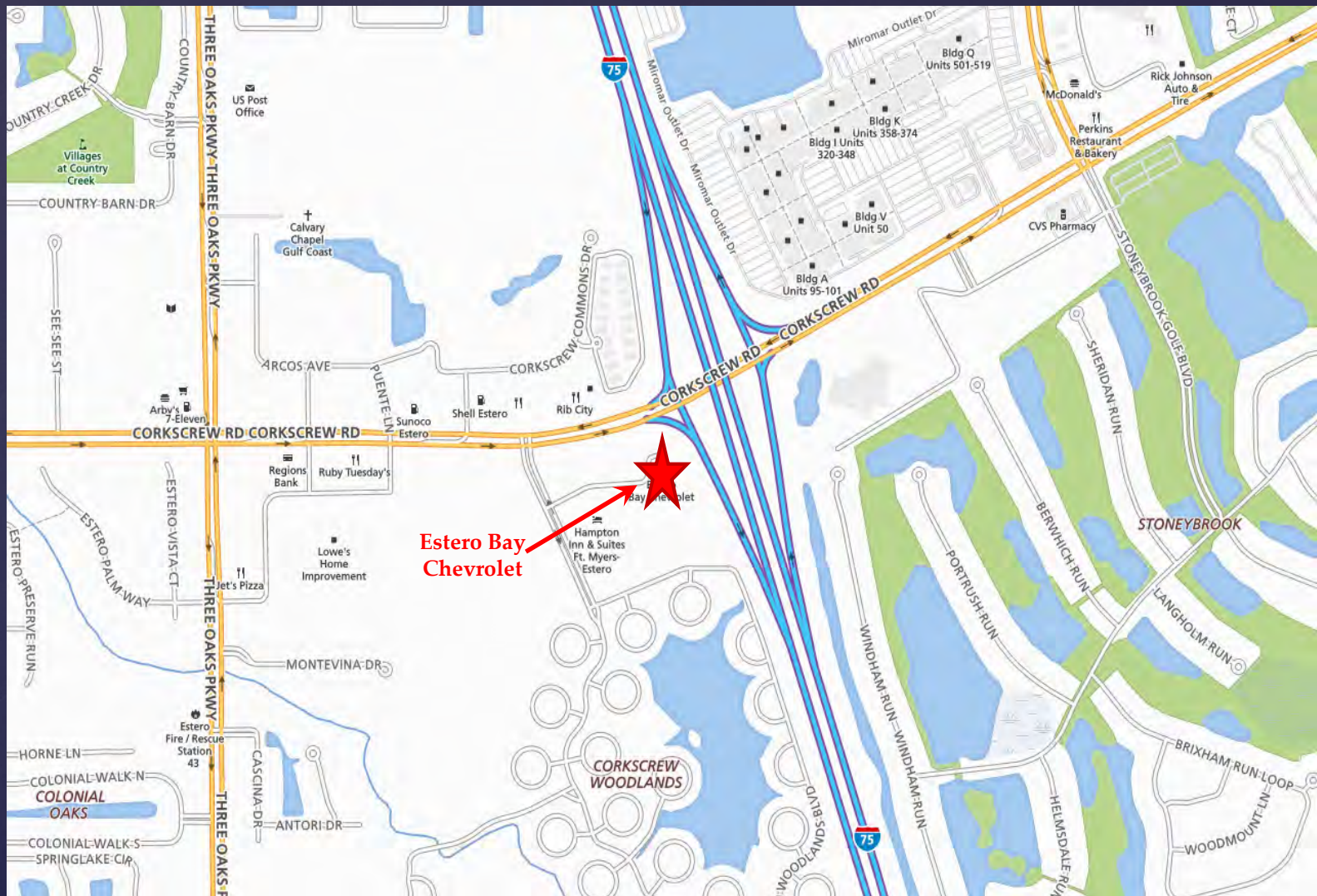




YOUR **RIDE.** YOUR **WAY.**

{ Addition of a new accessory car wash and office space



**Estero Bay
Chevrolet**

Project Location



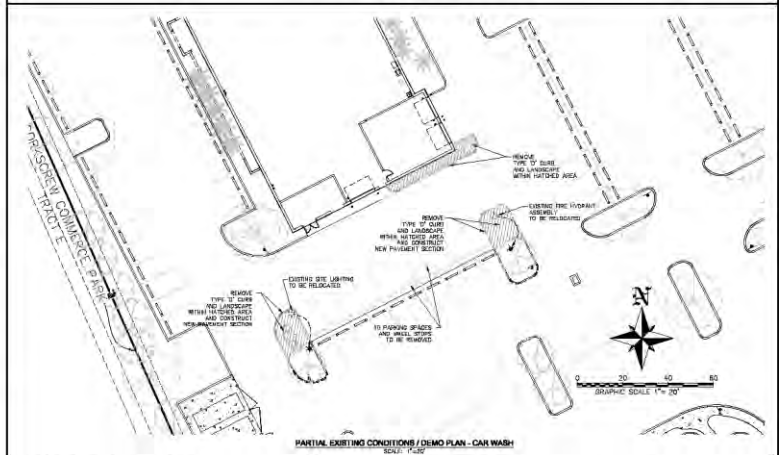
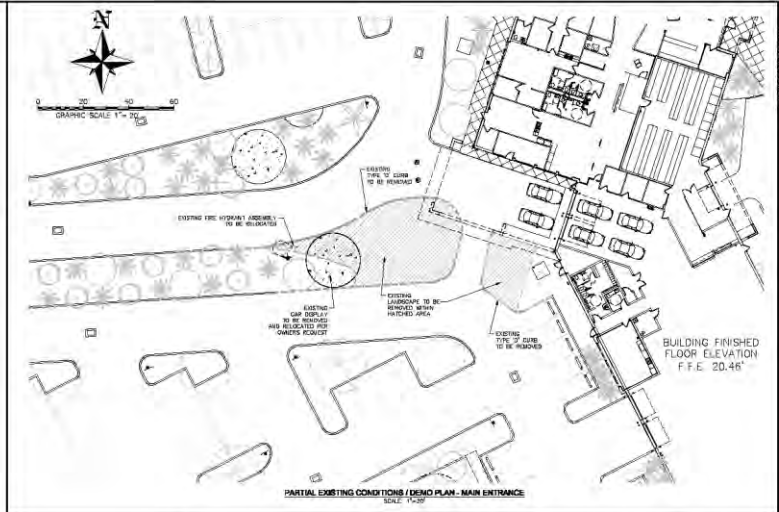
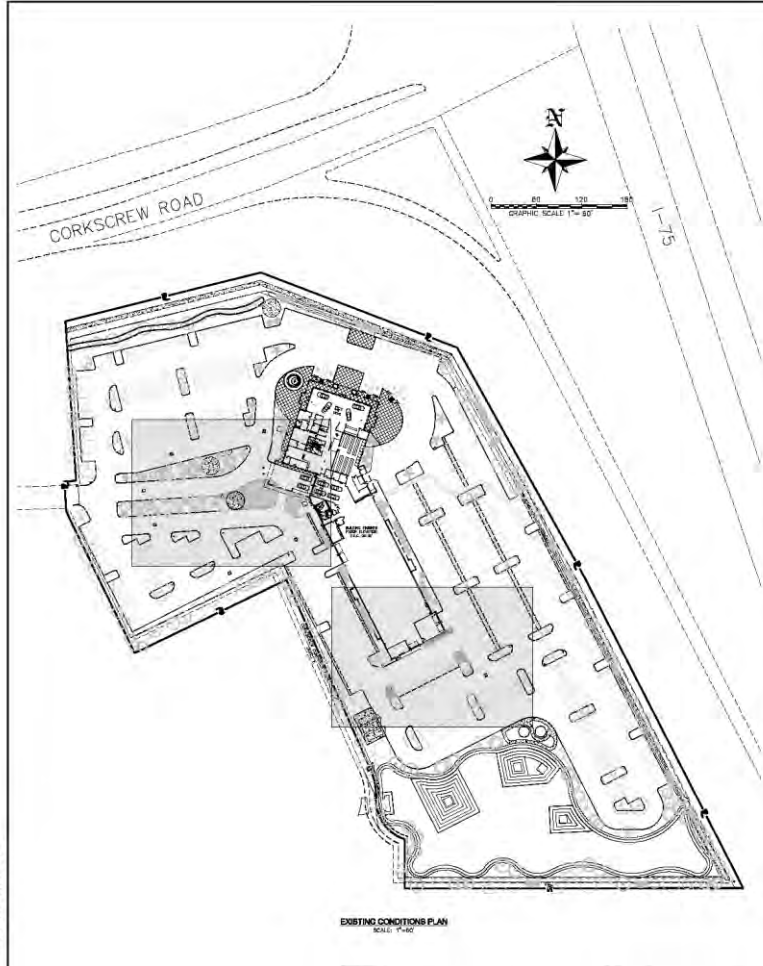
Proposed Offices



Proposed Car Wash

Project Summary

- ⌘ Estero Bay Chevrolet was the 2014 recipient of the David Graham Award of Excellence in Development.
- ⌘ Proposed changes to the site are consistent with the previous design and will blend with the existing facilities.
