

ESTERO POST OFFICE

Public Informational Meeting





CIVIL ENGINEER PLANS

STREET ADDRESS
8111 BROADWAY EAST
ESTERO FL, 33928

STRAP NUMBERS
28-48-25-C2-U1933.2484



1" = 60'



DATE	REVISIONS	DATE
09/2024		
09/2023		
TOM		
DAVID		
BLD		
09/2023		
TOM		
TOM		

8111 BROADWAY EAST
AERIAL LOCATION MAP

Civil Engineering
and
Planning



dean@ttdmconsulting.com
www.ttdmconsulting.com



43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4031
Fax: (239) 433-9632

10/27/2024 8:52 AM ESTERNO, FLA



DEAN MARTIN, P.E.
Florida #52022

DATE

STREET ADDRESS

8111 BROADWAY E
ESTERO FL, 33828

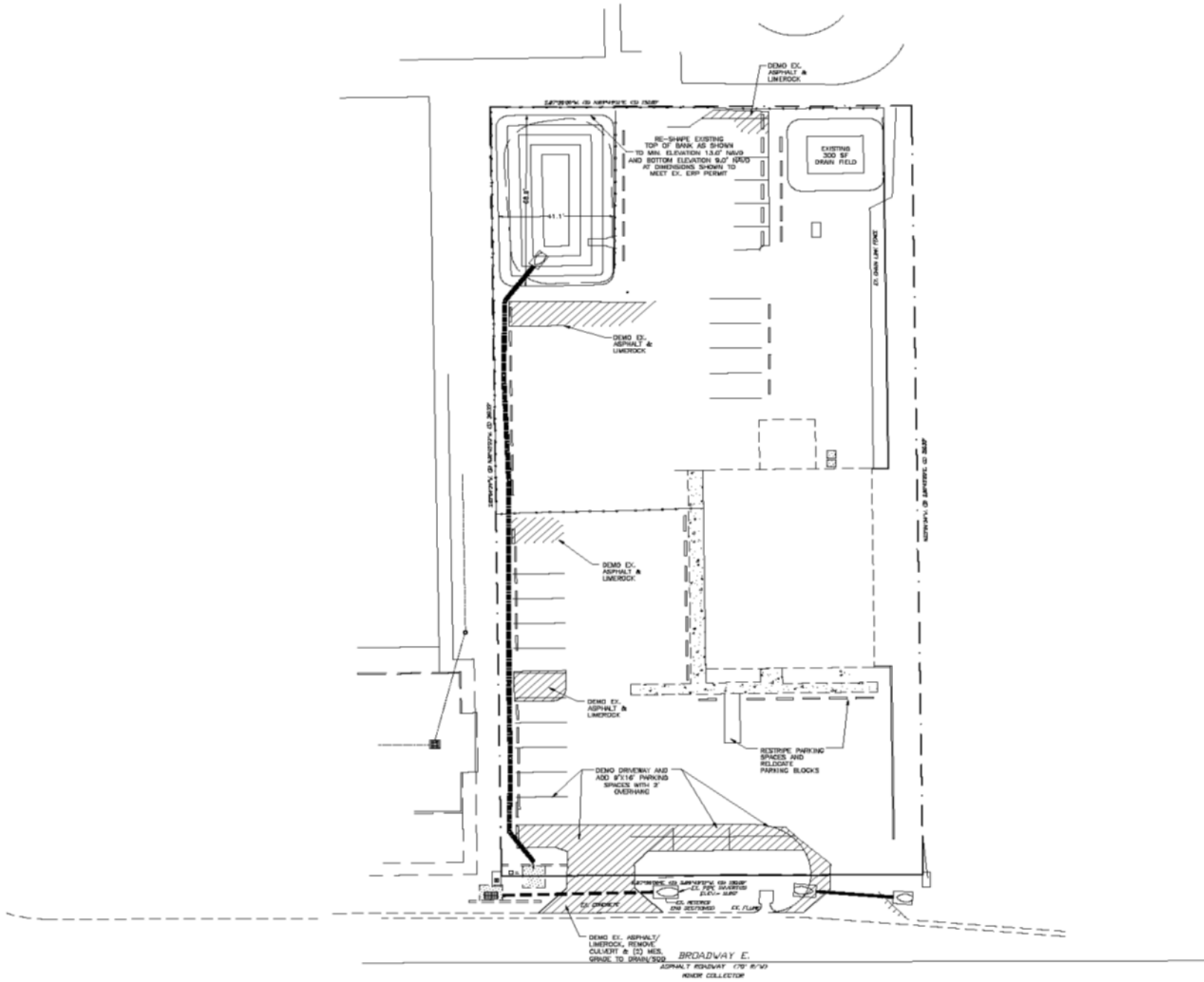
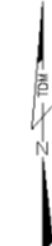
STRAP NUMBERS

28-46-25-E2-U1823.5484

LEGEND

- EX. EXISTING
- R/W RIGHT-OF-WAY
- E.O.P. EDGE OF PAVEMENT
- CONC. CONCRETE
- TYP. TYPICAL
- SF SQUARE FEET
- LF LINEAR FEET
- E.B. ELECTRICAL BOX
- L.P. LIGHT POLE

1" = 20'



DATE	REVISION	DATE	REVISION

8111 BROADWAY EAST EXISTING CONDITIONS AND DEMOLITION PLAN



Civil Engineering and Planning
 48 Bayberry Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (941) 331-2021
 Fax: (941) 432-9882

dean@tdmconsulting.com
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DEAN MARTIN, P.E.
 Florida #53022

STREET ADDRESS
 8111 BROADWAY E
 ESTERO FL, 33608

STRAP NUMBERS
 28-48-23-02-U1933.2494

PRE-DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (1.07 AC)	46,547 SF	100.0%
EXISTING BUILDING AREA	4,800 SF	10.3%
EXISTING PAVEMENT AREA	33,484 SF	72.0%
EXISTING CONCRETE AREA	870 SF	1.9%
EXISTING TOTAL IMPERVIOUS AREA	28,154 SF	60.3%
EXISTING OPEN DETENTION AREA (@ T.O.B.)	2,312 SF	5.0%
EXISTING OPEN GREEN AREA	15,081 SF	32.3%
EXISTING TOTAL PERVIOUS AREA	17,393 SF	37.3%

POST-DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (1.07 AC)	46,547 SF	100.0%
PROPOSED PAVEMENT AREA	22,042 SF	47.4%
PROPOSED CONCRETE AREA	1,778 SF	3.8%
PROPOSED BUILDING (PROJ) AREA	4,800 SF	10.3%
PROPOSED TOTAL IMPERVIOUS AREA	28,618 SF	61.5%
PROPOSED OPEN GREEN AREA	18,118 SF	39.1%
PROPOSED DETENTION AREA (@ T.O.B.)	2,813 SF	6.0%
PROPOSED TOTAL PERVIOUS AREA	17,929 SF	38.5%

BUILDING SETBACK REQUIREMENTS

SOUTH (FRONT/STREET) = 55 FT
 NORTH (REAR) = 20 FT
 EAST (SIDE) = 16 FT
 WEST (SIDE) = 20 FT

* SEE DEVIATION

LANDSCAPE BUFFER REQUIREMENTS

NORTH: COM TO COM 5' WIDE TYPIC A BUFFER REQUIRED
 4 TREES/100 LF
 SOUTH: COM TO ROW 20' WIDE TYPE D BUFFER REQUIRED
 9 TREES/100 LF AND DOUBLE-EDGED HEDGE ROW
 COM TO STR 20' WIDE TYPE C BUFFER (SEE DEVIATION #3)
 10 TREES AND 30 SHRUBS/100 LF WITH 6' HIGH WALL
 COM TO COM 5' WIDE TYPE A BUFFER
 4 TREES/100 LF

PROJECT INFORMATION

FUTURE LAND USE = URBAN COMMERCIAL
 CURRENT ZONING = AD-2
 PROPOSED ZONING = COMMERCIAL PLANNED DEVELOPMENT (CPD)
 PROPOSED USE = COMMERCIAL/OFFICE/RETAIL
 MIN. LOT SIZE = 46,547 SF/1.07 AC
 MAXIMUM INTENSITY = 4,800 SF
 MIXED USE OVERLAY = YES
 EXIST. SOIL TYPES = #28 - INMOGALIE SAND
 IRRIGATION SERVICE = IRRIGATION WELL
 ARCHAEOLOGICAL SENSITIVITY LEVEL = NONE

ZONING/ACTUAL USE

PROJECT SITE: CPD/COMMERCIAL
 NORTH: CC/COMMERCIAL
 SOUTH: BROADWAY E ROW
 EAST: AD-2/SFR
 WEST: CC/COMMERCIAL

PARKING REQUIREMENTS

PER SECTION 34-202(6) LEE COUNTY LAND DEVELOPMENT CODE
 4,800 SF RETAIL AND BUSINESS ESTABLISHMENTS (SMALL PRODUCTS)
 = 1.0 SPACES PER 250 SF OF TOTAL FLOOR AREA
 = 4,800 SF/250 SF = 19.2 SPACES
 REQUIRED PARKING = 20 SPACES (INCLUDING 2 SPACE FOR HC)
 PROVIDED PARKING = 41 SPACES (INCLUDING 3 SPACES FOR HC)

BICYCLE PARKING REQUIREMENTS

PER SECTION 10-810(03) LEE COUNTY LAND DEVELOPMENT CODE
 THE NUMBER OF SAFE AND SECURE BICYCLE PARKING SPACES MUST BE FIVE PERCENT OF THE NUMBER OF REQUIRED VEHICLE PARKING SPACES.

