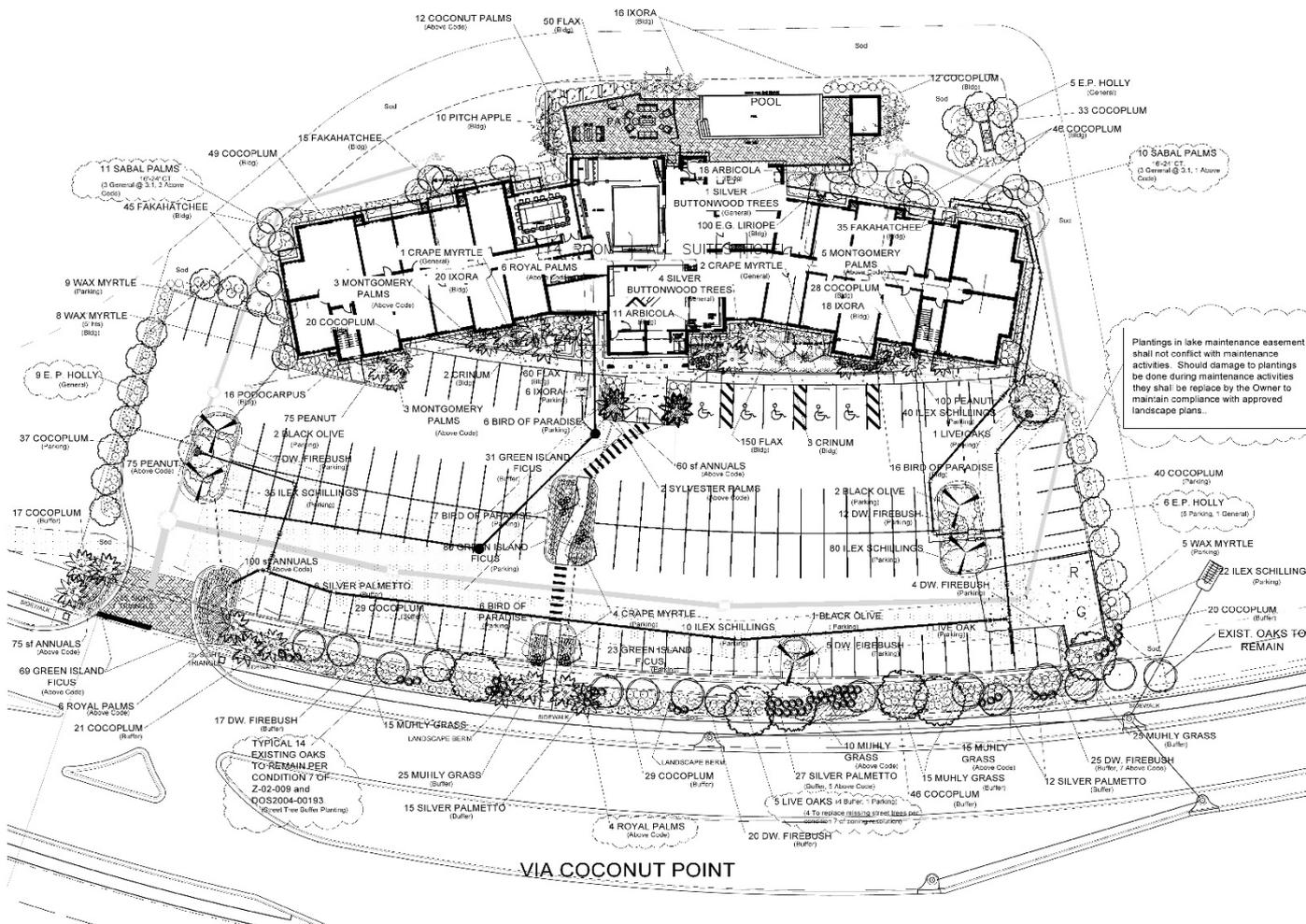
THIS DRAWING IS PART OF A PROJECT UNDER THE ARCHITECT'S PROFESSIONAL SEAL AND LICENSE. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.

ELEVATION GENERAL NOTE	
1	STUCCO FINISH TO MATCH MARRIOTT ELEVATION 9803 AND 9804. STUCCO FINISH TO BE FINISHED. STUCCO FINISH TO BE FINISHED. STUCCO FINISH TO BE FINISHED.