- ⌘ Overall, the proposed additions result in a de-minimus (0.5%) increase in impervious area.



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PREPARED FOR:
ARGONAUT HOLDING, INC.
 500 TELEGRAPH MC 483-658-CM
 STROTT AL ABES

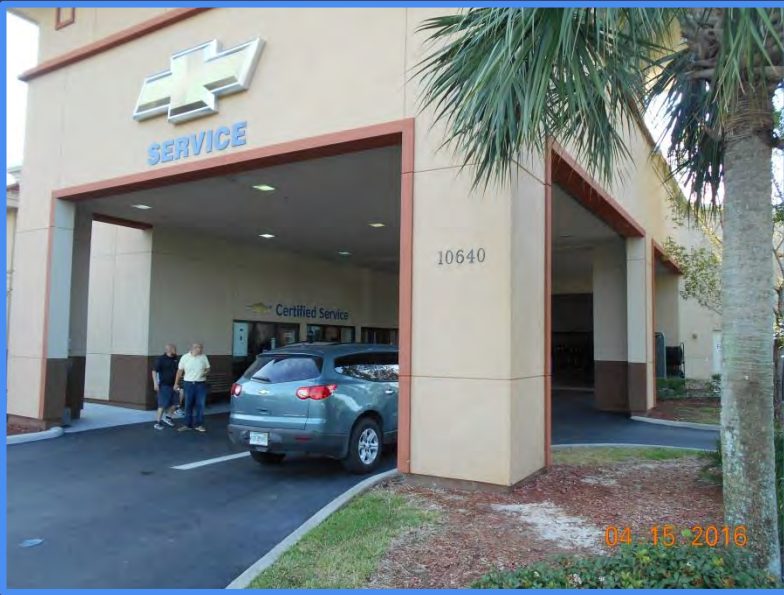
NO.	DATE	REVISION	DESCRIPTION

BANKS ENGINEERING
 Professional Engineers, Planners, & Land Architects
 Serving the State of Texas
 10505 W. LINDEN AVENUE
 SUITE 2000 FORT WORTH, TEXAS 76157
 PHONE: (817) 336-1100 FAX: (817) 336-1103
 ENGINEERING LICENSE # 16,149
 LANDSCAPE ARCHITECTURE LICENSE # 16,149
 WWW.BANKSENG.COM