REQUIRED AUTOMOBILE PARKING SPACES = 20
 = 20 AUTOMOBILE PARKING SPACES * 0.05
 = 1 BICYCLE SPACES REQUIRED
 = 1 BICYCLE RACK REQUIRED (ASSUME 3 BICYCLES)

OPEN SPACE REQUIREMENTS

SMALL COMMERCIAL DEVELOPMENTS = 20%
 REQUIRED: 20% X 46,547 SF = 9,309 SF
 PROVIDED: 17,828 SF / 33.7%

REFUSE AND SOLID WASTE CALCULATIONS

PER SECTION 13-261 LEE COUNTY LAND DEVELOPMENT CODE
 FOR DUMPAGE AND RECYCLABLE COLLECTION FOR BUILDING SIZE UP TO 5,000 SF,
 84 SF FOR FIRST 8,000 SF.

THE PROPOSED LAWN AND GARDEN SUPPLY STORE HAS 4,800 SF.

TOTAL REQUIRED = 84 SF
 TOTAL PROVIDED = 125 SF (12' x 10')
 MINIMUM OVERHEAD CLEARANCE OF 22 FEET REQUIRED

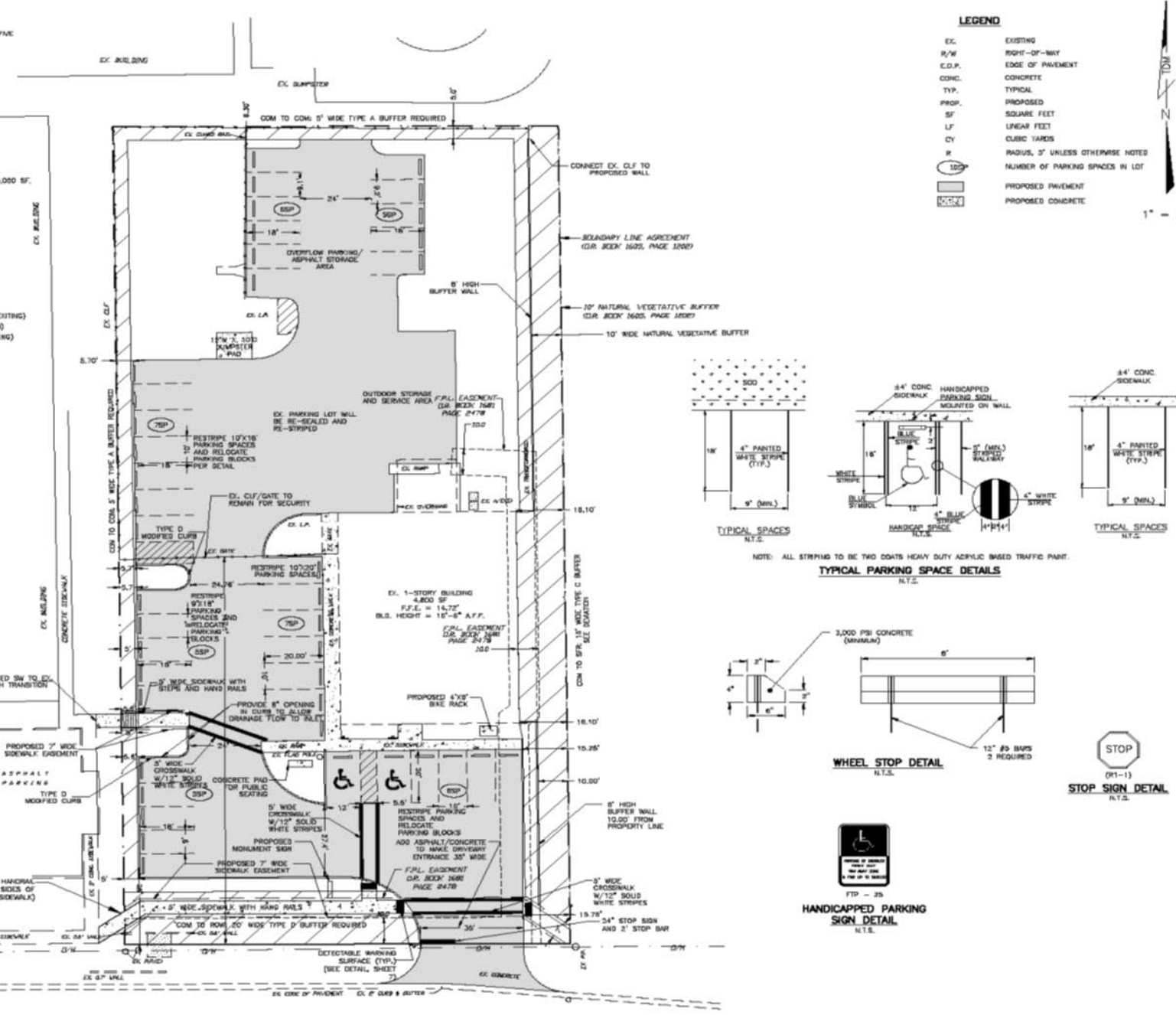
TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 10TH EDITION,
 LEE LUC #17 (LAWN AND GARDEN SUPPLY STORE)
 THE PROPOSED BUILDING HAS 4,800 SQUARE FEET.

RAW TRIP GENERATION TOTAL:
 AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 326 (183 ENTERING, 143 EXITING)
 AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 12 (8 ENTERING, 4 EXITING)
 AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 33 (18 ENTERING, 17 EXITING)

NOTES

1. ALL EXISTING AND PROPOSED GRADES ARE H.A.U.D. OF 1984.
2. THIS PARCEL LIES IN FLOOD ZONES "X".
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAN OR ANY REVERSE VEINS.
5. THIS SITE MAY BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNLIEBABLE DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONING.

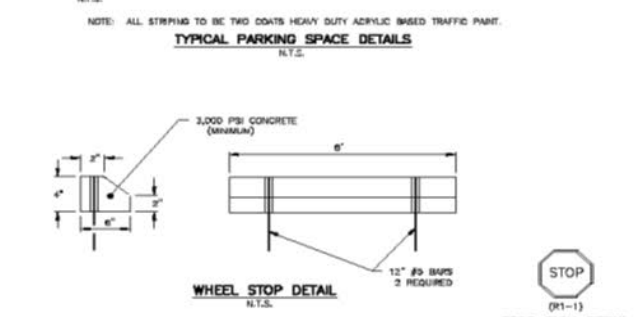
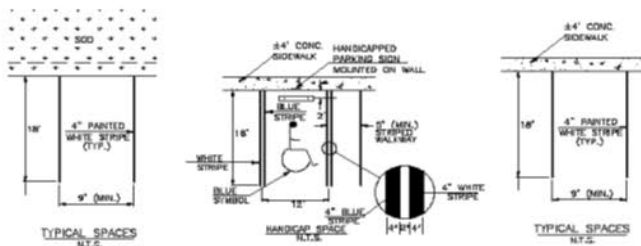


LEGEND

EX.	EXISTING
R/W	RIGHT-OF-WAY
C.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PROP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
CY	CUBIC YARDS
R	RADIUS, 2" UNLESS OTHERWISE NOTED
(CIRCLE WITH 100)	NUMBER OF PARKING SPACES IN LOT
(Hatched pattern)	PROPOSED PAVEMENT
(Solid grey)	PROPOSED CONCRETE

DATE	REVISION	DATE

8111 BROADWAY EAST
SITE DIMENSION PLAN



Civil Engineering and Planning

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 Fort Myers, FL 33907
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 Fax: (239) 433-9802
 www.idm-engineering.com

DATE: _____
 DEAN MARTIN, P.E.
 PROJECT MANAGER

STREET ADDRESS

6111 BROADWAY E
 LESTERO FL, 33828

STRAP NUMBERS

28-46-25-13-U1823.0484

FLOOD ZONE

THE PARCEL IS LOCATED IN FLOOD ZONE "X", NO BASE FLOOD ELEVATION
 THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE
 COMMUNITY NUMBER 120290 PANEL NUMBER 0963, REVISION DATE 8-28-08.
 MAP NUMBER: 12071C0583F

