WEST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION

Valvoline Instant Oil Change

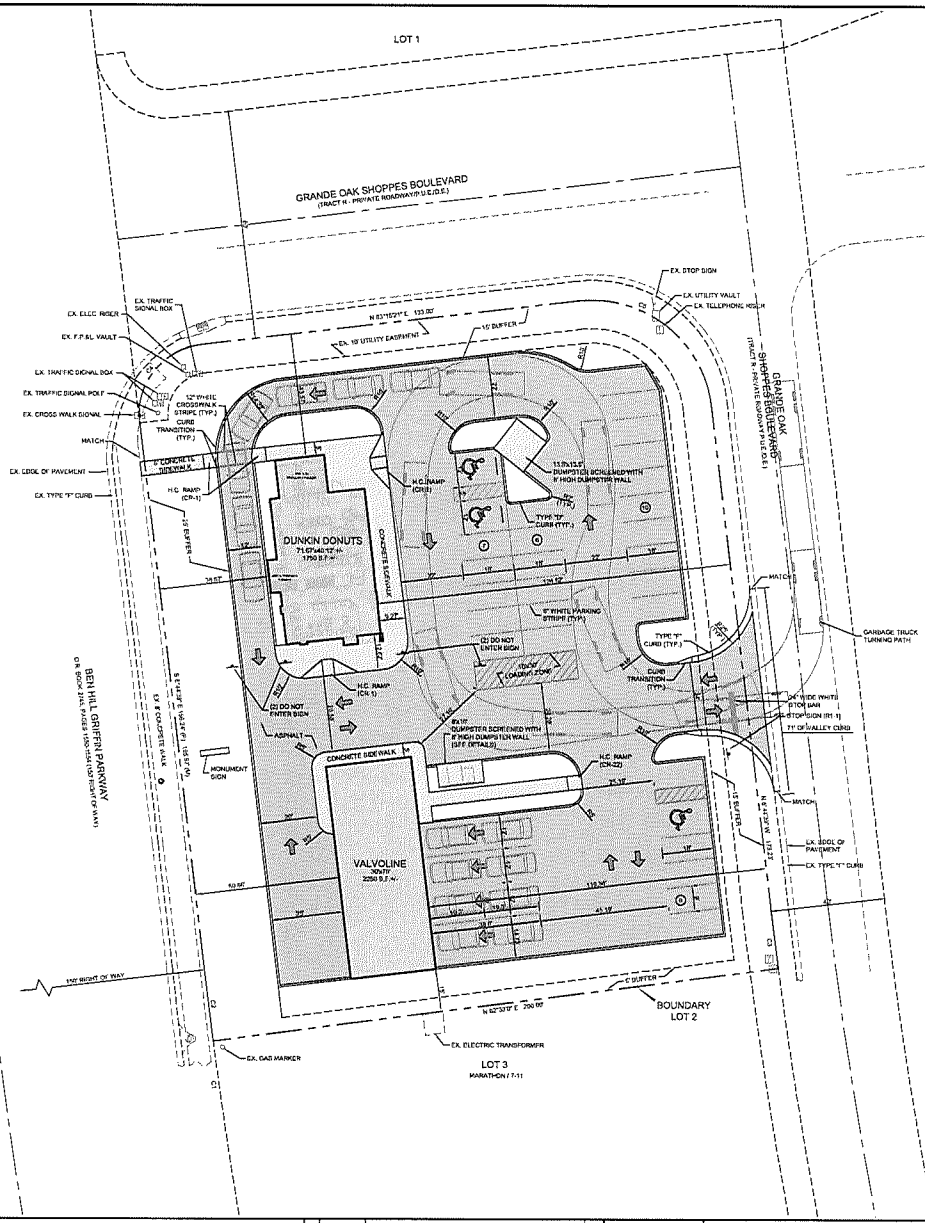
Shoppes of Grande Oak

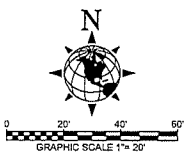
Estero, Florida 33928

Henley Enterprises, Inc.
54 Jaconnet Street
Newton Highlands, MA 02461

Wyatt Howard Nelson
Architecture, PLLC
522 Elm Street
Syracuse, NY 13203

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CHORD
C1	567.91	1835.00	21°29'45"	S 17°29'22" E	564.89
C2	22.60	1835.00	0°42'20"	S 07°05'48" E	22.60
C3	29.14	1835.00	0°42'21"	S 07°05'48" E	29.14
C4	39.27	25.00	90°00"	S 39°16'21" W	35.36
C5	65.97	42.00	90°00"	N 51°44'39" W	59.40