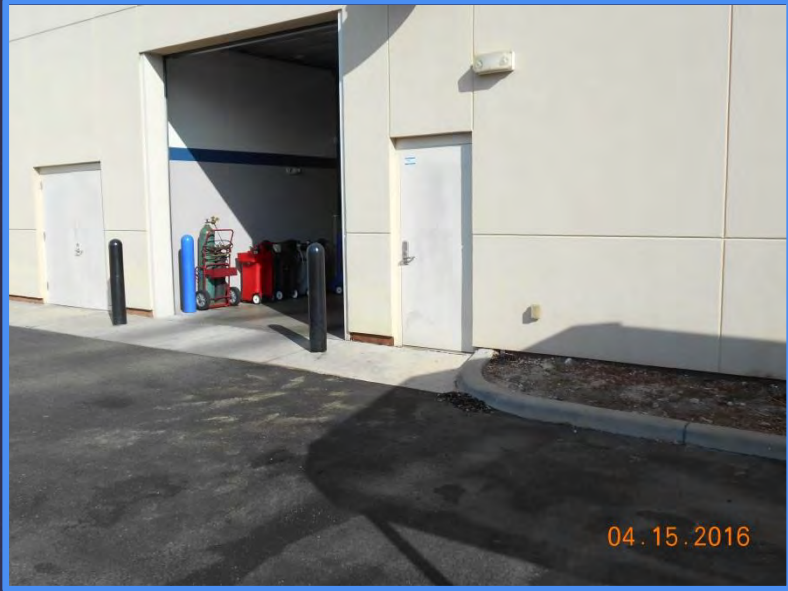
BERNETH W. KELLER P.E.
 LIC. #9787

EXISTING CONDITION & DEMOLITION PLAN							
ESTERO BAY CHEVROLET							
THE VILLAGE OF ESTERO, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DESIGNER	CHECKED	SCALE	SHEET
7/7/2016	2144	EXIST-0204	VEN	JLS	VW	AS SHOWN	03

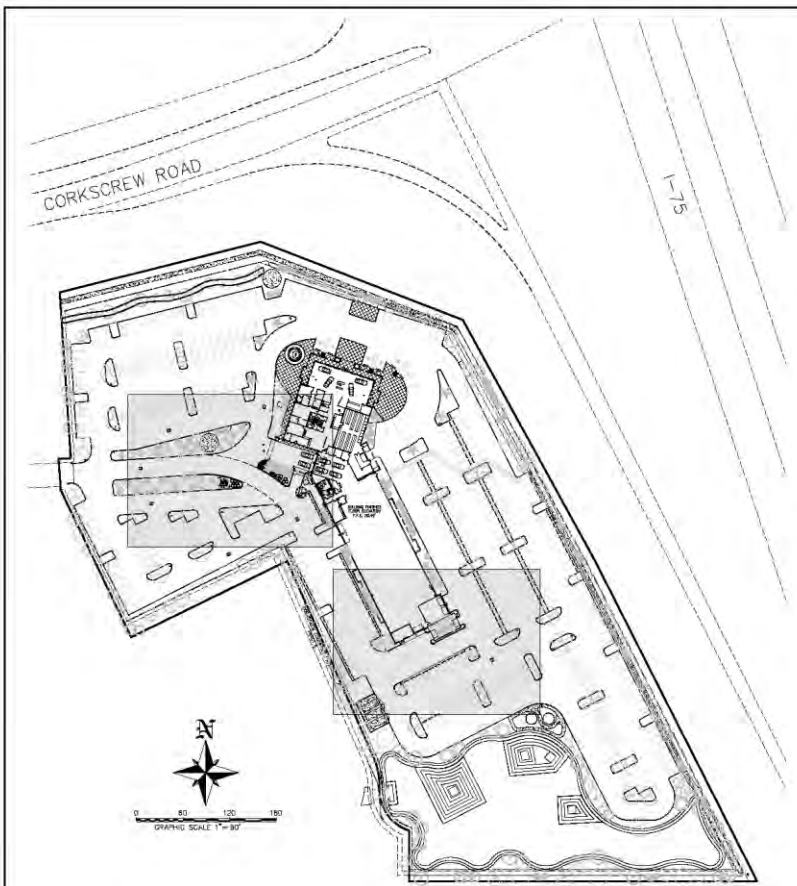
Existing Conditions



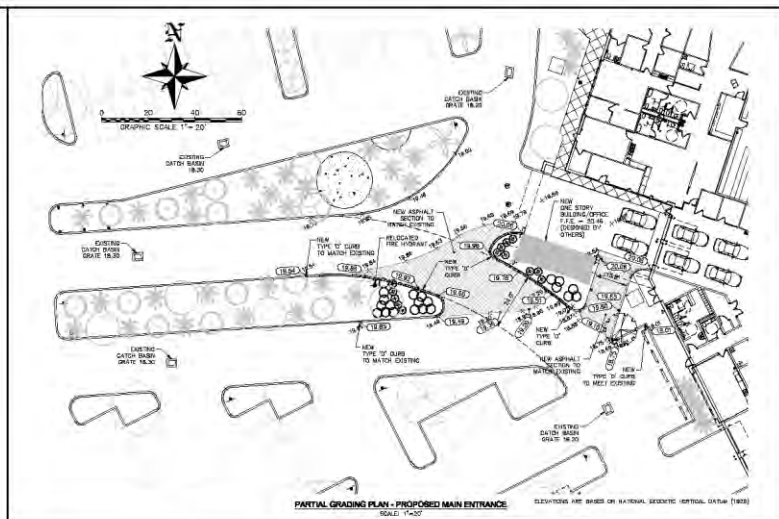
Proposed Office Location



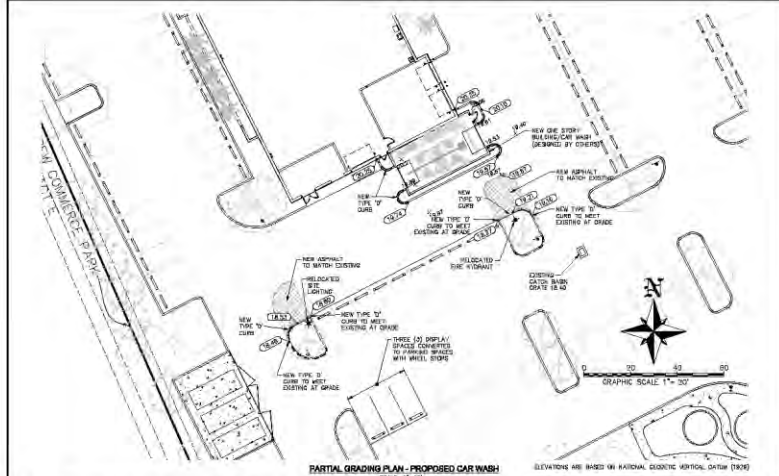
Proposed Car Wash Area



OVERALL SITE PLAN
SCALE: 1"=80'