DRAINAGE PIPE SCHEDULE

PFC NUMBER	DESCRIPTION
P-1	83 LF 12"x18" ERCP

DRAINAGE STRUCTURE SCHEDULE

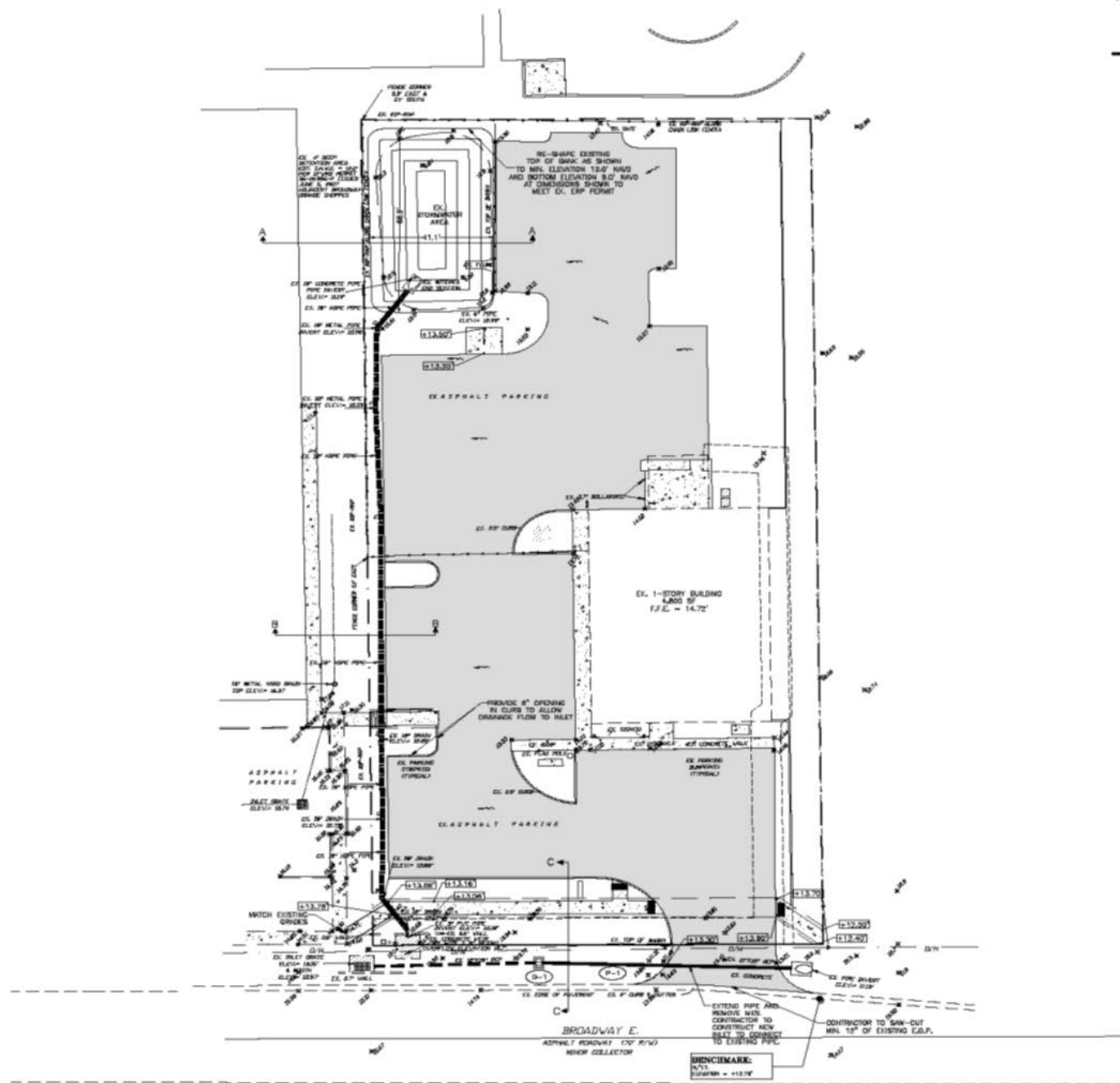
INLET NUMBER	INLET TYPE	GRATE ELEVATION	INVERT ELEVATIONS
D-1	C	+13.00'	+11.18' E (EXISTING), +11.56' W

SURFACE WATER MANAGEMENT SYSTEM INFORMATION

PER DRP 38-07147-P, DATE ISSUED: JULY 17, 2009
 CONTROL ELEVATION = 13.07 NAVD.
 5 YEAR 1 DAY PEAK STAGE = 13.63' NAVD.
 25 YEAR 3 DAY PEAK STAGE = 13.36' NAVD.
 100 YEAR 3 DAY (ZERO DISCHARGE) PEAK STAGE = 13.42' NAVD.
 PER CONSTRUCTION PLANS:
 EX. GRADE FOR FINISHED FLOOR = +14.72' NAVD.

WATER QUALITY CALCULATIONS

PER DRP 38-07147-P, THE STORMWATER MANAGEMENT SYSTEM
 PROVIDES THE WATER QUALITY AND ATTENUATION. THE PROVIDED
 WATER QUALITY TREATMENT VOLUME = 0.04 AC-FT AT ELEVATION
 12.7' NAVD.



LEGEND

12" METAL PIPE	PROPOSED GRADE - SPOT
8" CONCRETE PIPE	FRESH FLOOR ELEVATION
6" CONCRETE PIPE	EXISTING GRADE - SPOT
4" CONCRETE PIPE	PROPOSED STORMWATER DITCH BASIN
3" CONCRETE PIPE	PROPOSED PAVEMENT
2" CONCRETE PIPE	PROPOSED MITERED-END SECTION
1" CONCRETE PIPE	NEW REINFORCED CONCRETE PIPE
0.75" CONCRETE PIPE	DRAINAGE PIPE NUMBER
0.5" CONCRETE PIPE	DRAINAGE ALLET NUMBER
0.25" CONCRETE PIPE	INTENDED DIRECTION OF STORMWATER FLOW
EXISTING DITCH BASIN	EXISTING REINFORCED CONCRETE PIPE
R/W, ROW	RIGHT OF WAY
P.U.E. (TYP.)	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
SF	SQUARE FOOT
LF	LINEAR FOOT
CF	CUBIC FOOT
I.E.	INVERT ELEVATION
EL. OR ELEV.	ELEVATION
T.O.B.	TOP OF BANK
T.O.S.	TOE OF SLOPE
CONG.	CONCRETE
E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
ADS	ADVANCED DRAINAGE SYSTEMS
ERP	EDGE OF PAVEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NAVD.	NORTH AMERICAN VERTICAL DATUM

1" = 20'

DATE	REVISION	DATE

**8111 BROADWAY EAST
 PAVING, GRADING, AND
 DRAINAGE PLAN**

Civil Engineering and Planning

43 Bankley Circle, Suite 200
 Fort Lauderdale, FL 33324
 Phone: (754) 454-4511
 Fax: (754) 454-9822

TDM
 CONSULTING, INC.

THOMAS DEAN MARTIN, P.E.
 LICENSE NO. 50022
 STATE OF FLORIDA

DATE: _____

DEAN MARTIN, P.E.
 Florida PE022

STREET ADDRESS

8111 BROADWAY E
ESTERO FL, 33928

STRAP NUMBERS

38-46-25-E2-U1823.2484

LEE COUNTY UTILITIES GENERAL NOTES

1. ALL WORK SHALL CONFORM TO LATEST EDITION OF THE LCU DESIGN MANUAL.
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED PRIOR TO BEGINNING TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO VERIFY AT THEIR OWN CONSIDERATION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO THE ENGINEER OF RECORD OR HIS DESIGNER, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXAMINATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LEAK STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LEAK STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (DOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BOND TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THOSE OBTAINED FROM THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCUOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE, TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILING TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. NOTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION OR BETTER.
20. WITHIN THE FOOT AND LCUOT FRONT-OF-WAY, ALL DETURBED AREAS SHALL RECEIVE GRASSING (INCLUDING OR SOOING MATERIALS IN ACCORDANCE WITH FOOT SPECIFICATIONS). THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FILL SOLO SOO.
21. ALL FRAMES, COVERS, VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE SUBURBY CONTROL DEVICES (E.G. SALT FENCES, HAY BALE) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24. LCU REQUIRES 30" OF COVER OVER ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF PROTECTION OR PIPE PROTECTION. WORK SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER. AT NO ADDITIONAL COST TO THE COUNTY, IF STATE AGENCIES REQUIRE ADDITIONAL COVER, THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
25. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 10' VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCES(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE, INTERED END SECTIONS, ETC. LCU ALSO REQUIRES MINIMUM OF THE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
27. THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
28. AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAD 83 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE NECESSARY DRAINAGE PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LOCAL UTILITIES AND SERVICES

ELECTRIC POWER:
FLORIDA POWER & LIGHT
19634 WINKLER ROAD
FT. MYERS, FL 33908
PHONE: (238) 332-8228

WASTE WATER:
PRIVATE SEPTIC TANK & DRAINFIELD
12911 CORPORATE LANE S
FORT MYERS, FL 33813
238-783-2377

TELEPHONE:
CENTURY LINK
5100 DANIELS PARKWAY, STE. 300
FORT MYERS, FL 33902
239-660-0440

POTABLE WATER:
LEE COUNTY UTILITIES
1500 MADRID STREET
FORT MYERS, FL 33901
239-553-8844

FIRE PROTECTION:
ESTERO FIRE RESCUE
3150 THREE OAKS PARKWAY
ESTERO, FL 33929
(888) 380-8800

IRRIGATION:
PRIVATE WELL

FIRE FLOW CALCULATIONS

BASED ON NFPA 1, TABLE 18.4.5.2.1
4,800 SF PROPOSED BUILDING, CONSTRUCTION TYPE (V-B)
MINIMUM FIRE FLOW REQUIRED IN ALL CASES IS 1,750 GPM.
FF = 1,750 GPM @ 20 PSI REQUIRED
FIRE FLOW PROVIDED @ 20 PSI = 3,221 GPM DATED 8/29/19
(BUILDING IS NOT SPRINKLERED)

