SITE INFORMATION SITE ADDRESS: 8111 BROADWAY E STRAP: 28-46-25-E2-U1923.2494 SITE AREA: 46,547 SF (1.07 ACRES) CURRENT ZONING: CPD / COMMERCIAL OFFICE PROPOSED USE: SITE DEVELOPMENT AREAS TOTAL PARCEL AREA: (1.12 ACRES) 46,547 SF 100.00% PROPOSED BUILDING (ROOF) AREA: 5,226 SF PROPOSED PAVEMENT AREA 21,996 SF 50.50% PROPOSED CONCRETE AREA: PROPOSED TOTAL IMPERVIOUS AREA: **ESTERO PLANNING COMMUNITY** LANDSCAPE REQUIREMENTS (Per Estero Planning Community - Land Development Code / Chapter 33 - PLANNING COMMUNITY REGULATIONS / Subdivision III. Landscaping Sec. 33-351. - Landscape Buffers. <u>Commercial</u> Development abutting the following uses: North Property Boundary: COM <---> COM Type 'A' Buffer (5' min. width; 4 Trees / 100 LF) ▶ 150.00 LF = 6 Trees 150 / 100 = 1.50 x 4 = 6.00 Trees 6 East Property Boundary: COM <---> SFR Type 'C' Buffer (20' min. width; 10 Trees + 30 Shrubs / 100 LF) ➤ 310.33 LF = 31 Trees + 93 Shrubs 310 / 100 = 3.10 x 10 = 31.00 Trees 310 / 100 = 3.10 x 30 = 93.00 Shrubs South Property Boundary: COM <---> ROW (Broadway E) Type 'D' Buffer *(20' min. width; 5 Trees + 66 Shrubs / 100 LF)* ▶ 150.00 LF = 8 Trees + 99 Shrubs 150 / 100 = 1.50 x 5 = 7.50 Trees 150 / 100 = 1.50 x 66 = 99.00 Shrubs West Property Boundary: COM <---> COM Type 'A' Buffer (5' min. width; 4 Trees / 100 LF) ▶ 310.33 LF = 13 Trees 310 / 100 = 3.10 x 4 = 12.40 Trees 13 LEE COUNTY LANDSCAPE REQUIREMENTS AND LANDSCAPING)

(Per Lee County, FL - Land Development Code / Chapter 10 - DEVELOPMENT STANDARDS / ARTICLE III, - DESIGN STANDARDS AND REQUIREMENTS / DIVISION 6. - OPEN SPACE, BUFFERING

Sec. 10-415 Open Space. (a) Open Space Calculations: Commercial 20% of development area must be provided as open space ▶ Open Space: 46,547 SF x 0.20 = 9,309.40 SF	9,309 SF	15,704 SI
Sec. 10-416 Landscape standards. (a) General Trees. (GEN) (3) All other developments. One tree must be provided per each 3,500 square feet of development area. ► GEN: 46,547 SF / 3,500 = 13.30 Trees	14	(PCT: 14 4
 (b) Building perimeter plantings. (BPP) Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided. ▶ BPP: 5,226 SF x 0.10 = 522.60 SF ▶ BPP: (523 SF / 2) / 9) = 29.06 Shrubs 	523 SF 30	524 SF 31
(c) Landscaping of parking and vehicle use areas. (VUA) (2) Internal landscaping. a. At least one canopy tree or a cluster of three sabal palms must be planted or retained for every 250 square feet of required internal planting area, and no parking space may be more than 200 feet from a tree planted in a permeable island, peninsula or median.		
 VUA: 2,200 SF / 250 = 8.80 Trees b. Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total 	9	9
paved surface area. ► VUA: 21,996 SF x 0.10 = 2,199.60 SF ► VUA: 2,200 SF / 9 = 244.44 Shrubs	2,200 SF 245	2,380 SF 383
TOTALS TREES SHRUBS LANDSCAPE AREA	81 467 2,723 SF	86 606 3,902 SF