PARTIAL GRADING PLAN - PROPOSED MAIN ENTRANCE
SCALE: 1"=20'



PARTIAL GRADING PLAN - PROPOSED CAR WASH
SCALE: 1"=20'

PREPARED FOR:

ARGONAUT HOLDING, INC.
250 STEWARTS AVE. 482-518-1246
DETROIT MI 48265

NO.	DATE	REVISION

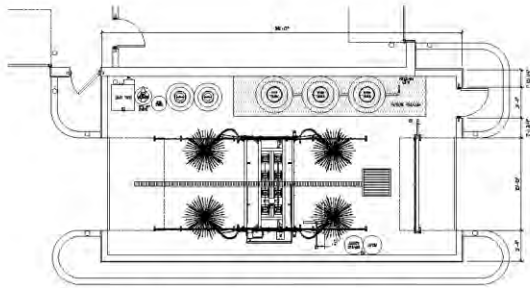
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving the State of Florida

ISSUED BY ALE CARRERA (ARCHITECT) FOR THE ARCHITECT, CARRERA ARCHITECTS, 10000 BAYVIEW BLVD., SUITE 100, BAYVIEW, MI 48064
DRAWING NUMBER: 2144-01-000

PROPOSED CONDITIONS PLAN
ESTERO BAY CHEVROLET
THE VILLAGE OF ESTERO, FLORIDA

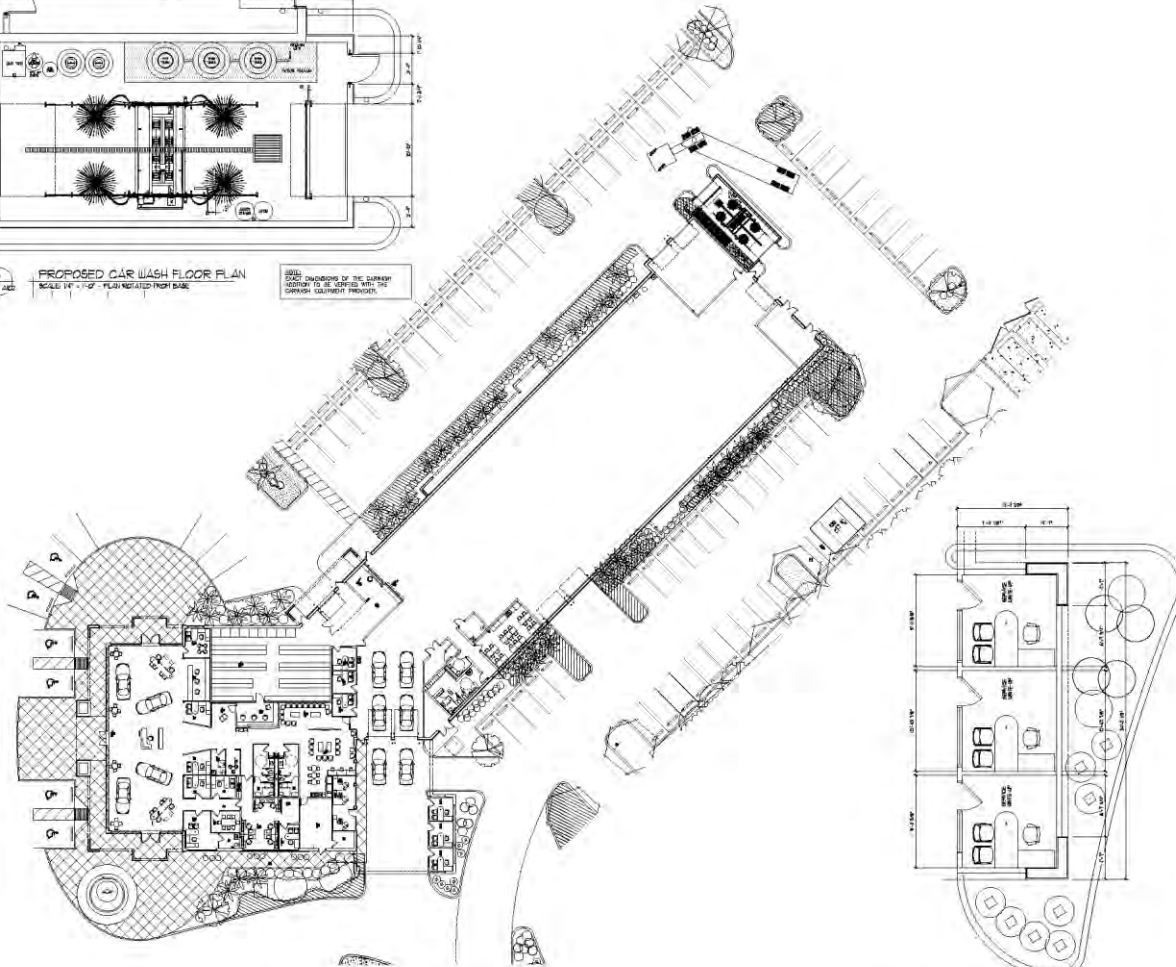
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7/2/2016	2144		KVK	JLS	XWV	AS SHOWN	04

Proposed Conditions

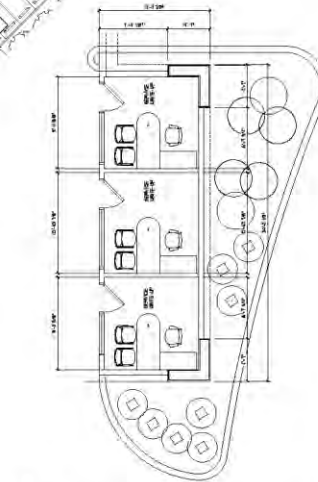


PROPOSED CAR WASH FLOOR PLAN
SCALE 1/4" = 1'-0" - PLAN NOTED FROM BAY

NOTE: DIMENSIONS OF THE GARAGE
SHOWN TO BE 10'-0" TO THE LEFT OF
SWITCH GROUND PROVIDED.