FINISH LEGEND	
1	EQUAL TO MARRIOTT ELEVATION 9803 "MARRIOTT"
2	EQUAL TO MARRIOTT ELEVATION 9803 "MARRIOTT"
3	EQUAL TO MARRIOTT ELEVATION 9803 "MARRIOTT"
4	NO COVER LOCATIONS WITH "NO COVER" INDICATED. ADHERED TO CONCRETE SUBSTRATE UNDER STUCCO FINISH.
5	NO COVER LOCATIONS WITH "NO COVER" INDICATED. ADHERED TO CONCRETE SUBSTRATE UNDER STUCCO FINISH.
6	LIQUID APPLIED MEMBRANE FINISH



EXISTING LAKE



PLANT LEGEND

- LIVE OAK
- BLACK OLIVE
- E.P. HOLLY
- CRAPE MYRTLE
- SILVER BUTTONWOOD
- SILVESTER PALM
- ROYAL PALM
- SABAL PALM
- COCONUT PALM
- MONTGOMERY PALM
- WAX MYRTLE
- DWARF FIREBUSH
- PITCH APPLE
- COCCOPLUM
- SILVER PALMETTO
- IXORA
- ARBICOLA
- CRINUM LILY
- BIRD OF PARADISE
- GREEN ISLAND FICUS
- PODOCARPUS
- FAKAHATCHEE GRASS
- ILEX SCHILLINGS
- MUHLY GRASS
- ANNUALS
- FLAX
- E.G. LIRIOPE
- PEANUT
- FLORITAM SOD

Plantings in lake maintenance easement shall not conflict with maintenance activities. Should damage to plantings be done during maintenance activities they shall be replaced by the Owner to maintain compliance with approved landscape plans.

REFER TO SHEET L-4 FOR COMPLETE PLANT SPECIFICATION



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AND ASSOCIATES, INC.
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AND PLANNERS

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2705 Tamiami Trail East 415
Punta Gorda, Florida 33956
PHONE: 941-629-2130
FAX: 941-629-2130
E.A. LICENSE: LC13000603

PROJECT INFORMATION
ESTERO TOWNE PLACE SUITES MARRIOTT
VIA COCONUT POINT
ESTERO, FLORIDA
PREPARED FOR:
Alliaseo Group, Inc.
17770 Harbour
Noyes Drive #835
Fort Myers, FL 33908
Tel: 909-523-5640
Email:
sodas@alliasogroup.com

OWNER
GANNETT

DESIGN PROFESSIONAL
TIMOTHY J. GIBBS, P.E.
FLORIDA REG. NO. 12416
DATE OF DESIGN: 08/14/14

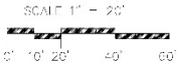
PROJECT NO. 214124
PROJECT NAME 10450 HARBOUR
LANDSCAPE PLAN
DATE 08/14/14
SCALE 1/8" = 1'-0"
DATE 08/14/14
DESIGNED BY GJD
CHECKED BY GJD
DATE 08/14/14
CREATED BY GJD
DATE 08/14/14

DEVELOPMENT ORDER
DATE DEC 10, 2014
REVISIONS
DEC 10, 2014 added buffer plants
near 10' 20' 40' 60' UTILITY
EASEMENT PLANTING