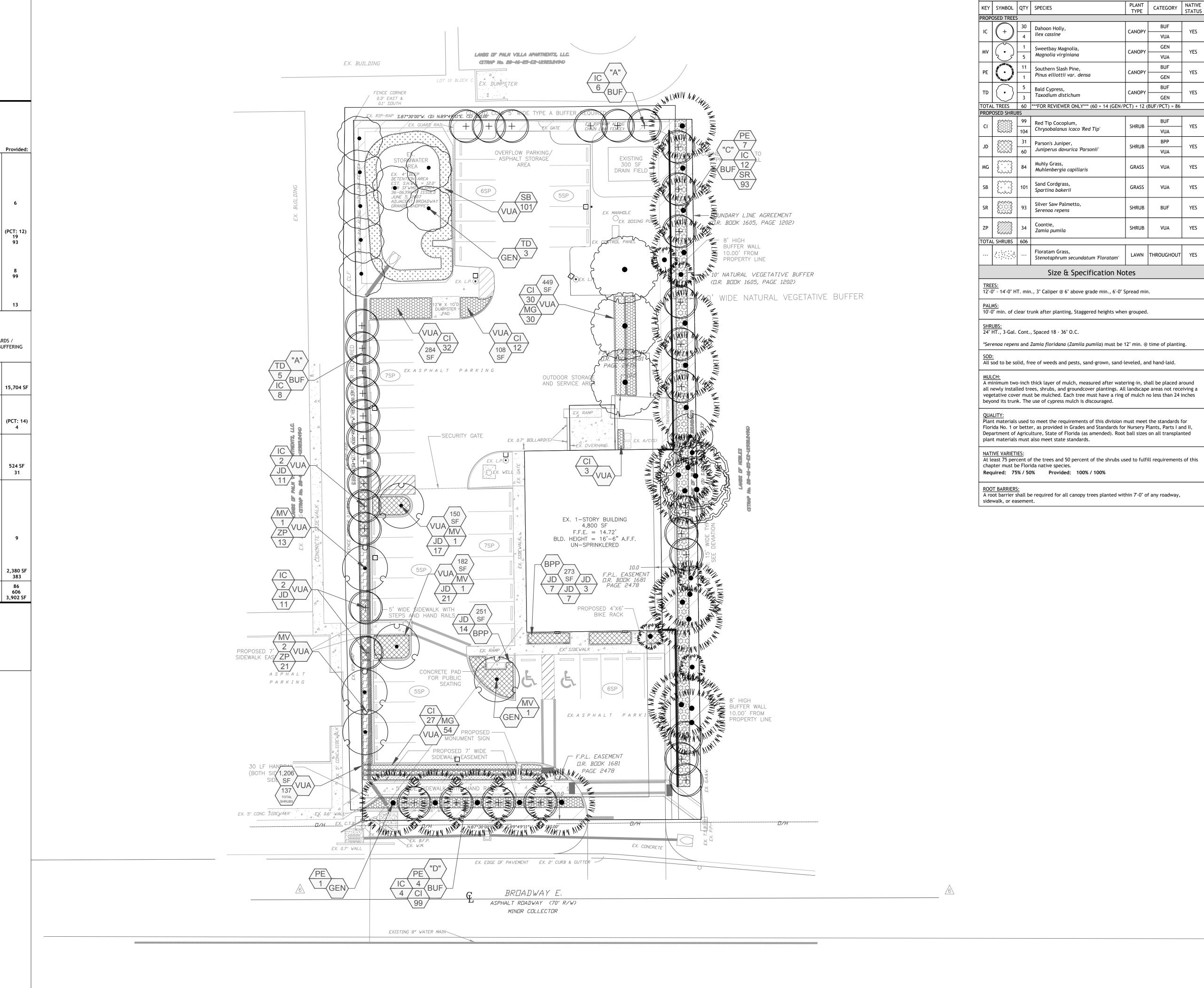




General



13





PLANT SCHEDULE

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:







Landscape Plan

10-15-2019 DATE IN: DRAWN BY:

CHECKED BY:

REVISION DATE:

