Florida Veterinary Referral Center



Village of Estero Public Information Meeting October 14, 2015





Aerial





Engineering Concept Plan





Architectural Elevations





FLORIDA VETERINARY REFERRAL CENTER

DR. LAURA BREUNIG-PARRA AND DR. JOSH PARRA 10100 ARCOS AVE., ESTERO, FL 33928 PRELIMINARY CONCEPT PLAN

10/2/2015 8:37:03 AM







Three Oaks Pkwy Entrance – Entrance Signage – Existing Lighting, Landscaping



Three Oaks Pkwy Entrance – Entrance Signage



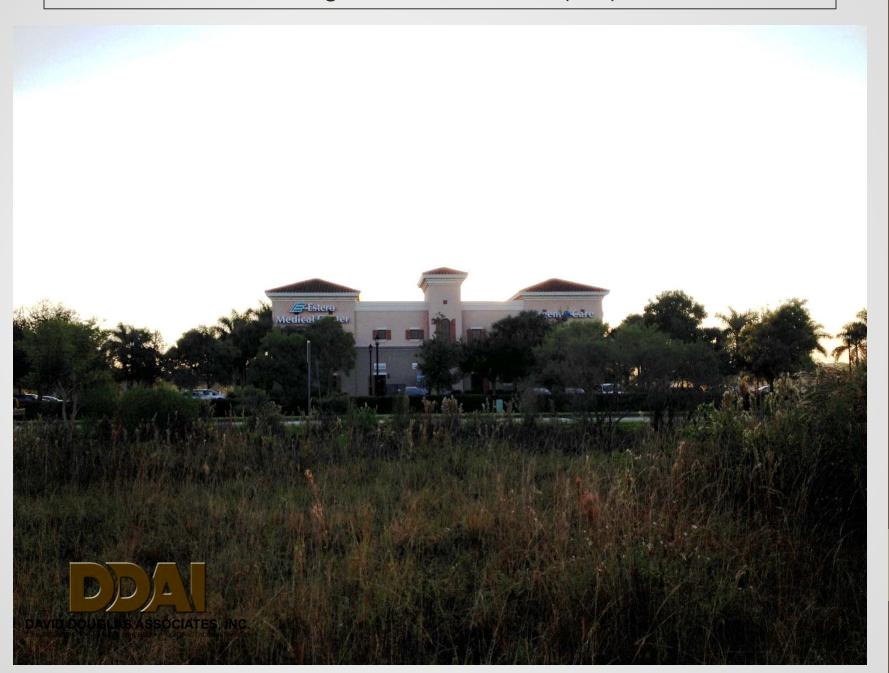
Existing Subdivision Entrance Landscaping



Existing Fire Hydrant & Sidewalk along Arcos Avenue



Existing Estero Medical Center (East)



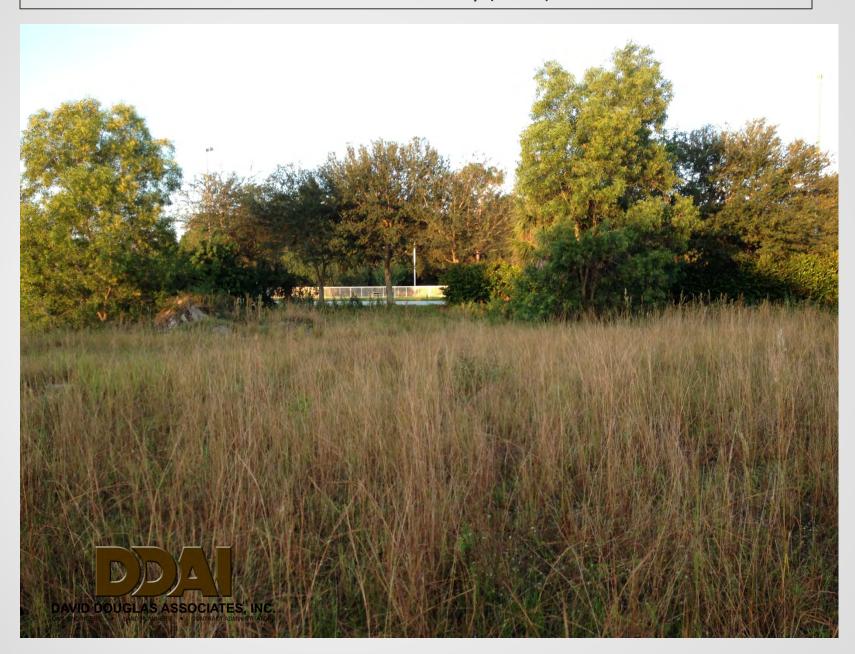
Existing Car Wash (North)