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2

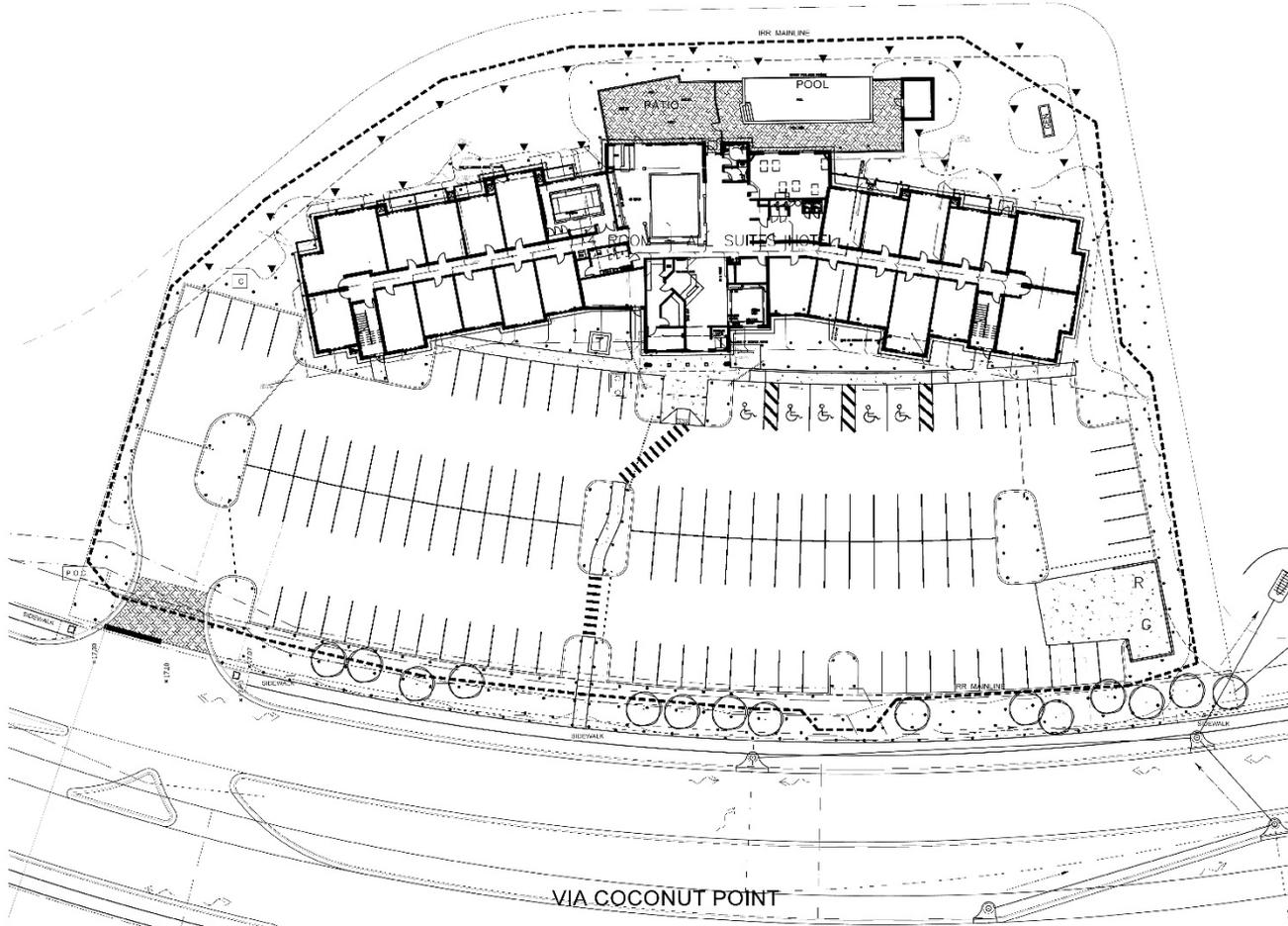
LANDSCAPE PLANTING PLAN



TYPICAL EASEMENT AREA: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS
(Refer to Engineering Plans for Specific Landscape Restrictions)

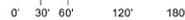


EXISTING LAKE



IRRIGATION MASTER PLAN

SCALE 1" = 60'



IRRIGATION LEGEND

QTY	SYM	DESCRIPTION
	▼	Hunter PGP-ADV-LA Rotor 2.8 gpm W/ #6 noz.
	▼F	Hunter PGP-36V-LA Rotor 5.6 gpm W/ #9 noz.
	●●	Hunter MSBN-10F Bubblers 1.0 gpm
	●O	Hunter PROS-06-Q 8" pop up with 10" nozzle, 42 GPM
	●H	Hunter PROS-06-H 6" pop up with 10" nozzle, 88 GPM
	●●	Hunter PROS-06-Q 6" pop up with 15" nozzle, 97 GPM
	●	Hunter PROS-06-H 6" pop up with 15" nozzle, 1.86 GPM
	●F	Hunter PROS-06-F 6" pop up with 15" nozzle, 3.75 GPM
	●●	Hunter PROS-06-RS-C-ETS 8" pop up with specialty nozzle, .88 GPM
	●	Hunter PROS-06-SS-16 8" pop up with specialty nozzle, 1.72 GPM
	⊖	Hunter ICV Electric Remote Control Valve w/ 2-wire decoders Size per plan.
	⊖	4" GATE VALVE
	GD	GROUNDING PER DETAILS
	C	Hunter 1 ZONE ICORE CONTROLLER w/ Hunter RCF Rain and Freeze Sensor
	P.O.C.	POINT OF CONNECTION TO IRRIGATION SUPPLY, COORDINATE LOCATION WITH SUPPLIER. INSTALL METERS AS REQUIRED BY SUPPLIER.
	—	Schedule 40 - Mainline Per Plan With PAIGE TWO WIRE PER MANUF. SPEC
	—	Lateral Lines
	==	Schedule 40 Sleeve
		Qty's are for reference only

- SPECIAL NOTES:
 1. REFER TO SHEET L4 FOR DETAILS AND IRRIGATION NOTES.
 2. REFER TO ENGINEERING PLANS FOR EASEMENT AND UTILITY LOCATIONS.