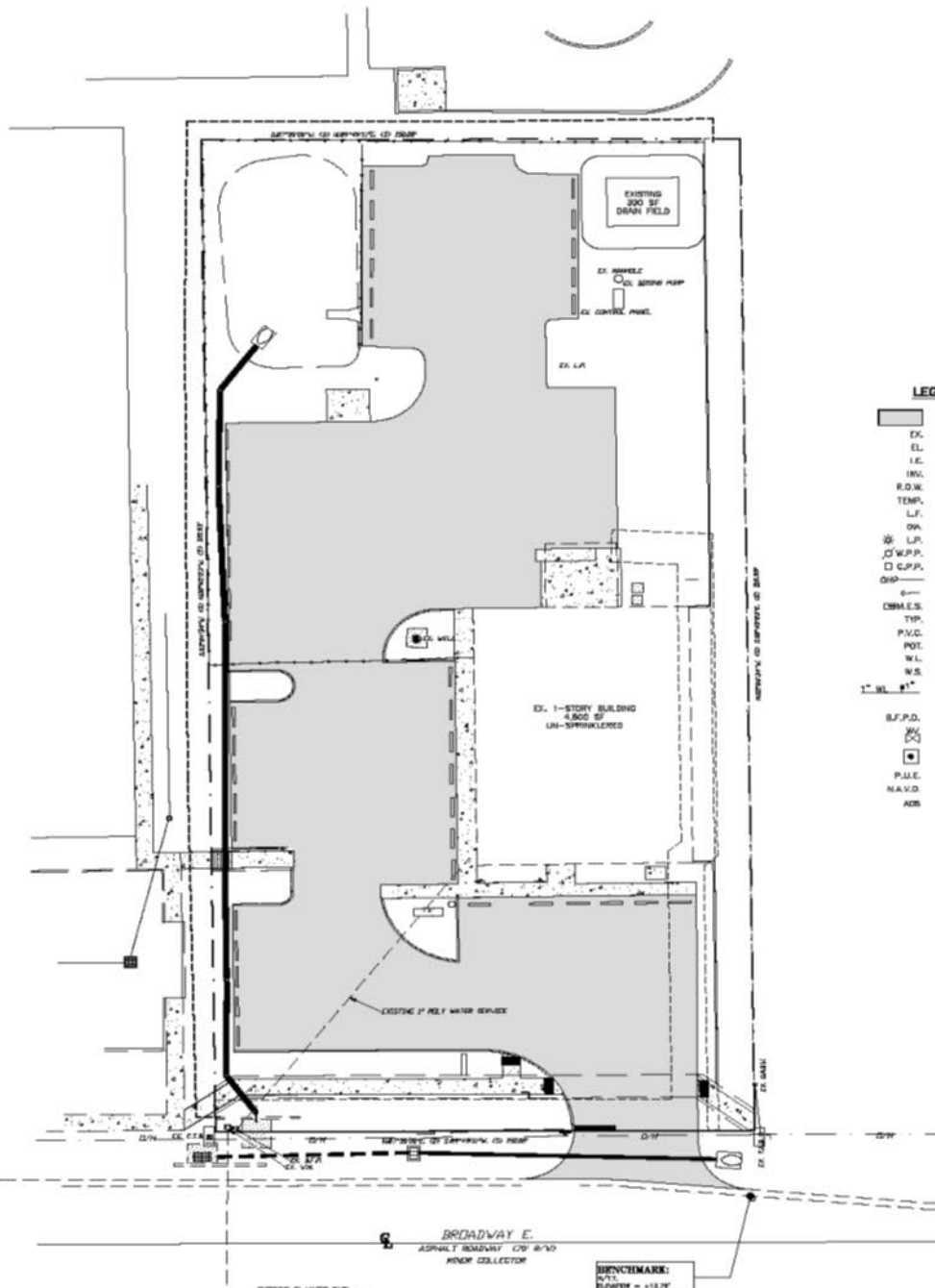
TEST LOCATION: CORNER OF EAST BROADWAY AVE & HIGHLANDS AVE.
HYDRANT NUMBER 06-001
FIRE FLOW CONDUCTED BY:
ESTERO FIRE RESCUE SERVICE DISTRICT

ESTIMATED WATER, SEWER, AND IRRIGATION USE

SANITARY SEWER:
PER 848-8
STORES PER BATH ROOM:
200 GPD PER BATH ROOM
200 GPD X 4 BATH ROOMS = 800 GPD

POTABLE WATER:
SAME FLOW AS SANITARY SEWER = 800 GPD

IRRIGATION:
AREA TO BE IRRIGATED (TOTAL PERVIOUS AREA)
USE = A * 0.031 FT/DA * 7.48 GAL/CF
= 160 WATERING DAYS/365 DAYS
USE = 15,116 SF * 0.031 * 7.48 * 32/365
AVG. IRRIGATION WATER USE = 499 GPD



LEGEND

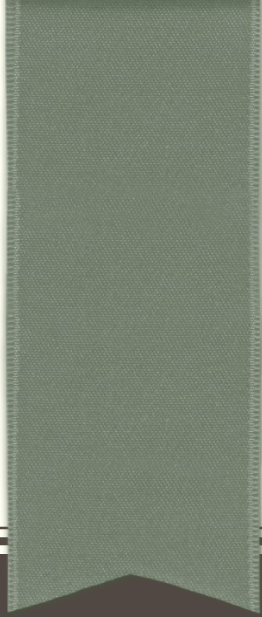
- PROPOSED PAVEMENT
- EX. EXISTING
- EL. ELEVATION
- I.E. INVERT ELEVATION
- INV. INVERT
- R.O.W. RIGHT-OF-WAY
- TEMP. TEMPORARY
- L.F. LINEAR FEET
- Ø DIA. DIAMETER
- Ø L.P. EXISTING WOOD LIGHT POLE
- Ø W.P.P. EXISTING WOOD UTILITY POLE
- C.P.P. EXISTING CONCRETE POWER POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING CUY HATCH
- WETTED END SECTION
- TYP. TYPICAL
- P.V.C. POLYVINYL CHLORIDE PIPE
- POT. POTABLE
- W.L. WATER LINE
- W.S. WATER SERVICE
- 1" WL #1" EX. 1" POTABLE WATER SERVICE W/ 1" METER AND BACKFLOW PREVENTER
- B.F.P.D. BACK FLOW PREVENTION DEVICE
- EXISTING GATE VALVE
- 4" IRRIGATION WELL
- P.U.E. PUBLIC UTILITY EMBELEMNT
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- A.B.S. ADVANCED DRAINAGE SYSTEMS

DATE	BY	REVISION

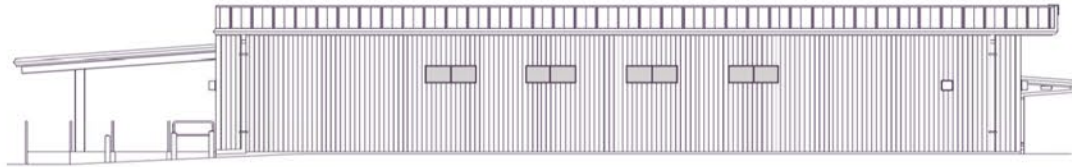
8111 BROADWAY EAST
UTILITY PLAN

Civil Engineering and Planning

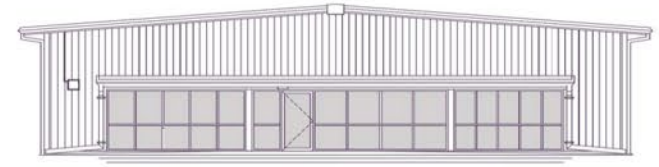
43 Barbary Clock, Suite 200
 Fort Myers, FL 33901
 Phone: (239) 333-3331
 Fax: (239) 433-9882



ARCHITECTURAL PLANS



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

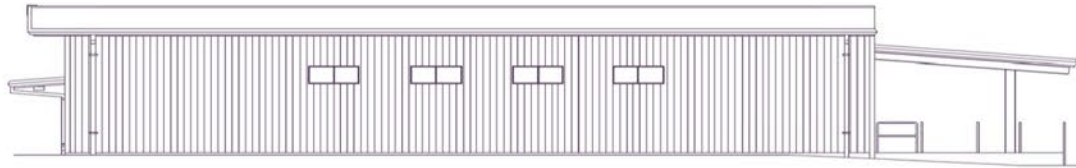
CONCEPTUAL REDESIGN

THE OLD ESTERO POST OFFICE BUILDING

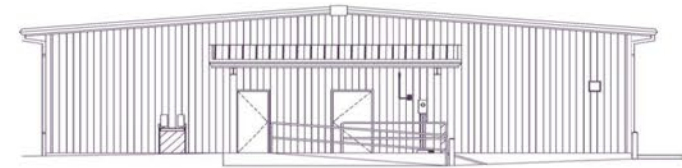
FOR
YOSHIHIRO AND SHARON SUZUKI
8111 BROADWAY EAST
ESTERO, FLORIDA



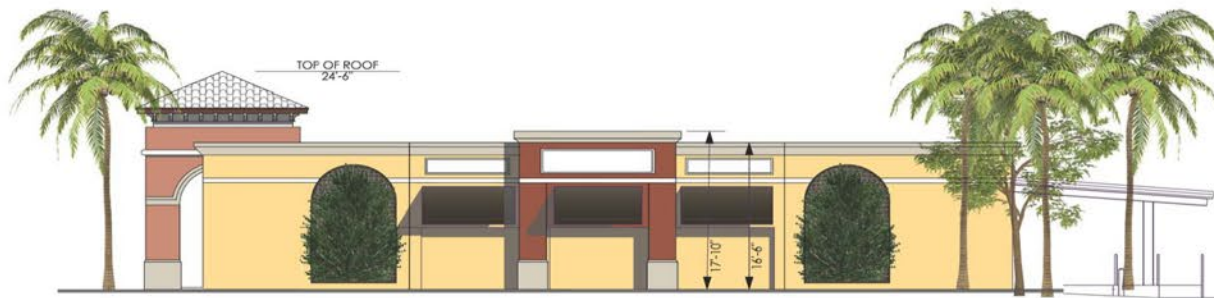
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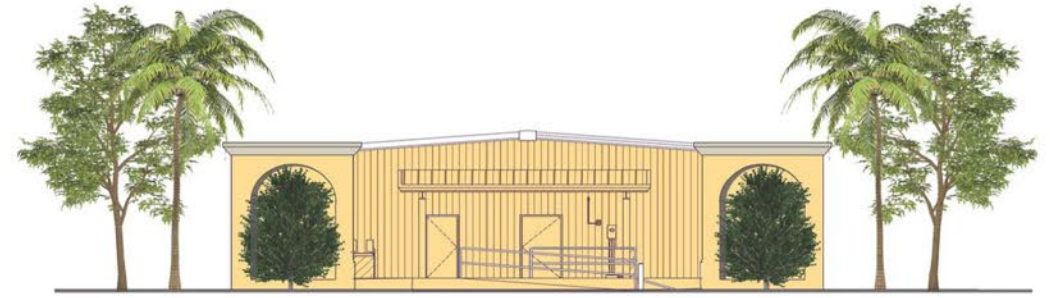
EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH (REAR) ELEVATION