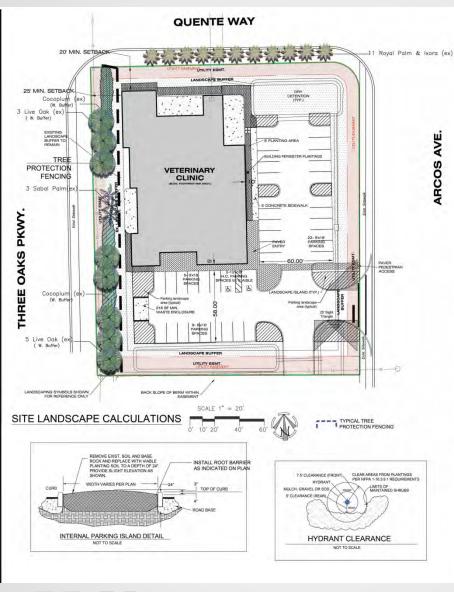
Existing Car Wash (North)



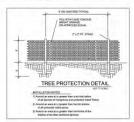
Three Oaks Parkway (West)



Landscape Architectural Plan



- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
- ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH ALL PLANTING BELDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY 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 ARE JUL DOTTE, VESETATION NELLEANS, BARLAR ALCOLA VIGANITY TO THE INFORMATION OF THE CHARGE AND ANY THE CHARGE ANY
- A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATOR.
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
- 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.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED 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
- ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- 18 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 LINES AT MATURE HEIGHTS IN PERPETURY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LIOS ECT. 0421 AS A
- THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY B STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITION REQUIREMENTS.
- 21. ALL TREES SHALL BE CERTIFIED 'ROOTS PLUS' GROWN



TOTAL SITE #54.491 SF (1.25 acre)

OPEN SPACE REQUIREMENTS OPEN SPACE REQUIRED

OPEN SPACE REQUIRED

CPD = 30%
1.25 acres (54,491 SF) X 30% = 16,347 SF REQUIRED

OPEN SPACE (PER HATCHING) PROVIDED = 18,688 SF.

INDIGENOUS OPEN SPACE REQUIREMENTS NOT APPLICABLE- SITE IS VOID OF NATIVE VEGETATION

1 TREE PER 3,500 SF DE STE
\$4,8491 \$500-91 MINIMUM TREES REQUIRED AND 17
PROVIDED AT 1:1 CREDITS.

NOTE: 10 TREES MAY BE USED AT A 2:1 CREDIT FOR
NOTE: 10 TREES. GENERAL TREE REQUIREMENTS MAY
NOT BE REDUIZED MORE THE 50%. A MAXIMUM OF 14-10*
TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL. TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

GENERAL TREES SHALL NOT EXCEED 50% PALMS

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED.

15,400 SF VEHICULAR USE AREA x10% =1540 SF MINIMUM REQUIRED AND 2540 PROVIDED PER HATCHING.

1 TREE PER 250 SF = 6 TREES REQUIRED AND PROVIDED NO MORE THAN 10% OF PLANTING AREA TO BE IN TURE. A MINIMUM OF 400 SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS

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

NOT APPLICABLE TO THIS SITE.

BUILDING PERIMETER PLANTING REQUIREMENTS 11,446 SF, BLDG X, 10% = 1145 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,374 SF, PROVIDED. APPROXIMATELY 130 SHRUBS/PERENNIALS PROVIDED

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER (Quente Way)
RESOLUTION Z-03-039
Type D Buffer required 15' wide with 5 trees per
100 if and a double staggered hedgerow to be
maintained @ 36'.

195/100° X 5 = 10 trees required and provided 195/100° X 66 = 129 shrubs required and provided

PROJECT SOUTH BUFFER (adjacent property). Type A Buffer required 5' wide with 4 trees per 100 If and no shrubs required.

PROJECT WEST BUFFER (Three Oaks Pkwy)
Type D Buffer required 20' wide with 5 trees per
100 If and a double staggered hedgerow to be
maintained @ 36".