PIPING SCHEDULE

QTY	SIZE	QTY	SIZE
1	12"	1	8"
1	10"	1	6"
1	8"	1	4"
1	6"	1	4"
1	4"	1	4"
1	3"	1	4"
1	2"	1	4"

These sizes may be reduced to 3" or less when approved.



NOTE: PLAN PREPARED FOR PERMITTING ONLY. REFER TO CONSTRUCTION DOCUMENTS FOR FINAL IRRIGATION PLANS AND DETAILS.



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 FAX: (813) 337-1104
 2701 Tamiami Trail E. #111
 Punta Gorda, Florida 33950
 PHONE: (813) 639-2120
 FAX: (813) 639-2118
 L.A. LICENSE: LC 0000003

PROJECT INFORMATION
ESTERO TOWNE PLACE SUITES MARRIOTT
 VIA COCONUT POINT
 ESTERO, FLORIDA

PREPARED FOR:
 Alliance Group, Inc.
 17170 Harbour
 Pointe Drive #835
 Fort Myers, FL 33908
 Tel: 888-823-6840
 pcode@alliancegroup.com

CUSTOMER:
 DESIGN PROFESSIONAL
 CHECKED BY: [Signature]
 DATE: [Date]

PROJECT NO.: 214124
 DRAWING NO.: GPOD-DISENO
 ALL SCALE: 8/16/10 1/8" = 1'-0"
 REVISIONS: GJC
 CAD FILE: GJD
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]

DEVELOPMENT ORDER

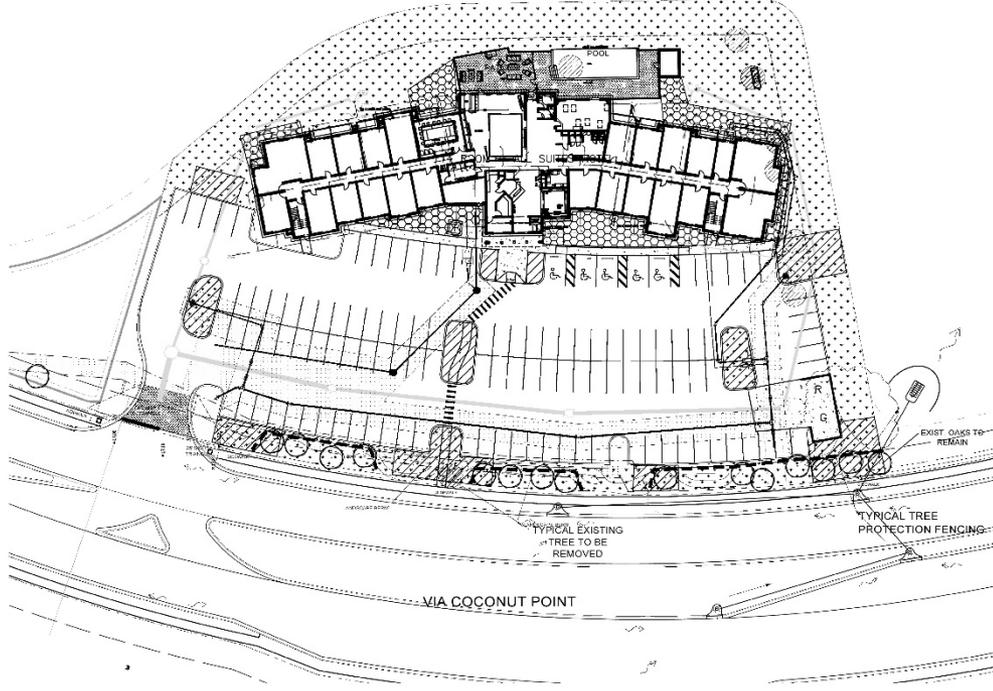
PRINTED DATE: DEC 10, 2014
 REVISIONS:
 DEC 16, 2014 add to buffer plants
 MAR 20, 2015 update
 JULY 21, 2016 COUNTY COMMENTS