CONCEPTUAL REDESIGN

THE OLD ESTERO POST OFFICE BUILDING

FOR
YOSHIHIRO AND SHARON SUZUKI
8111 BROADWAY EAST
ESTERO, FLORIDA



A0.3



CLAY
ROOF TILE
SUNBURST



CANVAS AWNING



HIGH DENSITY URETHANE
BRACKET
WHITE



GATE (@ DUMPSTER ENCLOSURE)
CHOCOLATE BROWN



FIRED BRICK
SW-6335



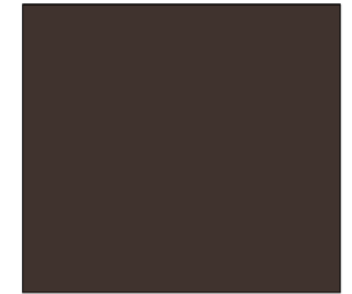
CORAL ISLAND
SW-6332



SUNNY
VERANDA
SW-9017

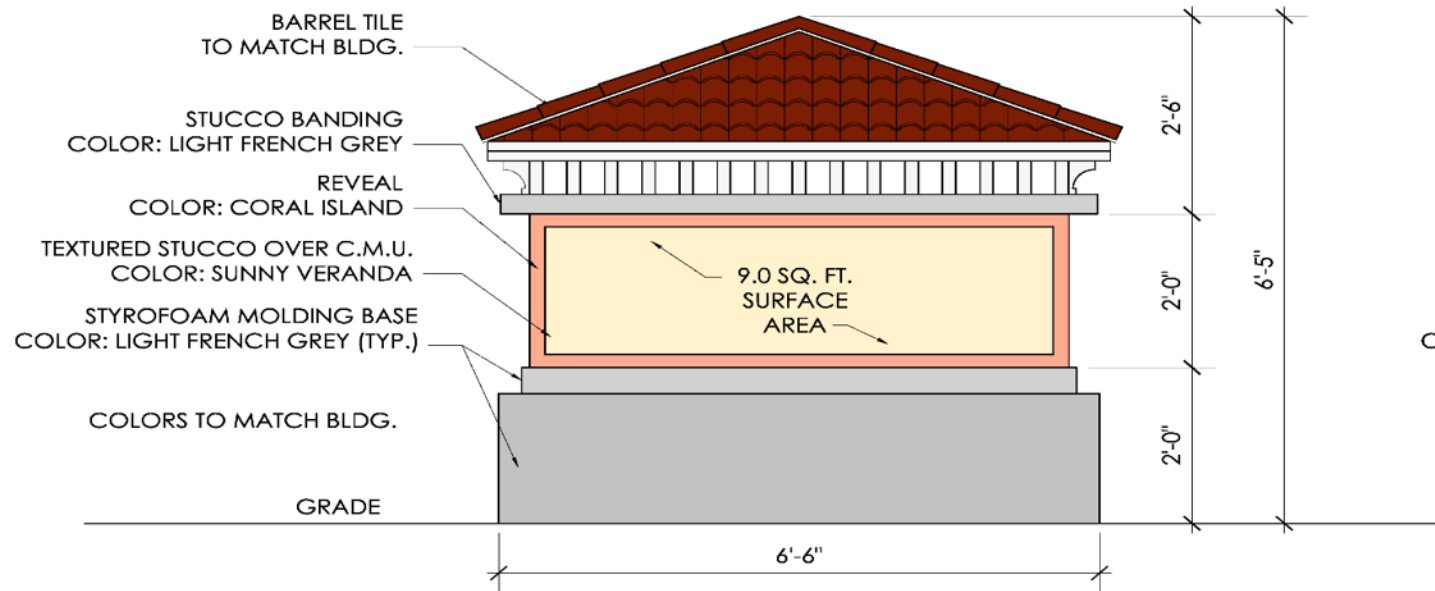


LIGHT FRENCH
GREY
SW-0055

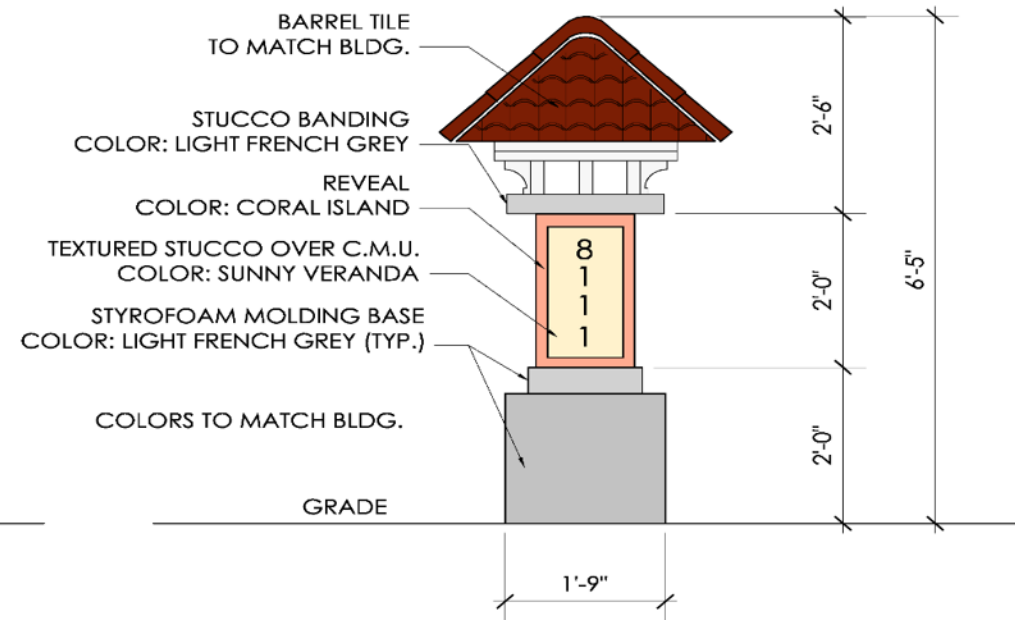


BLACK BEAN
SW-6006

COLOR AND MATERIALS

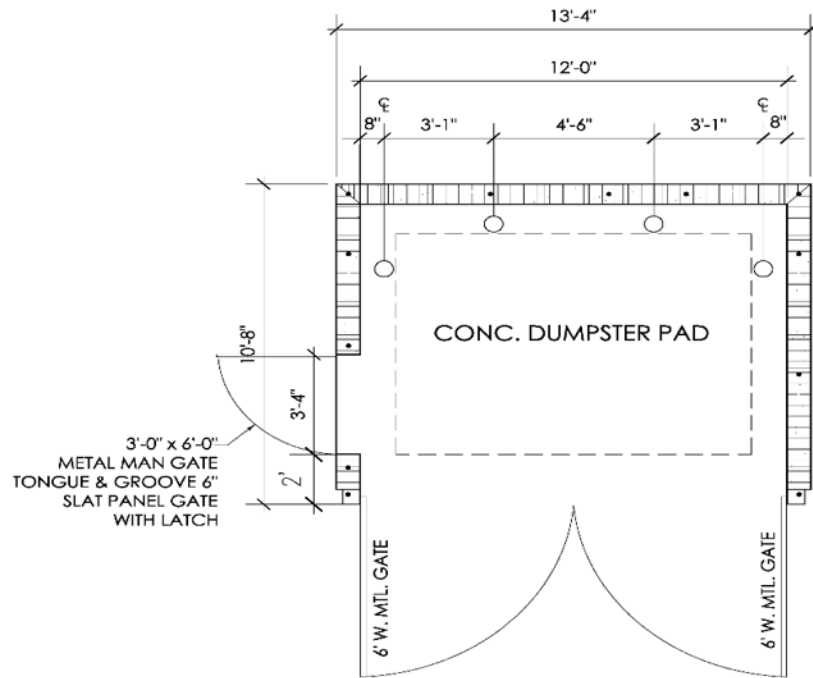


SIDE ELEVATION

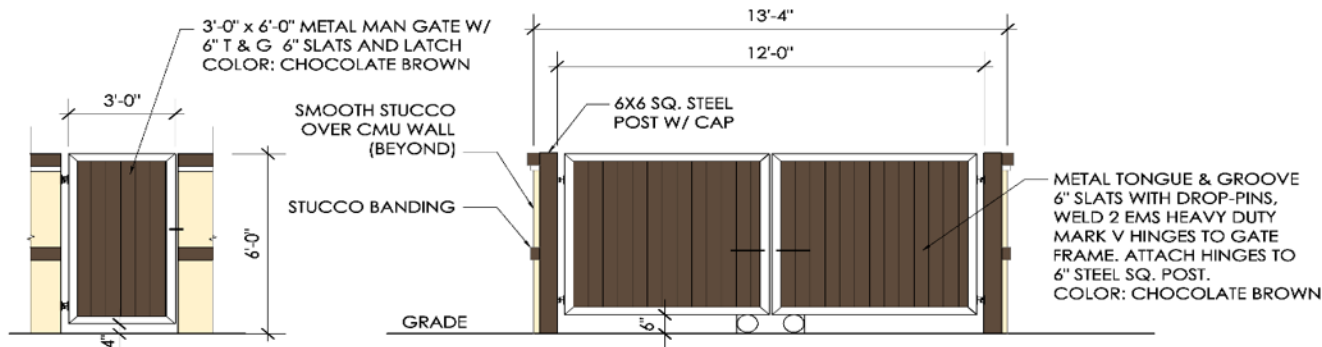


STREET ELEVATION

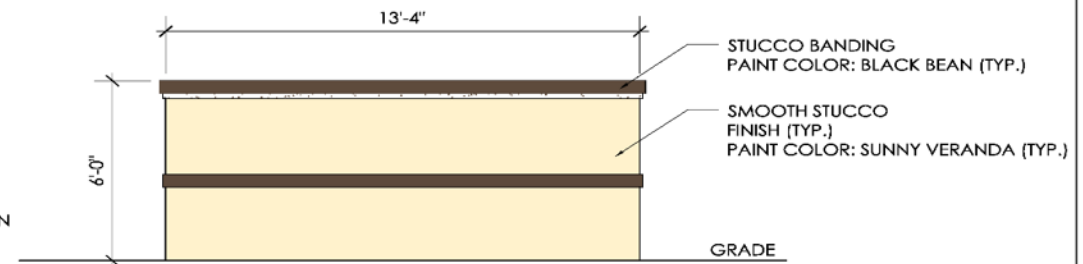
MONUMENT SIGN



FLOOR PLAN

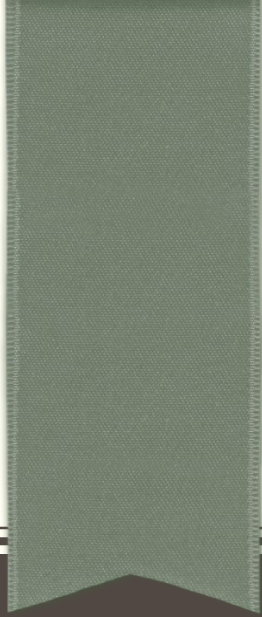


FRONT ELEVATION



REAR ELEVATION

DUMPSTER ENCLOSURE

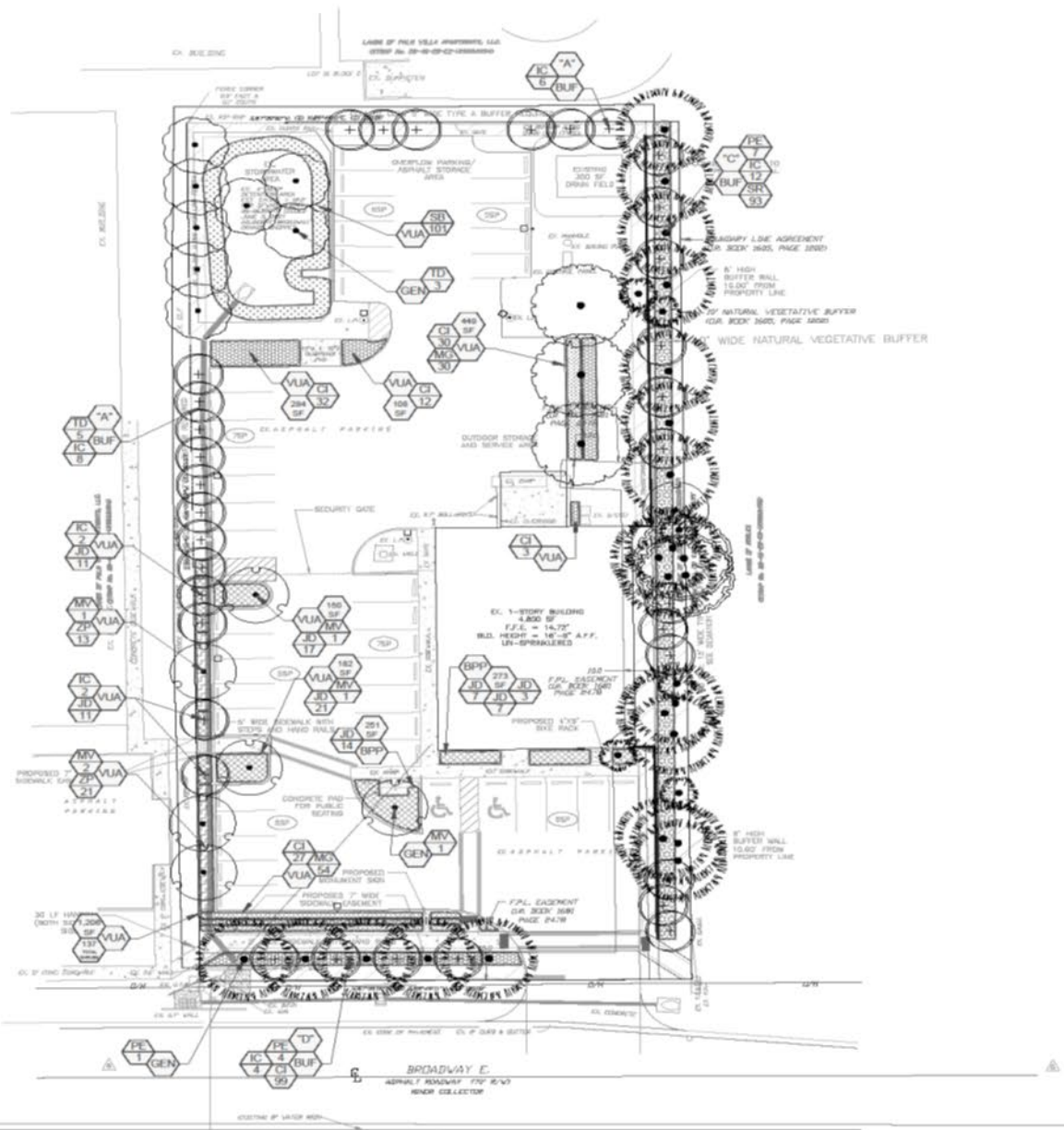


LANDSCAPE PLANS

SITE INFORMATION	
SITE ADDRESS:	8111 BROADWAY E ESTERO, FL 33928
STRAP:	38-46-03-03-0103.3494
SITE AREA:	46,547 SF (1.07 ACRES)
CURRENT ZONING:	AO-2
PROPOSED USE:	CPD / COMMERCIAL OFFICE
SITE DEVELOPMENT AREAS	
TOTAL PARCEL AREA (1.12 ACRES)	46,547 SF
PROPOSED BUILDING FOOTPRINT AREA:	5,224 SF
PROPOSED PAVEMENT AREA:	21,994 SF
PROPOSED CONCRETE AREA:	1,730 SF
PROPOSED TOTAL SURFACE LEVEL:	36,718 SF

ESTERO PLANNING COMMUNITY LANDSCAPE REQUIREMENTS		
Estero Planning Community - Land Development Code / Chapter 33 - PLANNING COMMUNITY REGULATIONS / Subchapter 03 - Landscaping		
Section	Required	Provided
Sec. 33-351 - Landscape Buffers		
<p>Commercial Development abutting the following uses:</p> <p>North Property Boundary: COB --- COB 150' 00" L x 5 Trees 150' / 100' = 1.50 x 4 = 6.00 Trees</p> <p>East Property Boundary: COB --- SPB Type C Buffer 20' min. width, 40 Trees = 80 Shrubs / 100 LF 210' 33" L x 5 Trees = 93 Shrubs 210' / 100' = 2.10 x 5 = 10.50 Trees</p> <p>South Property Boundary: COB --- ROW (Streetside) Type B Buffer 20' min. width, 8 Trees = 40 Shrubs / 100 LF 150' 00" L x 8 Trees = 40 Shrubs 150' / 100' = 1.50 x 8 = 12.00 Trees</p> <p>West Property Boundary: COB --- COB Type A Buffer 25' min. width, 4 Trees / 100 LF 210' 33" L x 12 Trees</p>	<p>31</p> <p>14</p> <p>8</p> <p>99</p> <p>13</p>	<p>(PCT) 13</p> <p>14</p> <p>8</p> <p>99</p> <p>13</p>

LEE COUNTY LANDSCAPE REQUIREMENTS		
Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE 10 - DESIGN STANDARDS AND REQUIREMENTS / DIVISION 6 - OPEN SPACE, BUFFERING, AND LANDSCAPING		
Section	Required	Provided
Sec. 10-413 - Open Space		
<p>(a) Open Space Calculations: Commercial 30% of development area must be provided as open space * Open Space: 46,547 SF x 0.30 = 13,964 SF</p>	9,309 SF	15,704 SF
Sec. 10-414 - Landscape Standards		
<p>(1) General Trees (GTR) * GEN: 46,547 SF / 3,300 = 13.30 Trees</p> <p>(2) Building perimeter plantings (BPP) Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided. * BPP: 5,224 SF x 0.10 = 522.40 SF * BPP: (522 SF / 3) / 9 = 29.06 Shrubs</p> <p>(3) Landscaping of parking and vehicle use areas (VUA) (a) General Landscaping * At least one canopy tree or a cluster of three smaller trees must be planted or retained for every 200 square feet of impervious paved parking area, and no parking space may be more than 100 feet from a tree planted in a perimeter island, peninsula or median. * VUA: 2,300 SF / 200 = 8.80 Trees b. Landscaping areas on the parking area perimeter or island shall meet equal or exceed a minimum of ten percent of the total paved parking area. * VUA: 21,994 SF x 0.10 = 2,199.40 SF * VUA: 2,300 SF / 9 = 244.44 Shrubs</p>	14	(PCT) 14
TOTALS	TREES: 81 SHRUBS: 467	TREES: 81 SHRUBS: 3,903



PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
IC	(Symbol)	30	Dahoon Holly, <i>Nerax asarifolia</i>	SHRUB	BUF	YES
AM	(Symbol)	4	Sweetbay Magnolia, <i>Magnolia grandiflora</i>	SHRUB	BUF	YES
RE	(Symbol)	11	Southern Shish Plant, <i>Phaseolitolia var. densa</i>	CANOPY	BUF	YES
TE	(Symbol)	3	Bald Cypress, <i>Taxodium distichum</i>	CANOPY	GEN	YES
TOTAL TREES: 58 (14 SPECIES) - 100% = 14 SPECIES / 111 SURFACTANT = 58						
IC	(Symbol)	99	Red Tip Canna, <i>Cyrtanthera tenuis Red Tip</i>	SHRUB	BUF	YES
JR	(Symbol)	31	Parrot's Beak, <i>Amelanchier alabamica Parrot's Beak</i>	SHRUB	BUF	YES
MR	(Symbol)	84	Abilly Grass, <i>Muhlenbergia capillaris</i>	GRASS	VUA	YES
SR	(Symbol)	101	Sand Cordgrass, <i>Spartina patens</i>	GRASS	VUA	YES
SR	(Symbol)	10	Silver Sea Palmetto, <i>Sabal palmetto</i>	SHRUB	BUF	YES
TR	(Symbol)	34	Casava, <i>Zamia parviflora</i>	SHRUB	VUA	YES
TR	(Symbol)	206	Floratam Grass, <i>Stenotaphrum secundatum Floratam</i>	LAWN	THROUGHOUT	YES

Size & Specification Notes

TREES:
 12" @ 14' Ht. min., 2" Caliper @ 6" above grade min., 6' @ Spread min.