219/100' X 66 = 145 shrubs required and



DAVID M. JONES, JR. AND ASSOCIATES, IN

ANDSCAPE ARCHITECT

2221 McGregor Blvd. Fost Myers, Florida 33901 PHONE: (239) 337-5325 FAX (239) 337-4494

2705 Tamunui Trail Unit 413 Punta Gorda, Florida 32050 PHONE: (941) 639-2450 FAX (941) 639-2438 LA LICENSE: LC COODOG

PLAZA DEL SOL VETERINARIAN OFFICE

ESTERO, FLORIDA

David Douglas Associates, Inc. 1821 Victoria Avenue Fort Myers, FL 33901





PUBLIC INFORMATION

LANDSCAPE CALCULATIONS



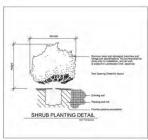


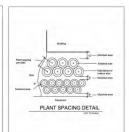
Landscape Architectural Plan



PRELIMINARY PLANT LIST

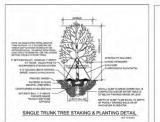
QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	PLANT SIZE
	ACCENT TREES			
	Bucida buceras 'Shady Lady'	Black Olive	No	12' ht., 6' spr., 3" cal.
_	Taxodium distichum	Bald Cypress	Yes	12' ht., 6' spr., 3' cal.
	ACCENT TREES/SHRUBS			
	Conocorpus erectus	Silver Buttonwood	No	12' ht., 6' sor., 3" cal.
	Myrica cerifera	Wax Myrtle	Yes	4" ht., 3-4" spr., 1-1/2" cal.
	PALMS			
	Sobol palmetto	Cabbage Palm	Yes	12'-14' cleartrunk, 4' stage
	Roystones sp	Royal Palm	Yes	12'-14' cleartrunk, 4' stagge
	Alexander Palm	Ptychosperma elegans	Yes	12'-14' deartrunk, 4' stagge
	SHRUBS			
	Chrysobalanus kaca	Cocoplum	No	24" ht. 3 gallon
	Hemela patens 'Firebush'	Firebush	Yes	24" ht. 3 gallon
	Micium floridanum	Florida Anise	Yes	24" ht. 3 gallon
	Myrica cerifera	Wax Myrtle	Yes	24" ht. 3 gallon
	Viburnum adaratissimum	Sweet Viburnum	No	24" ht. 3 gallon
	Serence repens 'Silver Form'	Silver Pairmetto	Yes	12-18" N. 3 gallon
	Ground Cover/Perennials			
	Evolvus glomeratus	Blue Daze		1 gallon
	Liriope muscori 'Giant'	Giant Uriope	No	1 gallon
	Emodea littoralis	Golden Creeper	Yes	1 gallon
	Osmunda regalis	Royal Fern	Yes	1 gallon
	Muhlenbergia capillaris	Muhly Grass	Yes	1 gallon
	Arachis glabrata	Perrenial Peanut	Yes	1 gallon
	MULCH			
	Eucalyptus Muich (or approved equal)			SF
	Sod	Bahia Sod		SF

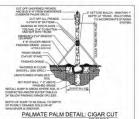


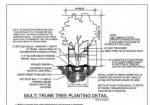




TYPICAL EASEMENT ARE: CODE REQUIRED PLANTINGS SHALL NOT BE INSTALLED IN EASEMENT, ABOVE CODE PLANTINGS INSTALLED AT OPINON OF OWNER SHALL BE REPLACED AT OWNERS EXPENSE SHOULD UTILITY WORK DAMAGE PLANTINGS (HART IS EXPENSED 7 The To September 1) Sentence Designations)









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ESTERO, FLORIDA

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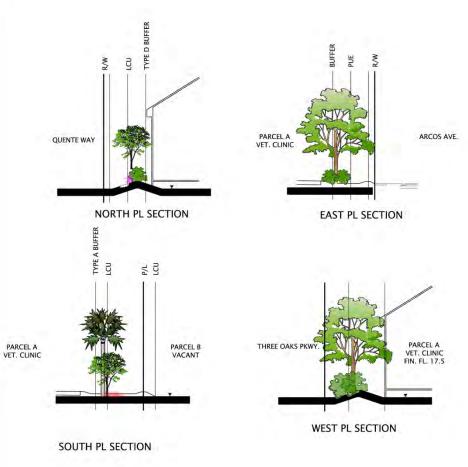
PRODUCT NO.	215094		
PROJECT MIR:	GJD		
PEENAMO	Plaza Del Sol Vet.		
DESIGNER	GJD		
CADITIAN	JAP		
CHICKED HY: DISCUED FOR: PUBLIC	GJO		
DISCUID FOR:	GJD INFORMATIO ONLY		
PUBLIC	INFORMATIO		

LANDSCAPE PLANTING PLAN





Landscape Architectural Plan





PRELIMINARY ELEVATIONS

SCALE: 1/6" = 1'-0"



controller	DISTRICT BLA	_

PHOREST NO.	215094
PRODUCT SQR	GJD
PILENAME	Plaza Del Sur Va
DESIGNEE	GJD
CARTTELL	776
	8.0

INSURD/DATE:	OCT	9.	2015
MANISONS			
		_	

CONCEPT SECTIONS & ELEVATIONS



L-3

LANDSCAPE PRELIMINARY SECTIONS

SCALE: 1" = 10'