SHEET TITLE:
IRRIGATION MASTER PLAN

SHEET NUMBER:
L-3



EXISTING LAKE



GENERAL LANDSCAPE NOTES

- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GROWN NO. 1 (WHEN AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS").
- ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
- ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE FREE FROM WEEDS. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY WEEDY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS. ABOVE CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
- ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TAIL GOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, COOK TREE AND WEDGELA ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
- TREES SHALL BE A MINIMUM OF 12-14" IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL, WITH A SIX FOOT GANTRY UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
- A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THESE WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE TUNE ALL PLANTING AND SOODING AREAS PRIOR TO PLANT OR SOO INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SOODED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
- THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
- THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
- ALL BASS ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE VEINS, SOO, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID PROBLEMS AT THE HIGH RISE. IN PERCUSSION UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC 10-421.A.5.
- THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING SCREENS, AS NECESSARY TO REDUCE ELIMINATE OVERBURDEN INTO STREETS, WALKS OR OTHER AREAS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.
- ALL TREES SHALL BE CERTIFIED "ROOTS PLUS" GROWN.

TOTAL SITE = 2.27 ACRES

OPEN SPACE REQUIREMENTS
 Refer to Engineers plan for Open Space Tracking Chart
 OPEN SPACE REQUIRED
 CTO = 30%

2.27 ACRES X 30% = .68 ACRES REQUIRED
 OPEN SPACE (PER HATCHING) = 0.75 ACRES
 MINIMUM ACRES SHOWN PER PLAN (31%)

INDIGENOUS OPEN SPACE REQUIREMENTS
 NOT APPLICABLE. SITE IS VOID OF NATIVE VEGETATION EXCEPT FOR EXISTING STREET TREES

GENERAL TREE REQUIREMENTS
 1 TREE PER 3400 SF OF SITE
 826,333 / 3400 = 243 MINIMUM TREES REQUIRED AND 20 PROVIDED AT 1.1 CREDITS
 NOTE: 1" TREES MAY BE USED AT A 2.1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 60%. A MAXIMUM OF 14 1" TREES MAY BE USED AT A 2.1 CREDIT TOWARDS GENERAL TREES. MAX. OF 50% PALMS (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.
 47,330 SF VEHICLE AREA USE AREA X 10% = 4,733 SF MINIMUM REQUIRED AND 6,052 PROVIDED PER HATCHING

1 TREE PER 250 SF = 16 TREES REQUIRED AND PROVIDED
 NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. A MINIMUM OF 100 SHRUBS OR CROUDDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(2) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:

DETENTION BASINS MUST BE PLANTED WITH WET-LAND SPECIES AT 30" OC THROUGHOUT THE BASIN.

NOT APPLICABLE TO THIS SITE.

BUILDING PERIMETER PLANTING REQUIREMENTS

16,347 SF BLDG X 10% = 1,635 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 4,600 SF PROVIDED.
 APPROXIMATELY 300 SHRUBS PROVIDED

BUFFER REQUIREMENTS:

PROJECT NORTH, EAST AND SOUTH BUFFER
 COM TO LAKE
 NO BUFFER REQUIRED

PROJECT WEST BUFFER
 COM TO RD BY 15' MINIMUM WIDTH, TYPE 'D' BUFFER WITH 6 LIVE OAKS PER 100 LF PER CONDITION 7 OF ZONING REGULATION 20-000 AND 66 SHRUBS PER 100 LINEAL FOOT