Sheet: 1 of 6

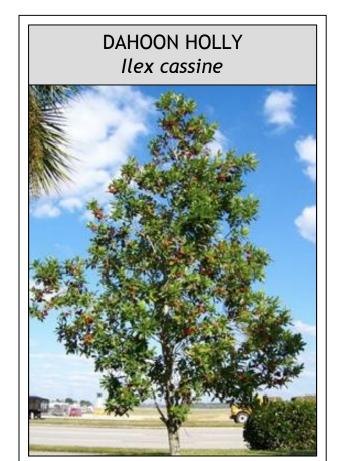


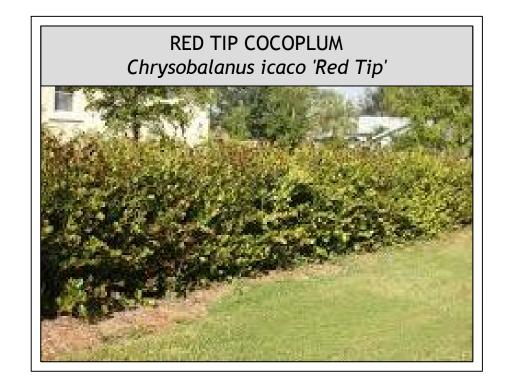
TREES

SHRUBS

GRASSES

PLANT SCHEDULE





PARSON'S JUNIPER Juniperus davurica

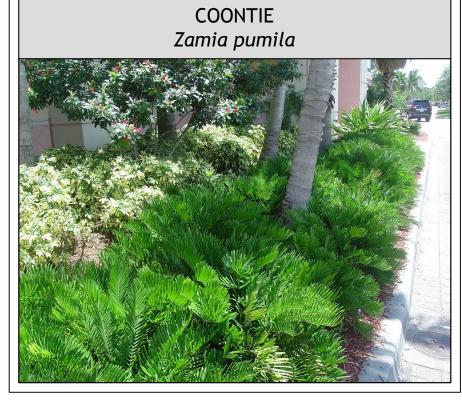


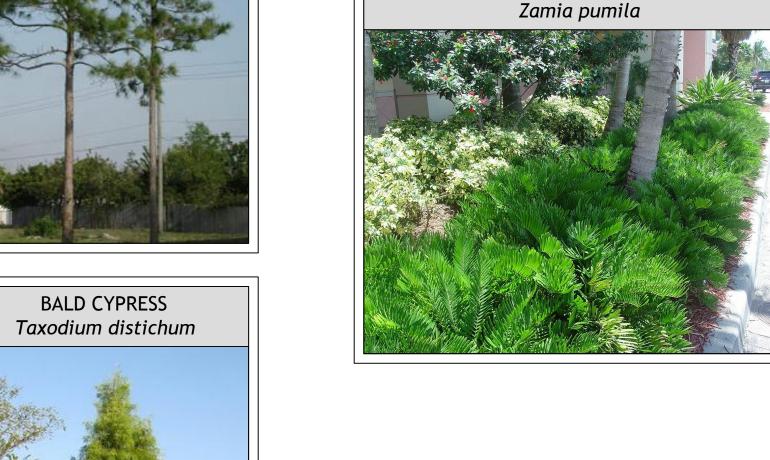












KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPO	SED TREES					
IC +		30	Dahoon Holly,	CANOPY	BUF	YES
		4 Ilex cassine		VUA		
MV	5	1	Sweetbay Magnolia,	CANOPY	GEN	YES
		5	Magnolia virginiana		VUA	
PE	WINNIN WI	11	Southern Slash Pine,	CANOPY	BUF	YES
		1	Pinus elliottii var. densa		GEN	
TD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



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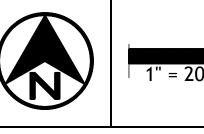
E Seal: 10-15-2019

Prepared For:

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In Conjunction With:





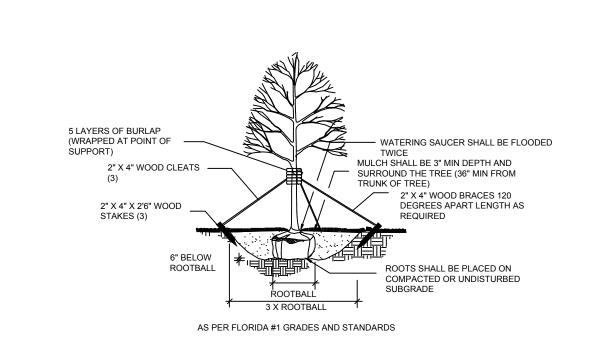
Plant Schedule

DATE IN:

10-15-2019

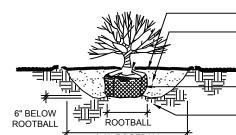
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CHECKED BY: DK			DKK
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Sheet: 3 of 6



1 DECIDUOUS TREE PLANTING

- RAISE AND REPLANT ANY SHRUBS WHICH SETTLE MORE THAN 50 mm AFTER PLANTING & WATERING IN
- SHRUBS SHALL BE SET PLUMB
- EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX
- SHRUB SHALL BE PLANTED SO THAT CROWN



AS PER FLORIDA #1 GRADES AND STANDARDS

 WATERING SAUCER SHALL BE FLOODED TWICE BACKFILL MIX PER SPECIAL PROVISIONS

SETTLEMENT

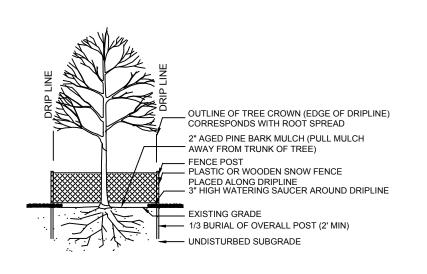
 WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER PLANTING. WATER & MAINTAIN AS PER