PROPOSED OVERALL FLOOR PLAN
SCALE 1/8" = 1'-0"



PROPOSED OFFICE FLOOR PLAN
SCALE 1/4" = 1'-0"



NUDELL ARCHITECTS
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 SUITE 1000
 ANN ARBOR, MI 48106-1500
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project file
ESTERO BAY CHEVROLET

sheet no.
PROPOSED FLOOR PLAN

project number
2016-05

drawn: SDC/G
 checked: SDC/P
 approved: JAB

issued for: CM/RS

revision: 1/15/16
 created: 1/15/16

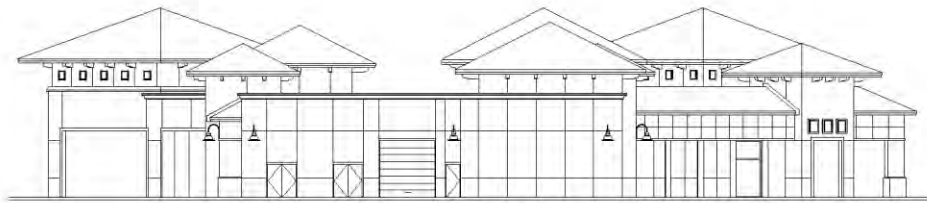
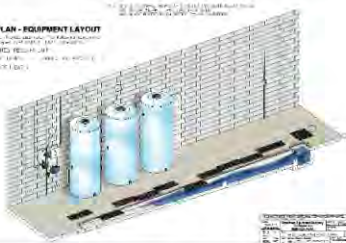
sheet:

A102

Proposed Floor Plan

FLOOR PLAN - EQUIPMENT LAYOUT

- 1. ABOVE-GROUND RECLAIM TANK
- 2. ABOVE-GROUND RECLAIM TANK
- 3. ABOVE-GROUND RECLAIM TANK
- 4. ABOVE-GROUND RECLAIM TANK



EXISTING CARWASH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED CARWASH ELEVATION
SCALE: 1/8" = 1'-0"

ABOVEGROUND WATER RECLAIM - FOR REFERENCE
SCALE: 1/8" = 1'-0"



EXISTING CARWASH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED CARWASH ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (SEE PLAN SHEET FOR DETAILS)

4N

NUDELL ARCHITECTS

1400 PINEAPPLE AVENUE, SUITE 100
WEST PALM BEACH, FLORIDA 33411
TEL: 561-833-3333
WWW.NUDELLARCHITECTS.COM

NOTICE

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SYSTEM.