18 LIVE OAKS PER 60 S2004-00193 REQUIRED
 400 LF X 100 SF = 294 SHRUBS REQUIRED AND PROVIDED

SITE CALCULATIONS

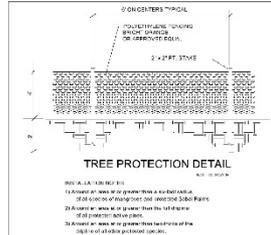
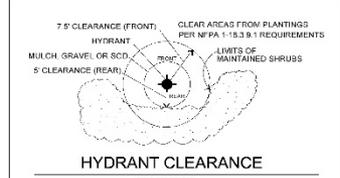
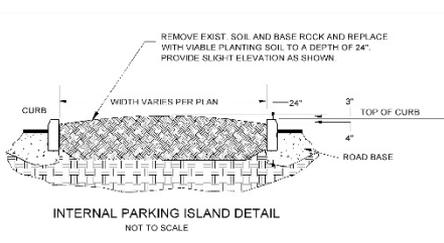
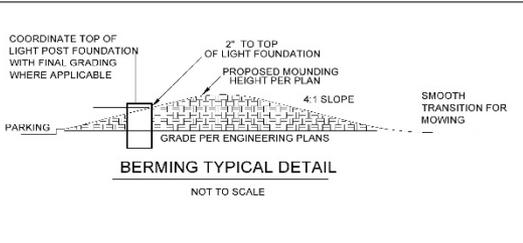
SCALE 1" = 30'

0' 15' 30' 90' 90'



TYPICAL EASEMENT AREA: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT. ABOVE CODE PLANTINGS INSTALLED AT OPTION OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS (Refer to Engineering Plans for Specific Placement Designations)

TYPICAL TREE PROTECTION FENCING



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 2701 Lawrence Road, Unit 411
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 PHONE: 888-439-2430
 FAX: 888-439-2438
 (LA. LICENSE: LC 0000005)

PROJECT IDENTIFICATION:
ESTERO TOWNE PLACE SUITES MARRIOTT
 VIA COCONUT POINT
 ESTERO, FLORIDA

PREPARED FOR:
 Alliance Group, Inc.
 17170 Harbour
 Pointe Drive #838
 Fort Myers, FL 33908
 Tel: 888-523-8840
 Email:
 studio@alliancegroup.com

CONSULTANT

PROJECT LOCATION:
 PROJECT NORTH, EAST AND SOUTH BUFFER
 COM TO LAKE
 NO BUFFER REQUIRED

DESIGN PROFESSIONAL

DATE OF PREPARATION:
 CATEGORY: OTHER
 DATE: 12-15-2014

PROJECT NO.: 214124
 PROJECT AREA: GREGG DISNEY
 PROJECT NAME: ESTERO TOWNE PLACE
 DESIGNER: GJD
 CHECKED BY: GJD
 DATE: 12-15-2014

DEVELOPMENT ORDER

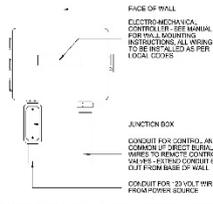
DATE: DEC 15, 2014
 REVISIONS:
 DEC 15, 2014 added buffer status
 MAR 10, 2015 UTILITIES
 REFER TO SPEC COUNTY COMMENTS