EXISTING SITE NOTES:
1. ADDRESS: 20290 GRANDE OAK SHOPPES BLVD , ESTERO, FL 33928
2. STRAP: 25-46-25-E4-00000.0020
3. ZONING: MPD
4. FLOOD ZONE: SUBJECT PROPERTY LIES IN ZONE X PER FEDERAL INSURANCE RATE MAP NUMBER 12071C0584F EFFECTIVE DATE 8/28/2008
5. CLASSIFICATION / DOR CODE: VACANT COMMERCIAL / 10
6. AREA: 48422 S.F OR 1.11 AC.
7. LOT 2 OF THE SHOPPES OF GRANDE OAK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 31, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PROPOSED SITE NOTES:
1. CONSTRUCTION SCHEDULE: 2016-2017
2. LAND USE: COMMERCIAL
3. ZONING: MPD
4. SETBACKS: FRONT (R.O.W.)= 25', SIDE= 15', REAR= 15'
5. BUFFERS: FRONT= 25', SIDE= 15' (R.O.W.); 5', REAR= 15' & 25'
6. PARKING REQUIRED:
   RESTAURANTS, FAST FOOD, 13 SPACES PER 1000 SQUARE FEET OF TOTAL FLOOR AREA
   (DUNKIN DONUTS) 1750 S.F. / 1000= 1.75 X 13= 23 SPACES
   AUTOMOTIVE DRIVE-IN OIL CHANGE ESTABLISHMENTS: 1.5 SPACES PER SERVICE BAY
   (VALVOLINE) 1.5 X 4 BAYS= 6 SPACES
   29 SPACES TOTAL
   *DRIVE-IN AUTOMOTIVE OIL CHANGE ESTABLISHMENTS: STACKING LANES TO ACCOMMODATE TWO CARS PER SERVICE BAY OR FIVE STACKING SPACES PER SITE, WHICHEVER IS GREATER. EACH SERVICE BAY MAY COUNT AS ONE STACKING SPACE.
7. PARKING PROVIDED: 29 SPACES W/ 3 H.C. PARKING SPACES

BUILDING NOTES:
1. NUMBER OF FLOORS: 1
2. FLOOR ELEVATIONS: SEE PAVING, GRADING, AND DRAINAGE PLAN
3. USE OF STRUCTURES: RESTAURANT, FAST FOOD , RETAIL ESTABLISHMENT
4. TOTAL SQUARE FOOTAGE: 4250 S.F.
5. BUILDING COVERAGE: 9%

SITE AREAS (WITHIN CONSTRUCTION LIMITS):
EXISTING SITE AREAS: IMPERVIOUS: ---------- 0 S.F. (0%)
PERVIOUS (OPEN SPACE): -- 48422 S.F. (100%)
PROPOSED SITE AREAS: IMPERVIOUS: ---------- 32995 S.F. (68%+)
PERVIOUS (OPEN SPACE): - 15927 S.F. (32%)

PREPARED FOR:

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6961 Professional Parkway East, Lakewood Ranch, Florida 34240 C.A.29080 941.404.4644 www.morrisengineering.net

