

GENERAL DEVELOPMENT NOTES:

- ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
- THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
- ANY PUBLIC LAND CORNER WITHIN LIMITS OF CONSTRUCTION IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
- EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
- NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SPWMD IN ACCORDANCE WITH 405-20.301, F.A.C. SHALL BE OBTAINED.
- DISTURBED AREAS WITHIN LEE COUNTY, VILLAGE OF ESTERO, AND FDOT RIGHTS-OF-WAY SHALL BE SODDED.

SIGNING AND MARKING NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
- THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE DEVELOPMENT REGULATIONS PER RES. Z-12-010, ORD. 2017-01 & ORD. PZB 2017-05

CATEGORY	REQUIRED	PROVIDED
PARCEL 1		PARCEL 1
MINIMUM LOT AREA	2,31± AC.	2,31 AC.
MINIMUM LOT WIDTH	220± FT	220 FT
MINIMUM LOT DEPTH	413± FT	413 FT
STREET SETBACK (HIGHLANDS AVE.)	25 FT	35.5 FT
STREET SETBACK (BROADWAY AVE.)	25 FT	26.5 FT
STREET SETBACK (US-41)	25 FT	N/A
SIDE SETBACK	15 FT	N/A
MINIMUM BUILDING SEPARATION	20 FT	N/A
MAXIMUM BUILDING HEIGHT	35 FT	N/A
MAXIMUM LOT COVERAGE	20%	6.7%

BUFFER REQUIREMENTS

BOUNDARY	ADJACENT USE	BUFFER REQUIRED
NORTH PARCEL		
NORTH (BROADWAY AVE. E)	R.O.W.	20' TYPE 'D'
SOUTH (LORDS WAY ST.)	R.O.W.	15' TYPE 'D' (1)
SOUTH	COMMERCIAL	15' TYPE 'B'
EAST (HIGHLANDS AVE.)	R.O.W.	20' TYPE 'D'
WEST (TAMIAMI TRL.)	R.O.W.	20' TYPE 'D'
WEST	COMMERCIAL	15' TYPE 'B'

(1) REDUCED BUFFER WIDTH APPROVED PER RES. Z-12-010, ORD. 2017-01, ORD. PZB 2017-05.

OVERALL PARKING SUMMARY

USE	SPACES REQUIRED		SEATS	REQUIRED
	RATIO	AREA		
PLACE OF WORSHIP SANCTUARY	1 SPACE PER 3 SEATS		542	181
TOTAL SPACES REQUIRED 181 (6)				
EXISTING SPACES				
PARKING SPACE TYPE				
STANDARD PAVED SPACES				116
PERVIOUS SPACES				77
ACCESSIBLE SPACES				9
TOTAL EXISTING SPACES 202				
PROPOSED SPACES				
PARKING SPACE TYPE				
STANDARD PAVED SPACES				3
PERVIOUS SPACES				23
ACCESSIBLE SPACES				0
TOTAL PROPOSED SPACES 26				

NOTES:
 1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
 2. PLACE OF WORSHIP RATIOS PER RES. Z-12-010, ORD. 2017-01, ORD. PZB 2017-05, AND LDC SECTION 34-20(20b).

PARCEL 1 PARKING SUMMARY

USE	SPACES REQUIRED		AREA	REQUIRED
	RATIO	AREA		
SMALL COMMODITIES	1 SPACE PER 250 SF	6,132		25
TOTAL SPACES REQUIRED 25 (1)				
PROPOSED SPACES				
PARKING SPACE TYPE				
STANDARD PAVED SPACES				24
PERVIOUS SPACES				23
ACCESSIBLE SPACES				1
TOTAL PROPOSED SPACES 58 (1)				

NOTES:
 1. "(#)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
 2. NO PARKING REQUIREMENT CALCULATED FOR STORAGE AREA.

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY (1)	PROPOSED	TOTAL TO DATE
THRIFT STORE	6,150 SF	3,100 SF	6,132 SF
THRIFT STORE STORAGE	4,500 SF	4,479 SF	4,479 SF

(1) MAXIMUM INTENSITIES PER RES. Z-12-010, ORD. 2017-01, ORD. PZB 2017-05.