IS 50mm MIN. ABOVE FINISHED GRADE AFTER

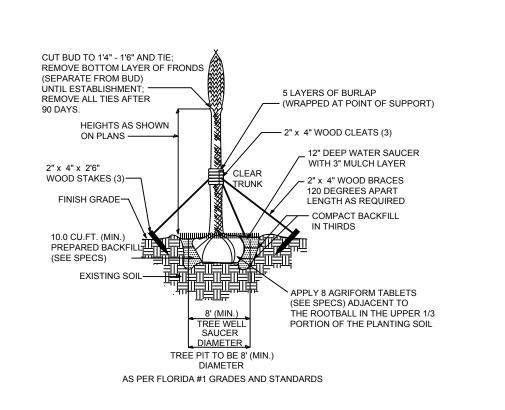
FOR CONTAINERIZED PLANTS, REMOVE CONTAINER ROOTBALL SHALL BE PLACED ON COMPACTED OR UNDISTURBED SUBGRADE

COMPLETELY REMOVE SYNTHETIC BURLAP & LACING.

SHRUB PLANTING



TREE PROTECTION



PALM PLANTING & STAKING

PLAN NOTES

- 1. REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
- 2. CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- 3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTINGS AS SHOWN ON DRAWING. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
- 4. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART I AND 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
- 5. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
- 6. ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
- 7. CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, SHALL BE REMOVED AT TIME OF
- 8. ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POCKETS ARE REMOVED FROM ROOT BALL AREA.
- 9. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD. SOD SHALL BE WATERED UNTIL TIME OF KNITTING.
- 10. TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 5' DIAMETER MULCH RING.
- 11. ALL PLANTS AND STAKES SHALL BE SET PLUMB AT TIME OF PLANTING, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD.
- 12. INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- 13. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/WRITTEN ON THE PLAN.
- 14. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.

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 DATE A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT HTTP: //WWW.FLEPPC.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, PLLC. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

LANDSCAPING AND IRRIGATION NOTES

- 1. PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
- 2. ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
- 3. 75% OF THE REQUIRED TREES AND 50% OF THE SHRUBS SHALL BE NATIVE VARIETIES. 100% OF THE REQUIRED TREE AND SHRUB SPECIES DEPICTED ARE CONSIDERED NATIVE FLORIDA SPECIES.
- 4. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET (8') 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 WITHIN A MINIMUM OF ONE YEAR AFTER TIME
- 5. A MINIMUM THREE-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 CYPRESS MULCH IS DISCOURAGED.
- 6. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
- 7. ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT AFTER INSTALLATION, HAVE A 3-INCH CALIPER (AT 12 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 CALIPER (AT 12 INCHES ABOVE GROUND) AT THE TIME OF
- 8. SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE TO BE BUFFERED AND/OR SCREENED, 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 BUFFERED AND/OR SCREENED, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCÉSS IS PROVIDED, WHICH SHALL BE MAINTAINED AT 24 INCHES ABOVE NEAREST ROADWAY, MAXIMUM.
- 9. 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.
- 10. IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICULAR USE AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING 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 DEVICE.

PROHIBITED **INVASIVE EXOTICS** Common Name Scientific Name Earleaf acacia Acacia auriculiformis Woman's tongue Albizia lebbeck Bishopwood Bischofia javanica Australian Pines All Casuarina species Carrotwood Cupianopsis anacardioide Rosewood Dalbergia sissoo Air potato Dioscorea alata Murray red gum Eucalyptus camaldulens Weeping fig Ficus benjamina Cuban laurel fig Ficus microcarpa Japanese Climbing fern Lygodium japonicum Old World climbing fern Lygodium microphyllum Melaleuca quinquenervia paper tree Downy rose myrtle Rhodomyrtus tomentosus Chinese tallow Sapium sebiferum Brazilian pepper, Schinus terebinthifolius Florida holly Tropical soda apple Solanum viarum Java plum Syzygium cumini Rose apple Syzygium jambos Cork tree Thespesia populnea





18197 Sandy Pines Circle

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

E Seal: 10-15-2019

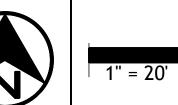
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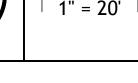
Prepared For:

8111 Broadway E Estero, FL 33928

In Conjunction With:







Landscape **Details**

DATE IN: DRAWN BY: CHECKED BY:		10-1	10-15-2019 JOK DKK		
REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:		

Sheet: 4 of 6

OPEN SPACE 15,704 SF