SHRUBS:
 12" @ 12' min. of clear trunk after planting, staggered heights when grouped.

GRASS:
 14' Ht. @ 3-Gal. Cont., Spread 18 - 36" O.C.

*Seeds require and Zamia floridensis (Zamia parviflora) must be 12" min. @ time of planting.

SOIL:
 All soil to be solid, free of weeds and pests, sand green, sand treated, and hand laid.

IRRIGATION:
 A minimum one-inch thick layer of mulch, measured after watering in, shall be placed around all newly installed trees, shrubs, and groundcover plantings. All landscape areas not receiving a vegetative cover must be mulched. Each tree must have a ring of mulch no less than 24 inches beyond its trunk. The use of organic mulch is discouraged.

QUALITY:
 Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as provided in Grapes and Grapes for the Nursery Plants, Part I and II, Department of Agriculture, State of Florida (as amended). Root ball size on all transplanted plant materials must also meet state standards.

NATIVE VARIETIES:
 At least 75 percent of the trees and 50 percent of the shrubs used to fulfill requirements of this chapter must be Florida native species.
 Required: 75% / 50% Provided: 100% / 100%

ROOT BARRIERS:
 A root barrier shall be required for all canopy trees planted within 7'-0" of any roadway, sidewalk, or easement.



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 North Fort Myers, FL 33917
 Tel: 239.691.7790
 Email: info@landesco.com

E Seal: 10-15-2019

Prepared For:
 8111 Broadway E
 Estero, FL 33928

In Conjunction With:
 TDM
 43 Barkley Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (239) 433-8221
 www.tdmgroup.com



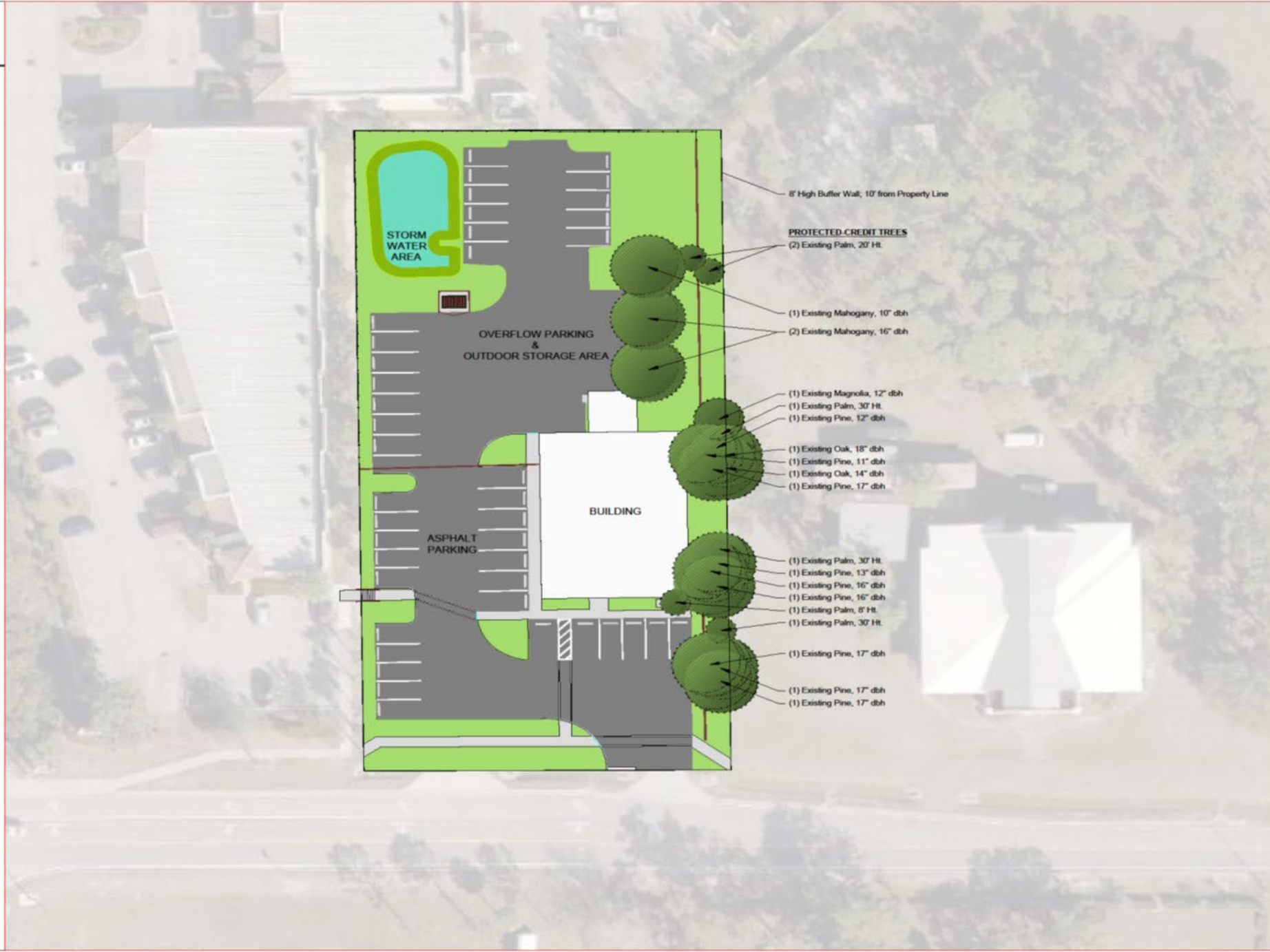
Landscape Plan

DATE IN: 10-15-2019
 DRAWN BY: JOK
 CHECKED BY: DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

SITE INFORMATION

SITE ADDRESS: 8111 BROADWAY E
ESTERO, FL 33928
 STRAP: 38-46-03-03-01953.3494
 SITE AREA: 46,540 SF (1.07 ACRES)
 CURRENT ZONING: AG-3
 PROPOSED USE: CPO / COMMERCIAL OFFICE



8' High Buffer Wall, 10' from Property Line

PROTECTED CREDIT TREES

(2) Existing Palm, 20' Ht.

(1) Existing Mahogany, 10" dbh

(2) Existing Mahogany, 16" dbh

(1) Existing Magnolia, 12" dbh

(1) Existing Palm, 30' Ht.

(1) Existing Pine, 12" dbh

(1) Existing Oak, 16" dbh

(1) Existing Pine, 11" dbh

(1) Existing Oak, 14" dbh

(1) Existing Pine, 17" dbh

(1) Existing Palm, 30' Ht.

(1) Existing Pine, 13" dbh

(1) Existing Pine, 16" dbh

(1) Existing Pine, 16" dbh

(1) Existing Palm, 8' Ht.

(1) Existing Palm, 30' Ht.

(1) Existing Pine, 17" dbh

(1) Existing Pine, 17" dbh

(1) Existing Pine, 17" dbh

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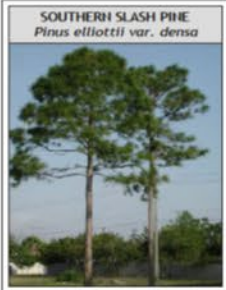
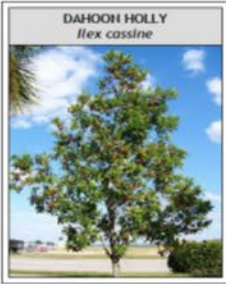
Existing Tree Exhibit

DATE IN: 10-15-2019
 DRAWN BY: JOK
 CHECKED BY: DKK

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REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

TREES



SHRUBS



GRASSES



PLANT SCHEDULE

KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
IC		30	Dahoon Holly, <i>Ilex cassine</i>	CANOPY	BUF	YES
		4			VUA	
MV		1	Sweetbay Magnolia, <i>Magnolia virginiana</i>	CANOPY	GEN	YES
		5			VUA	
PE		11	Southern Slash Pine, <i>Pinus elliotii var. densa</i>	CANOPY	BUF	YES
		1			GEN	
TD		5	Bald Cypress, <i>Taxodium distichum</i>	CANOPY	BUF	YES
		3			GEN	
TOTAL TREES		60	***FOR REVIEWER ONLY*** (60 + 14 (GEN/PCT) + 12 (BUF/PCT) = 86)			
PROPOSED SHRUBS						
CI		99	Red Tip Cocoplum, <i>Chrysobalanus icaco 'Red Tip'</i>	SHRUB	BUF	YES
		101			VUA	
JD		31	Parson's Juniper, <i>Juniperus davurica 'Parsonii'</i>	SHRUB	BPP	YES
		60			VUA	
MG		84	Muhly Grass, <i>Muhlenbergia capillaris</i>	GRASS	VUA	YES
SB		101	Sand Cordgrass, <i>Spartina bakerii</i>	GRASS	VUA	YES
SR		93	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF	YES
ZP		34	Coontie, <i>Zamia pumila</i>	SHRUB	VUA	YES
TOTAL SHRUBS		603				
---		---	Floratam Grass, <i>Stenotaphrum secundatum 'Floratam'</i>	LAWN	THROUGHOUT	YES