SHEET TITLE:
SITE LANDSCAPE DATA

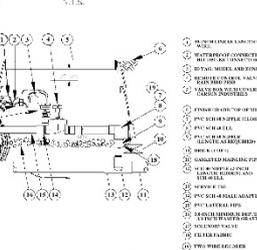
SHEET NUMBER

L-1

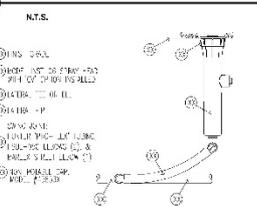




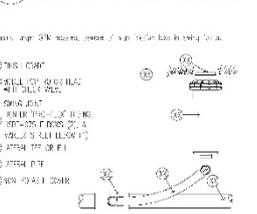
CONTROLLER - WALL MOUNT



VALVE DETAIL



INST-06 SPRAY HEAD

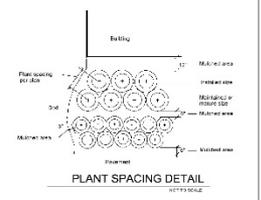


PGP ROTOR HEAD



GENERAL IRRIGATION NOTES

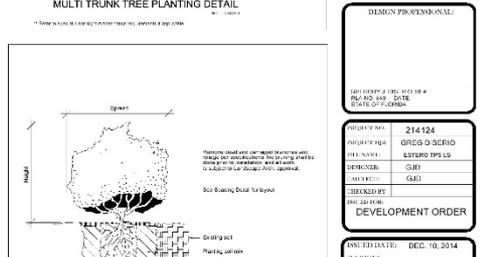
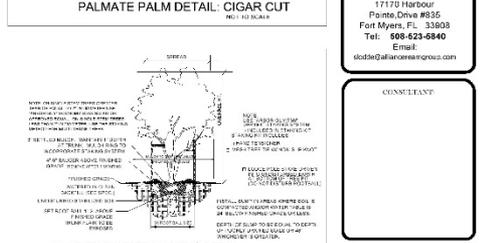
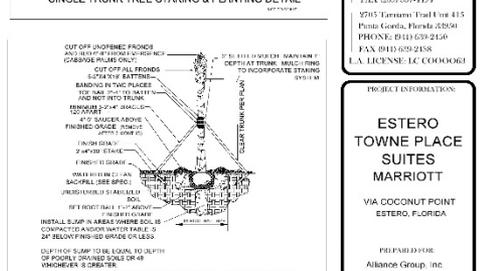
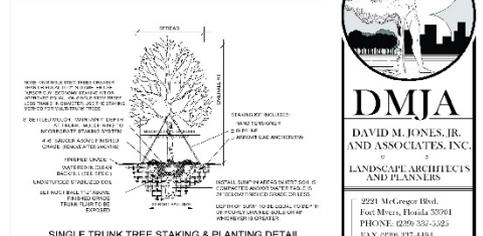
- All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- Irrigation heads shall be a minimum of 12" from buildings.
- This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate overspray into streets, walks or other areas as dictated by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
- Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated.
- Irrigation system shall be designed for complete coverage only. Verify with owner limits of irrigation prior to bidding.
- The sprinkler system to be based on a minimum operating pressure of 30 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
- Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owners representative.
- The installer shall provide property owners and users with post-construction documentation including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
- Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
- The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permitting, if applicable.
- Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
- Irrigation water source shall be from an existing permitted water source provided by Coconut Point. Contractor to coordinate location of connection point and design parameters of the water source.



PLANT LIST

TOTAL QUANTITY	ABOVE CODE QUANTITY	CODE QUANTITY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	NATIVE	COLD TOL.
TREES							
7	7	7	<i>Quercus virginiana</i>	Live Oak	12'-14" Ht. 3.5" cal. 4" spr. 45 gallon	Yes	Yes
5	5	5	<i>Ravalia laevis</i>	Black Olive	12'-14" Ht. 3.5" cal. 4" spr. 45 gallon	Yes	Yes
7	7	7	<i>Laguncularia leucostachya</i>	Croton Myrtle	12'-14" Ht. 3.5" cal. 4" spr. 45 gallon	No	Yes
70	70	70	<i>Leucaena leucostachya</i>	East Palmetto Holly	12'-14" Ht. 3.5" cal. 4" spr. 45 gallon	Yes	Yes
5	5	5	<i>Coccoloba ovata</i>	Silver Butterwood	12'-14" Ht. 3.5" cal. 4" spr. 45 gallon	Yes	Yes
ACCENT TREES/PALMS							
8	8	8	<i>Myrica caroliniana</i>	Wax Myrtle	9" Ht., 4" dia.	Yes	Yes
PALMS							
21	3	18	<i>Sabal palmetto</i>	Caribbean Palm	18" 24" stemless, 4" stagger	Yes	Yes
16	16	16	<i>Roystonea regia</i>	Royal Palm	10" eye wood, 18"-20" clear trunk	Yes	Yes
2	2	2	<i>Phoenix sylvesteri</i>	Sylvester Palm	12" clear trunk	No	Yes
12	12	12	<i>Coccothrinax longifolia</i>	Coconut Palm	12" clear trunk	No	Yes
11	11	11	<i>Veitchia montgomeryana</i>	Montgomery Palm	12-18" Ht. clear trunk, staggered	No	Yes
SHRUBS							
427	427	427	<i>Chydanthus coccineus</i>	Red Tip	24"-30" Ht. 3 gallon	Yes	Yes
10	7	3	<i>Hamelia patens</i>	Compact	24"-30" Ht. 3 gallon	Yes	Yes
14	14	14	<i>Myrica caroliniana</i>	Wax Myrtle	24"-30" Ht. 3 gallon	Yes	Yes
20	20	20	<i>Scaevola taccada</i>	Adonis	24" Ht. 3 gallon	No	Yes
80	5	55	<i>Sesuvium portuacastrum</i>	Silver Palmetto	24" Ht. 3 gallon	Yes	Yes
25	25	25	<i>Ipomoea pes-caprae</i>	Flamingo Weed	24" Ht. 3 gallon	Yes	Yes
16	16	16	<i>Panicum polyanthemum</i>	Panicum	30" Ht. 3 gal.	No	Yes
35	35	35	<i>Sida acuta</i>	Sida	3 gallon, 24" Ht.	No	Yes
5	5	5	<i>Ornithoglossum</i>	Ornithoglossum	3 gallon, 24" Ht.	No	Yes
50	50	50	<i>Ipomoea pes-caprae</i>	Flamingo Weed	24" Ht. 3 gallon	No	Yes
10	10	10	<i>Pithecolobium</i>	Clusia rosea	20" Ht. 7 gallon	No	Yes
GROUNDCOVERS							
175	175	175	<i>Arundo donax</i>	Perennial Peanut	12" spread, 1 gallon	No	Yes
260	260	260	<i>Dianella ensifolia</i>	Flax Lily	1 gallon	No	Yes
105	25	80	<i>Muhlenbergia capillaris</i>	Waxy Grass	1 gallon	Yes	Yes
100	100	100	<i>Eleocharis acicularis</i>	Limpet Grass	1 gallon	No	Yes
187	187	187	<i>Ischaemum</i>	Ischaemum	1 gallon	Yes	Yes
235	235	235	<i>Arundo donax</i>	Arundo	6" pots	No	Yes
203	58	144	<i>Panicum polyanthemum</i>	Green Island Grass	12"-14" Ht. 1 gallon	No	Yes
MISC.							
22,000	22,000	22,000	<i>Floratam</i>	Floratam Seed	Per Plan	SP. F.T.	
1,80	1,80	1,80	<i>Panicum polyanthemum</i>	Pine Straw Mulch	Per Plan	CUBIC YARDS	