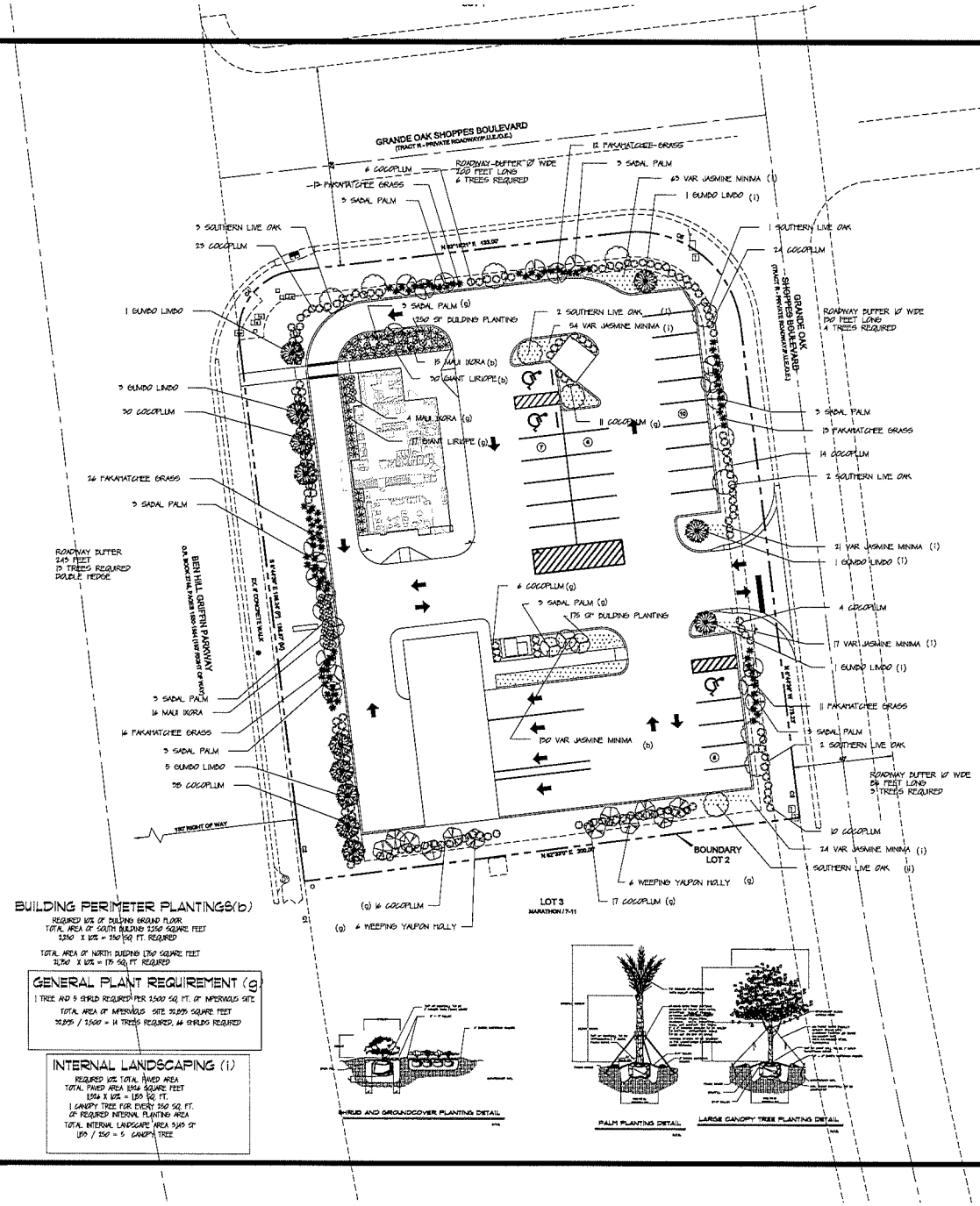
NO	DATE	REVISION DESCRIPTION	BY
-	-	-	-

DATE 09/10/15
PROJECT DDE
DRAWING SP
DRAWN GPM
CHECKED MJM

SITE PLAN-07
DUNKIN DONUTS - ESTERO
LEE COUNTY, FLORIDA

SCALE 1"=20'
SEC.-TOP.-RNG. 25-46S-25E
SHEET 1 OF 1

MATTHEW J. MORRIS FL LICENSE NO. 69434



MATERIAL LIST

	Quantity	Symbol	Scientific Name	Common Name	Planting Size
NON-NATIVE	47		Liriope 'EVERGREEN GIANT'	GIANT LIRIOPE	1 GAL.
NON-NATIVE	309		Trachelospermun VARIEGATA	VAR. JASMINE MINIMA	1 GAL.
NATIVE	12		Bursera simaruba	GUMBO LIMBO	10' X 4' 2" CAL. MIN SPECS
NATIVE	12		Ilex vomitoria 'Pendula'	Weeping youpon holly	10' X 4' 2" CAL. MIN SPECS
NATIVE	12		Quercus virginiana	Southern live oak	10' X 4' 2" CAL. MIN SPECS
NON-NATIVE	35		Ixora MAUI	MAUI IXORA	3 GAL. 15"
NATIVE	156		Chrysobalanus Icaco	COCOPLUM	3 GAL. 24" MIN HT.
NATIVE	30		Tripsacum dactyloides	PAKAMATCHEE GRASS	3 GAL. 24" MIN HT.
NATIVE	25		Sabal palmetto	SABAL PALM	10' - 12' C.T.
	47			COCO BROWN MULCH	CU. YD.
	27000			SOD	SQ. FT.

SOD QUANTITY MEASURED TO PROPERTY LINE. IF VEGETATION IS DISTURBED WITH IN THE RIGHT OF WAY, ADDITIONAL SOD WILL BE REQUIRED. SOD TO BE ST. AUGUSTINE FLORITAM.

IRRIGATION NOTES

1. FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED WITH 100% OVERLAP COVERAGE INCLUDING AN AUTOMATIC CONTROLLER WITH A MOISTURE (RAIN) SENSOR LOCATED ON THE SITE SO THAT RAINFALL IS NOT IMPEDED BY OTHER OBJECTS.

2. IRRIGATION SYSTEM SHALL BE DESIGNED TO ELIMINATE APPLICATION OF WATER TO IMPERVIOUS AREAS INCLUDING WALKWAYS, DRIVES, ROADS AND OTHER VEHICLE USE AREAS.

3. IRRIGATION SHALL BE DESIGNED IN A MANNER TO AVOID IMPACT ON EXISTING NATIVE VEGETATION RETAINED ON THE SITE.

4. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER WITH PROFESSIONAL COOPERATION WITH ANY OTHER TRADES THAT MAY BE PRESENT AT TIME OF CONSTRUCTION.

5. TRENCHES SHALL BE BACKFILLED AND FULLY COMPACTED TO AVOID PITCHING AT A LATER TIME DUE TO SETTLING.

6. PIPE SIZES ON EITHER SIDE OF AN ELECTRONIC VALVE SHALL BE ONE SIZE LARGER THAN THE VALVE SIZE.

7. PIPE SHALL BE SCHEDULE 160 OR BETTER THROUGHOUT THE INSTALLATION. ANY EQUIPMENT INSTALLED SHALL BE OF EQUIVALENT QUALITY TO THOSE SPECIFIED.

8. ALL WATERING SHALL BE PER REGULATION OF LOCAL WATER MANAGEMENT DISTRICT.

9. ALL PRESSURIZED MAIN LINES UNDER DRIVEWAYS OR ASPHALT SHALL BE WITHIN SLEEVES AS NOTED.

10. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF SYSTEM.

LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER PER 'FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS' PER FLORIDA DEPARTMENT OF CONSUMER SERVICES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, DEFECTS, AND/OR INJURIES.

2. ALL PLANTING AREAS SHALL HAVE A 2" TO 3" LAYER OF SHREDDED ORGANIC MULCH. MULCH SHALL NOT BE IN CONTACT WITH THE BARK OF TREES OR SHRUBS. TREES SHALL HAVE RING OF MULCH MINIMUM 24" IN ALL DIRECTIONS.

3. WORK SHALL PROGRESS IN A WORKMANLIKE MANNER ACCORDING TO STANDARDS OF THE INDUSTRY.

4. AN AUTOMATIC IRRIGATIONS SYSTEM SHALL BE INSTALLED WITH A MOISTURE SENSOR AND CONTROLLER. LOW VOLUME IRRIGATION SHALL BE UTILIZED WHERE POSSIBLE. SLEEVES SHALL BE INSTALLED DURING CONSTRUCTION IF NEEDED. APPLICATION OF WATER TO IMPERVIOUS SURFACES SHALL BE AVOIDED. ALL WATERING SHALL BE IN COMPLIANCE ON ALL LOCAL WATERING RESTRICTIONS. IRRIGATION SHALL BE SUPPLIED BY EXISTING IRRIGATION METER.