project title
**ESTERO BAY
CHEVROLET**

ESTERO, FL

sheet title
**EXISTING &
PROPOSED
ELEVATIONS**

FILE NO. 2016-03
DATE: 08/20/16

project number
2016-03

drawn by: GJ
checked by: JZ
approved by: JZ

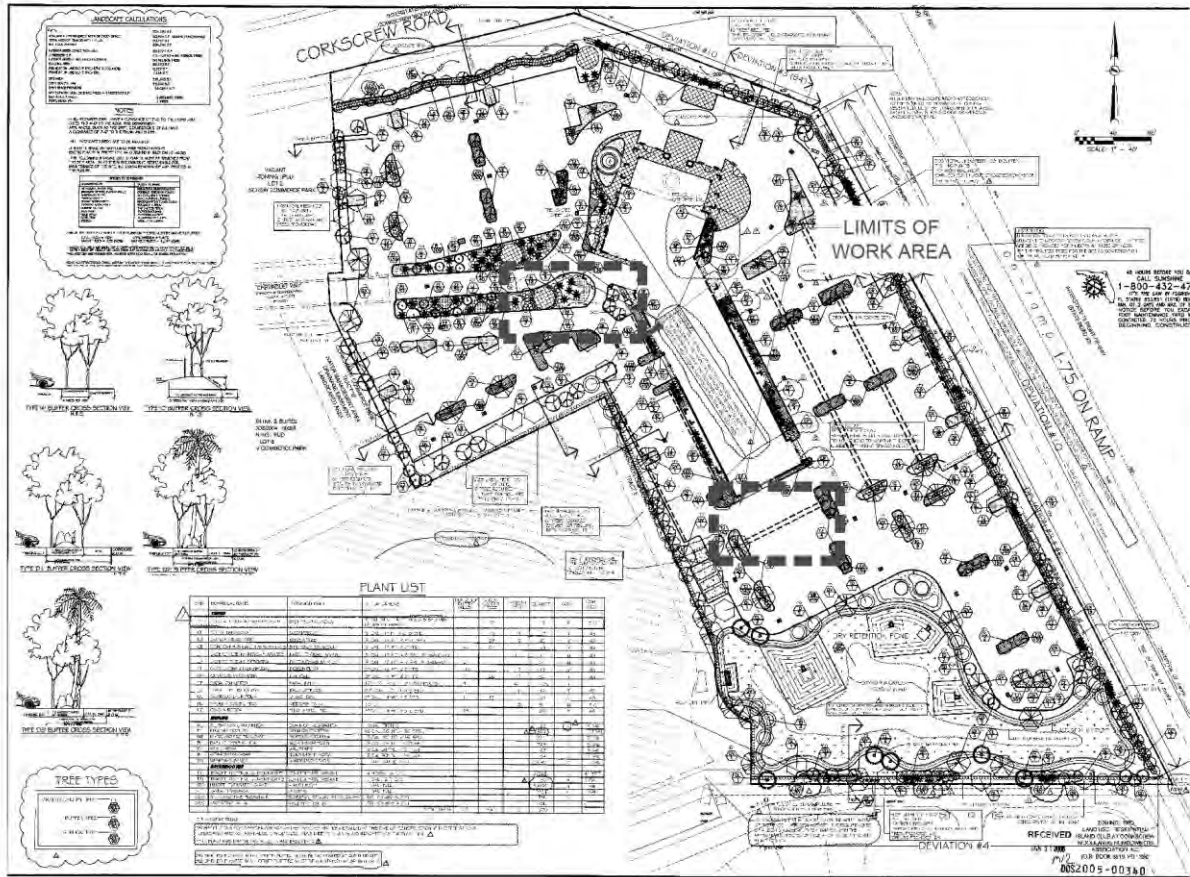
issued for: 08/16

revision: 1/01/16
drawing owner: 1/01/16

sheet:

A104

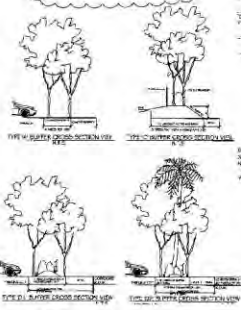
Car Wash Elevations



- GENERAL LANDSCAPE NOTES**
1. THE QUALITY OF ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOR FLORIDA GRADE NO. 1 (OR BETTER) AS GOVERNED IN "SPACES" AND STANDARDS FOR NURSERY PLANTS".
 2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM MINIMUM OF 4" DIAMETER.
 3. ALL PLANTING BEDS SHALL BE COVERED WITH A 2" 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.
 4. 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.
 5. ANY AND ALL EXOTIC VEGETATION INCLUDING EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN MYRME, CARRIBOTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED OUM, WEEPING FIG, CUBAN LAUREL, FIG, JAPANESE CLIMBER FERN, OLD WORLD CLIMBER FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, SMALL LEAF PEPPER, FLORES HELLY, TROPICAL SODA APPLE, JAVA PALM, ROSE APPLE, COFFEE TREE, AND WEDDIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DEPOSITED OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERMANENCY.
 6. TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 3" CALIPER MEASURED AT 7' ABOVE GROUND LEVEL WITH A SIX FOOT CANYON UNLESS SPECIFIED OTHERWISE PER PLAN AND PLANT LIST.
 7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
 8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
 9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
 10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND BOTTING AREAS PRIOR TO PLANT OR SOIL INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
 13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPES AND CLIPARTS (EXCEPT STAKING SLITS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
 14. ALL AREAS ON THE SITE NOT PLANTED SHALL BE SOGGED IN ACCORDANCE WITH PLANS REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
 15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LOC REQUIREMENTS REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
 16. THE PARKING LOTS SHALL BE GIEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
 17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
 18. PRIOR TO CERTIFICATE OF COMPLETION, NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SOUND, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINE CLEARANCE HEIGHTS IN PERMITS. UNLESS A WRITTEN STATEMENT IS PROVIDED PER LOC SEC 10-421 A.6.
 19. THE CONTRACTOR SHALL PROVIDE PRESSURE COMPENSATING SCREENING AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS INDICATED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
 20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

ANALYTIC CALCULATIONS

LANDSCAPE AREA	10,500 SQ. FT.
PARKING AREA	15,000 SQ. FT.
TOTAL AREA	25,500 SQ. FT.
TREES PER ACRE	10
TOTAL TREES	255



PLANT LIST

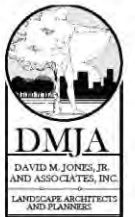
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1	Five M. Baker Cordon Palm Tree	10							
2	Five M. Baker Cordon Palm Tree	10							
3	Five M. Baker Cordon Palm Tree	10							
4	Five M. Baker Cordon Palm Tree	10							



EXISTING LANDSCAPE PLANS
NOT TO SCALE

TYPICAL LIMITS OF WORK AREA

- SPECIAL NOTES**
1. THIS PLAN HAS BEEN PROVIDED TO SHOW EXISTING PERMIT PLANS (DLS2005-00340).
 2. AREAS OUTSIDE OF THE DEPICTED LIMITS OF WORK SHALL REMAIN IN COMPLIANCE WITH APPROVED PERMITTED PLANS.
 3. THIS PLAN PROVIDED FOR REFERENCE ONLY AND THIS LANDSCAPE PLANTING PLAN WAS PREPARED BY OTHERS.



2021 McGee Blvd.
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FAX: (888) 337-4404

1701 Twickenham Trail, Unit 413
Punta Gorda, Florida 33950
PHONE: (941) 636-6469
FAX: (941) 636-6436
L.A. LICENSE: LC-0000008

PROJECT INFORMATION:

ESTERO BAY CHEVOLET
ESTERO, FLORIDA

PREPARED FOR:
Banka Engineering
10511 So. Mile Cypress
Fort Myers, FL 33908

CONSULTANT:

DESIGN PROFESSIONAL:
Digitally signed by Gregory J. DiPietro, ILLA Date: 2016.07.12 16:00:52-0400