Prepared By:



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North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 10-15-2019

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:



1" = 20'

Plant Schedule

DATE IN: 10-15-2019

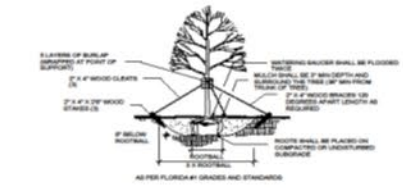
DRAWN BY: JOK

CHECKED BY: DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

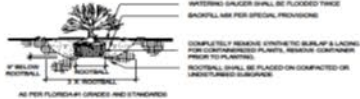
Sheet: 3 of 6

L 1.2



1 DECIDUOUS TREE PLANTING

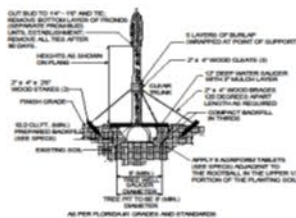
- ROOTS ARE PLANTED AT SAME DEPTH AS BEFORE PLANTING
- SHRUBS SHALL BE SET PLUMB
- DIGESTIVE TO REQUIRED DEPTH
- WOUNDING SAUCER SHALL BE FLOODED THREE INCHES DEEP PER GRADE PLANTING
- COMPLETELY REMOVE EXISTING TO MULCH PLANTING
- MULCH SHALL BE PLACED ON COMPACTED OR UNDISTURBED SUBGRADE
- 1\"/>



2 SHRUB PLANTING



3 TREE PROTECTION



4 PALM PLANTING & STAKING

PLAN NOTES

- REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOOT).
- CONTRACTOR SHALL LOCATE THE DISTURBE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTING AS SHOWN ON DRAWINGS. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA RES 11 OR BETTER AS GIVEN IN 'ORIGINS AND STANDARDS FOR NURSERY PLANTS' PART I AND 'ORIGINS AND STANDARDS FOR NURSERY PLANTS' PART 4, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TALLAHASSEE.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
- CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND; ALL WOUNDING MATERIAL, MORE OF PLASTIC OR SYNTHETIC, SHALL BE REMOVED AT TIME OF PLANTING.
- ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POKETS ARE REMOVED FROM ROOT BALL AREA.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING 500, 500 SHALL BE WATERED UNTIL TIME OF WINTERING.
- TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 3\"/>

FLORIDA EXOTIC AND INVASIVE PLANT SPECIES REMOVAL

THE FOLLOWING HIGHLY INVASIVE PLANTS MUST BE REMOVED FROM THE DEVELOPMENT AREA, IF IT EXISTS, AND THE PROPERTY MUST BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. TO STATE A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT [HTTP://WWW.FLPPC.ORG](http://www.flppc.org). ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY I INVASIVE SPECIES ARE STRICTLY PROHIBITED.

SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BY ANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY LANDESCO, P.L.L.C. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DISCUSSION OF THIS LEVEL OF INFORMATION.

- LANDSCAPING AND IRRIGATION NOTES**
- PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADING AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
 - ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
 - 75% OF THE REQUIRED TREES AND 80% OF THE SHRUBS SHALL BE NATIVE VARIETIES. 10% OF THE REQUIRED TREE AND SHRUB SPECIES DEPICTED ARE CONSIDERED NATIVE FLORIDA SPECIES.
 - TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET SET OF CLEARANCE AND BE CLEAR OF VEHICULAR SIGHT TRIANGLES. REQUIRED HEDGES MUST BE PLANTED IN UNINTERRUPTED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITH A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
 - A MINIMUM THREE-INCH THICK LAYER OF MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AROUND ALL PLANTED TREES, SHRUBS, AND GROUNDCOVER PLANTINGS. ALL LANDSCAPE AREAS NOT COVERED BY VEGETATIVE COVER MUST BE MULCHED EACH YEAR WITH A MINIMUM OF 2 INCHES OF MULCH NO LESS THAN 24 INCHES BEYOND ITS TRUNK. THE USE OF CYPRESS MULCH IS DISCOURAGED.
 - ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND USUOUS CONDITION. TREE AND PALM STAKERS AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
 - ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT AFTER INSTALLATION. TRUNK SHALL BE A MINIMUM OF 3 INCHES ABOVE THE GROUND AND A FOUR-FOOT WIDE CANOPY. PALMS MUST HAVE A MINIMUM OF 10 FEET OF CLEAR TRUNK/WOOD AT TIME OF PLANTING. TREES LOCATED ALONG ARTERIAL ROADS MUST HAVE A MINIMUM 3-INCH CANOPY (AT 12 INCHES ABOVE GROUND) AT THE TIME OF INSTALLATION.
 - SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE TO BE BUFFERS AND/OR SCREENING. WHEN MEASURED AT THE TIME OF PLANTING ALL SHRUBS INTENDED FOR SCREENING MUST BE A MINIMUM OF 3-GALLON CONTAINER SIZE AT TIME OF PLANTING AND 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF PLANTING. SHALL BE MAINTAINED AT A HEIGHT NO LESS THAN 36 INCHES ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERS AND/OR SCREENING EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED WHICH SHALL BE MAINTAINED AT 24 INCHES ABOVE NEAREST ROADWAY SURFACE.
 - CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN FEET OF ANY ROADWAY, SIDEWALK OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY.
 - IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKED LOT ISLANDS, WILL BE ADEQUATELY SERVED FOR IRRIGATION. A MOISTURE GRAB/SENSOR SHALL BE INSTALLED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE. IT SHALL NOT RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A MANNER THAT ELIMINATES THE APPLICATION OF WATER IMPERVIOUS AREAS INCLUDING ROADS, DRIVES, AND OTHER IMPERVIOUS USE AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED SERVICE.

PROHIBITED INVASIVE EXOTICS

Common Name	Scientific Name
Coral acacia	<i>Acacia corallina</i>
Worm's tongue	<i>Azadirachta indica</i>
Melaleucon	<i>Banksia lanata</i>
Andromeda	<i>Calceolaria speciosa</i>
Rosewood	<i>Calophyllum speciosum</i>
Air potato	<i>Dioscorea alata</i>
Money tree palm	<i>Eleocharis caroliniana</i>
Wandering hyacinth	<i>Flourensia coccinea</i>
Cuban oregano	<i>Ficus macleodii</i>
Japanese climbing fern	<i>Lycopodium japonicum</i>
Old World climbing fern	<i>Lycopodium obscurum</i>
Melastoma	<i>Melastoma quinquangulare</i>
Daigou rose myrtle	<i>Myrsine floribunda</i>
Chinese tobacco	<i>Nephrolepis acuminata</i>
Bottlebrush	<i>Schinus molle</i>
Florida rock apple	<i>Sida acuta</i>
Tropical sand apple	<i>Sida cordata</i>
Jaca palm	<i>Tournefortia bicolor</i>
Pear apple	<i>Tournefortia palmata</i>
Cork tree	<i>Thespesia populnea</i>
Walloo	<i>Walloo thibaudii</i>

OPEN SPACE DIAGRAM



OPEN SPACE
15,704 SF



18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 10-15-2019

Prepared For:
8111 Broadway E
Estero, FL 33928

In Conjunction With:
TDM
TERRACE DESIGN MANAGEMENT
11000 Florida Avenue, Suite 200
North Fort Myers, FL 33907
Phone: 239.691.7790
Fax: 239.691.7799
www.terrace-design.com

North arrow and scale: 1" = 20'

Landscape Details

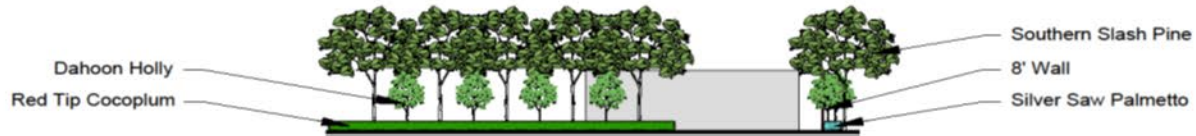
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DRAWN BY: JOK
CHECKED BY: DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

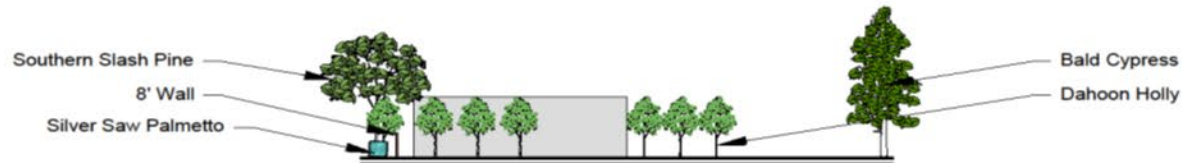


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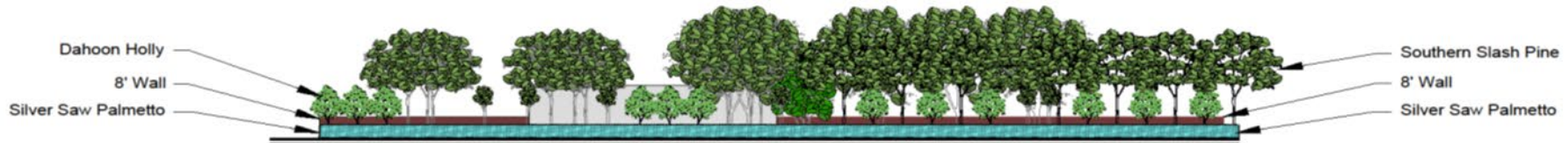
REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:



SOUTH



NORTH



EAST



WEST

Prepared By:



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North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 10-15-2019

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:



1" = 20'

Landscape Elevations

DATE IN: 10-15-2019

DRAWN BY: JOK

CHECKED BY: DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

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