5. ALL DISTURBED AREAS WITHIN LANDSCAPE BUFFERS AND IN LANDSCAPE ISLANDS IN THE PARKING LOT SHALL BE SODDED WITH EITHER ARGENTINE BAHIA OR ST. AUGUSTINE 'FLORITAM' SOD. SOD SHALL BE OF GOOD QUALITY AND INSTALLED WITH PIECES FIRMLY TOGETHER SO AS TO FORM A CONTINUOUS SURFACE. ACTUAL QUANTITY OF SOD REQUIRED TO COVER DISTURBED AREAS MAY VARY AND SHALL BE DETERMINED AT THE COMPLETION OF CONSTRUCTION.

6. ALL PLANTED TREES SHALL BE PLANTED BEYOND THE TOP OF SLOPES OF DRAINAGE SWALES OR DITCHES. TREES SHALL NOT BE PLANTED ON THE SIDES SLOPES OR THE BOTTOM OF SWALES, DITCHES, OR RETENTION AREAS.

7. ALL NOXIOUS TREES AND PLANTS SHALL BE REMOVED FROM SITE AT TIME OF DEVELOPMENT. THIS INCLUDES, BUT SHALL NOT BE LIMITED TO BRAZILIAN PEPPER, DOWNY ROSEMYRTLE, AUSTRALIAN PINE, MELALEUCA, PAYMENT TORDIL, BISHOPWOOD, LARGEFLOWER, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CHINESE TALLOW, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, JAVA PLUM, ROSE APPLE, CORK TREE, MELEUCA, EARLEAF ACACIA, TROPICAL SODA APPLE. SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. EXOTIC AND NUISANCE PLANTS WITHIN THE INDIGENOUS OPEN SPACE SHALL BE REMOVED BY HAND WITHOUT MACHINERY.

8. LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN AN MANNER TO MEET COUNTY CODES AND IN A NEAT (FREE OF LITTER AND DEBRIS) AND HEALTHY CONDITION.

IRRIGATION NOTES

BUILDING PERIMETER PLANTINGS(b)

REQUIRED 10% OF BUILDING GROUND FLOOR
TOTAL AREA OF SOUTH BUILDING 2350 SQUARE FEET
2350 X 10% = 250 SQ. FT. REQUIRED

TOTAL AREA OF NORTH BUILDING 1750 SQUARE FEET
1750 X 10% = 175 SQ. FT. REQUIRED

GENERAL PLANT REQUIREMENT (g)

1 TREE AND 5 SHRUB REQUIRED PER 2500 SQ. FT. OF IMPERVIOUS SITE
TOTAL AREA OF IMPERVIOUS SITE 35,895 SQUARE FEET
35,895 / 2500 = 14 TREES REQUIRED, 66 SHRUBS REQUIRED

INTERNAL LANDSCAPING (i)

REQUIRED 10% TOTAL PAVED AREA
TOTAL PAVED AREA 1596 SQUARE FEET
1596 X 10% = 159.6 SQ. FT.
1 CANOPY TREE FOR EVERY 250 SQ. FT. OF REQUIRED INTERNAL PLANTING AREA
TOTAL INTERNAL LANDSCAPE AREA 5,145 SF
1,159 / 250 = 5 CANOPY TREE

SHRUB AND GROUNDCOVER PLANTING DETAIL

PALM PLANTING DETAIL

LARGE CANOPY TREE PLANTING DETAIL

REVISIONS

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DUNKIN DONUTS/VALVOLINE
20230 GRAND OAK SHOPPES BLVD
LEE COUNTY
ESTERO FLORIDA

SCALE
1" = 20'

DATE
OCT 21, 2016

JOB NUMBER

SHEET
LA-1