DESIGN NO. DLS2005-00340
DATE: 07/12/16

DESIGNED BY:	2/10/17
CHECKED BY:	05/03/2018
DATE:	05/03/2018
DESIGNED BY:	05/03/2018
CHECKED BY:	05/03/2018

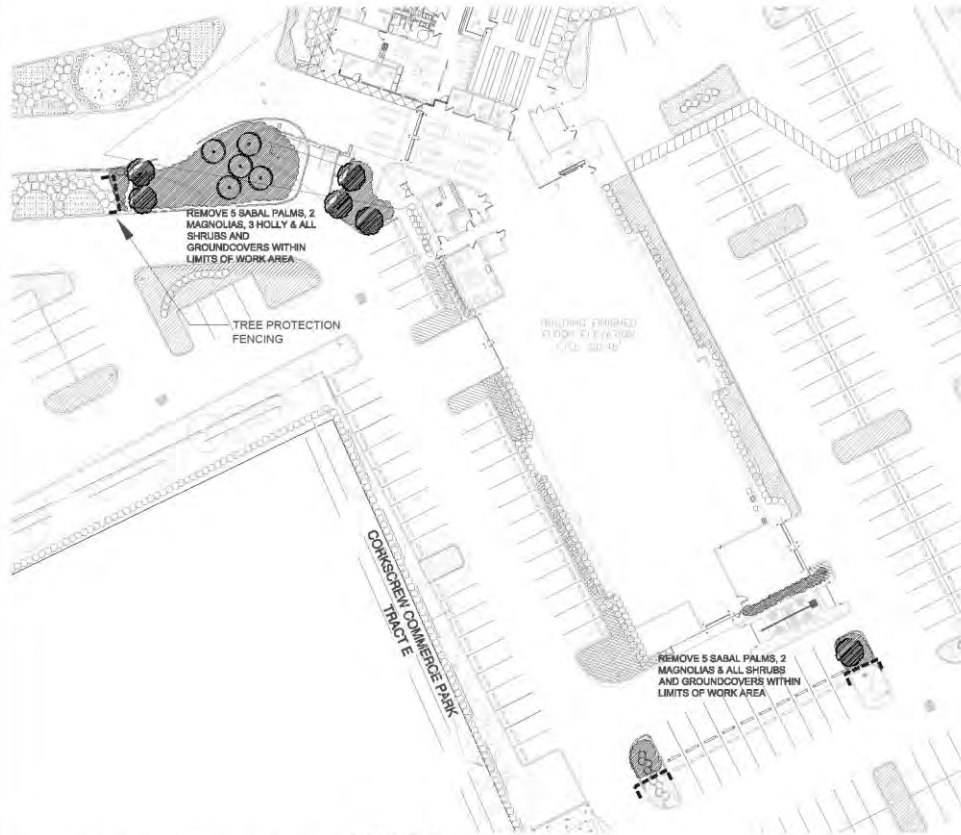
DESIGN REVIEW BOARD

ISSUE DATE: JULY 8, 2016

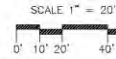
REVISION:

SHEET TITLE:
LANDSCAPE DEMOLITION & CALCULATIONS

SHEET NUMBER:
L-1



LANDSCAPE DEMOLITION PLAN



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL COORDINATE IRRIGATION RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION. IRRIGATION SYSTEM OUTSIDE LIMITS OF WORK SHALL REMAIN IN GOOD WORKING ORDER THROUGHOUT CONSTRUCTION.
2. REFER TO PLANS BY ARCHITECT OR ENGINEER FOR ALL HARDSCAPE CHANGES.

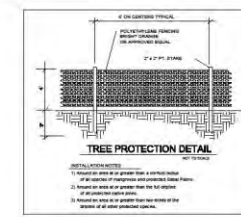
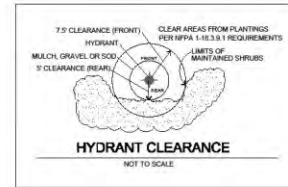
TOTAL SITE -NOT APPLICABLE
OPEN SPACE REQUIREMENTS
 NO CHANGE IN EXISTING OPEN SPACE
INDIGENOUS OPEN SPACE REQUIREMENTS
 NOT APPLICABLE TO LIMITS OF WORK

GENERAL TREE REQUIREMENTS
 3 MAGNOLIA, 1 HOLLY, 1 GREENY BUTTWOOD AND 5 SABAL PALMS TO BE REMOVED
SITE EXCEEDS MINIMUM TREE REQUIREMENTS

INTERNAL PARKING LANDSCAPE REQUIREMENTS
 INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED AND PROVIDED: PARKING AREA CHANGED TO BUILDING = -2,248 SF LANDSCAPE AREA CHANGED TO PARKING = +1,180 SF = NET REDUCTION OF 740 SF OF PAVEMENT AREA FOLLOWING IMPROVEMENTS

BUILDING PERIMETER PLANTING REQUIREMENTS
 750 SF OF PLANTING AREA TO BE RESTORED
 180 SF OF PLANTING AREA TO BE RESTORED
 EXISTING BUILDING PERIMETER PLANTINGS EXCEED CODE REQUIREMENTS.

BEST MANAGEMENT PRACTICES
 PROJECT BUFFERS
 NOT APPLICABLE



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

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 FAX: (888) 337-1494
 2708 Tamiami Trail West 415
 Palm Court, Florida 33950
 PHONE: (813) 639-5449
 FAX: (813) 639-9438
 L.A. LICENSE: LC 00000406

PROJECT INFORMATION
ESTERO BAY CHEVROLET
 ESTERO, FLORIDA
 PREPARED FOR
 Banks Engineering
 10511 So. Mtn. Cypress
 Parkway
 Fort Myers, FL 33966

CONSULTANTS

DESIGN PROFESSIONAL
 Digitally signed by Gregory J. DiStefo, RLA
 DN: cn=Gregory J. DiStefo, o=DMJA, ou=DMJA, email=gdi@dmja.com, c=US
 16:01:05 -0400

PROJECT NO. 2100/78
PROJECT VEH. CIVIL ENGINEER
DATE: 05/01/2018
SCALE: 1/8" = 1'-0"
DATE: 05/01/2018
DESIGNER: GJD
CHECKER: GJD
DATE: 05/01/2018