"PLANT LIST" IS FOR REFERENCE ONLY. PLANT SPECIES LIST. REFER TO FINAL CONSTRUCTION DOCUMENTS. TREES LISTED AS UNDER 12" IN HEIGHT OR CLEAR TRUNK ARE NOT CONSIDERED AS GENERAL, PARKING OR BUFFER TREES. THEY ARE USED AS BUILDING PERIMETER ACCENT PLANTINGS OR AS ABOVE CODE TREES. ABOVE CODE TREES ARE SHOWN AS PRESENTED IN PUBLIC MEETINGS FOR ESTERO REVIEW.



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FLA. LICENSE: LC-000001

PROJECT INFORMATION:
ESTERO TOWNE PLACE SUITES MARRIOTT
VIA COCONUT POINT
ESTERO, FLORIDA

PREPARED FOR:
Alliance Group, Inc.
17170 Harbour
Pointe Drive #635
Fort Myers, FL 33903
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CONSULTANT
DESIGN PROFESSIONAL

PROJECT NO. 214124
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DESIGNER: GJM
APPROVED: GJM
CHECKED BY: GJM
DATE: 10/20/14

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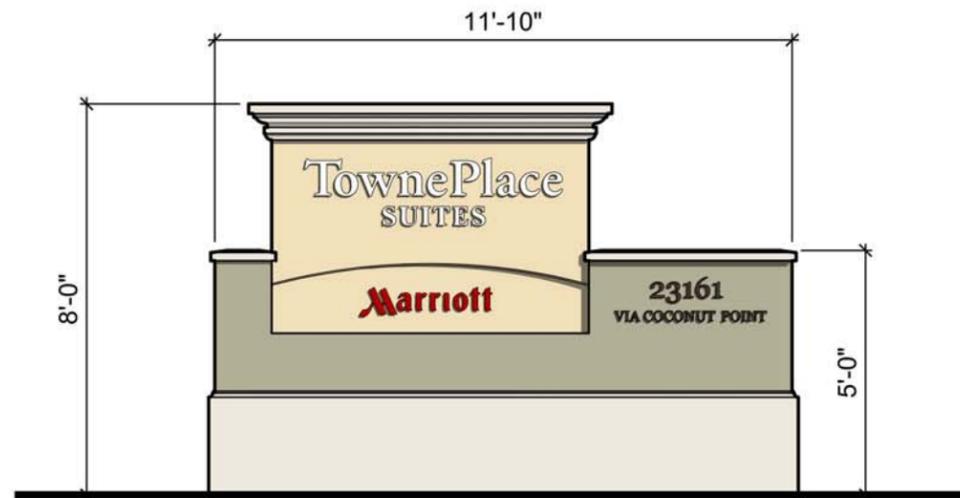
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SIGNAGE AREA: 79 SQUARE FEET