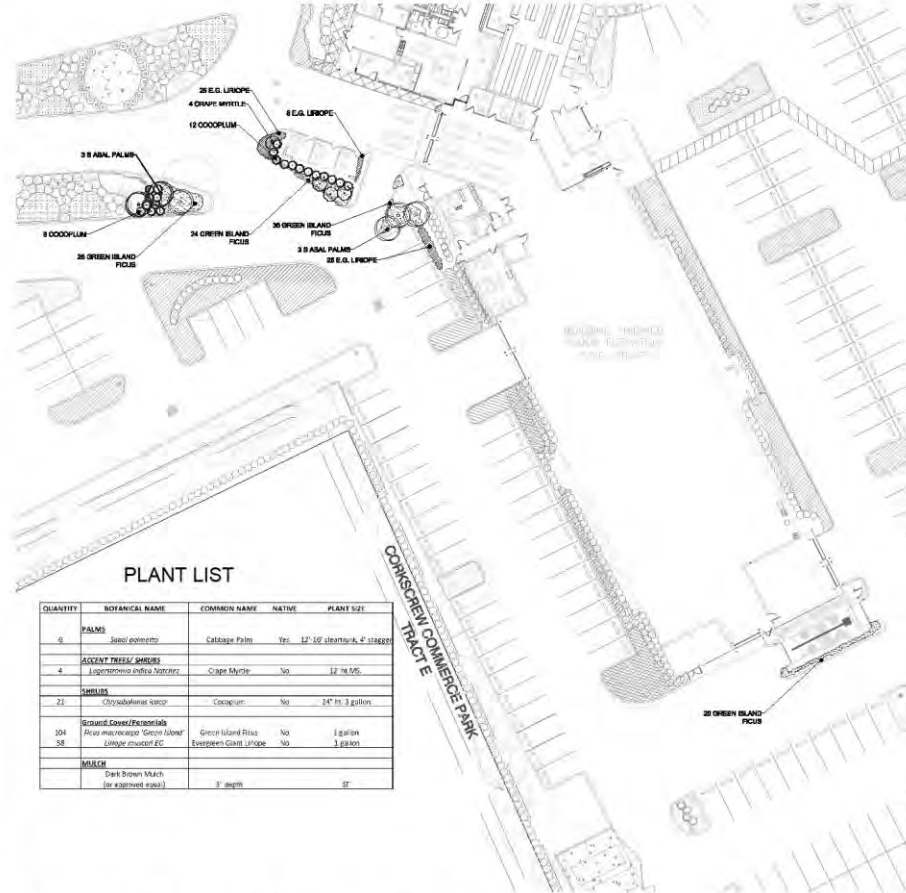
DESIGN REVIEW BOARD REVIEW
 REVIEW DATE: JULY 5, 2018
 REVISIONS:

SHEET TITLE
 LANDSCAPE DEMOLITION & CALCULATIONS

SHEET NUMBER
 L-2



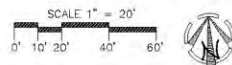
Landscape Demolition Plan



PLANT LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	PLANT SIZE
9	<i>Sabal palmetto</i>	Caribbean Palm	Yes	12'-16' diameter, 4' spread
4	<i>Laguncularia racemosa</i>	Croton Myrtle	No	12' in. dbh
22	<i>Chrysalidaria nana</i>	Cocoon Palm	No	24" in. 3 gallon
104	<i>Green Island Fig</i>	Green Island Fig	No	1 gallon
58	<i>Washingtonia robusta</i>	Washingtonia Palm	No	3 gallon
	<i>Dark Brown Mocha</i> (or approved equal)			3' depth

LANDSCAPE PLANTING PLAN

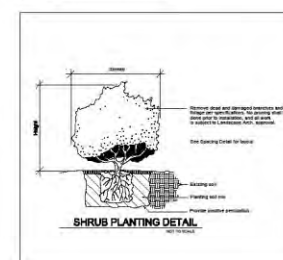
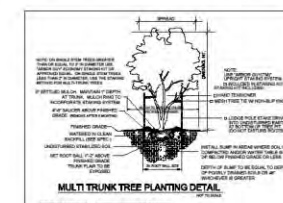
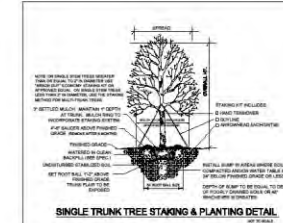
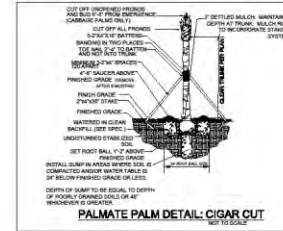


GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL COORDINATE LANDSCAPE RENOVATIONS WITH OWNER PRIOR TO CONSTRUCTION.
2. ALL PLANTINGS TO BE IRRIGATED WITH SYSTEM TO MATCH EXISTING IRRIGATION COMPONENTS.

GENERAL IRRIGATION NOTES

1. 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.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes 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.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. Contractor to provide the Owner with a complete irrigation design in compliance with Owner's program. All required start-ups shall be irrigated.
7. 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.
8. 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.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray onto streets, walks or other areas as dictated by the owner's authorized representative.
11. 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 valves.
12. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
13. Plan prepared for development order permitting only.
14. Irrigation water source shall be from an existing irrigation system.
15. Contractor to coordinate with the irrigation maintenance personnel on the final irrigation design and layout.



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

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5750 Tamiami Trail Unit 415
Punta Gorda, Florida 33910
PHONE: (811) 638-8400
FAX: (811) 638-8428
L.A. LICENSE LC 0000008

PROJECT INFORMATION
ESTERO BAY CROVLETT
ESTERO, FLORIDA

PREPARED FOR:
Banks Engineering
10511 Six Mile Cypress
Parkway
Fort Myers, FL 33966

CREDENTIALS:

DESIGN PROFESSIONAL:
Digitally signed by Gregory J. Jones, R.L.A.
Date: 2016.07.11 16:01:18 -0400

PROPERTY NO: 21607B
PROJECT NO: 0162 DIGNERO
DATE: 2016.07.11
DESIGNED BY: GJD
CHECKED BY: PJM
DATE: 07.11.16
DESIGN REVIEW BOARD REVIEW
DESIGN DATE: JULY 8, 2016
REVISIONS:

SHEET TITLE:
LANDSCAPE PLANTING PLAN
SHEET NUMBER:
L-3