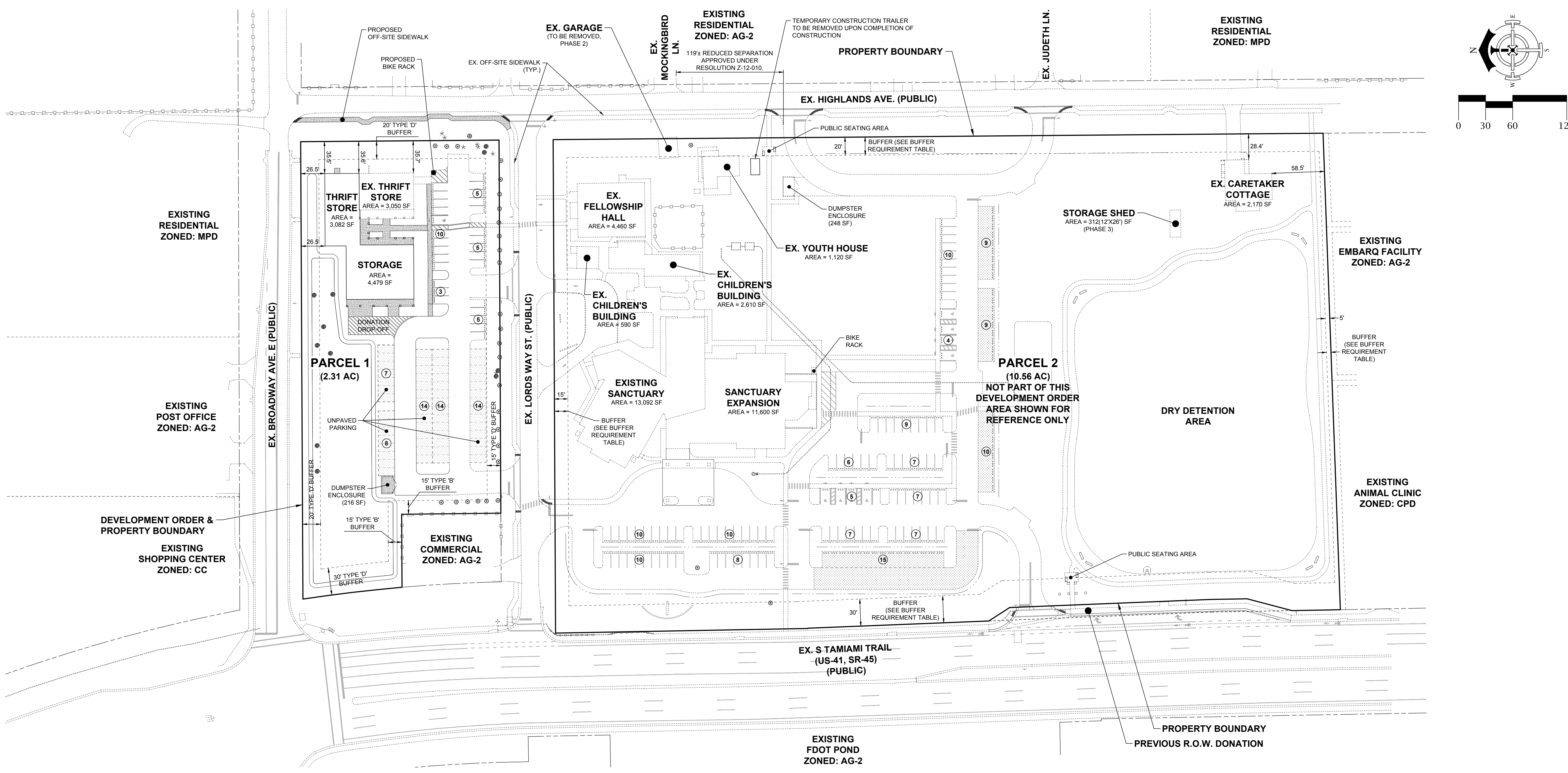
REFUSE & SOLID WASTE DISPOSAL FACILITIES (LDC 10-261)

REQUIRED
1. 10,000-25,000 SF OF COMMERCIAL (PARCEL 1) MINIMUM REQUIRED = 216 SF
2. MINIMUM OVERHEAD CLEARANCE: 22 FEET
3. ALL STORAGE AREAS / CONTAINERS MUST BE ADEQUATELY SHIELDED BY A 3-SIDED ENCLOSURE WITH GATE.
4. GATES SHALL HAVE 12 FT. CLEAR OPENING.
PROVIDED
12' x 18' ENCLOSURE PROVIDED (12' MIN. GATE)
TOTAL PROVIDED 216 SF

OPEN SPACE CALCULATIONS

	ACREAGE
PROPERTY AREA	12.97
MIN. OPEN SPACE REQUIRED	4.51 (34.8%) (1)
OPEN SPACE PROVIDED	9.43

(1) PER RES. Z-12-010, ORD. 2017-01 & ORD. PZB 2017-05.



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DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1605 Henry Street
 Fort Myers, FL 33901
 239-418-0691 • 239-418-0692 fax
 Florida Certificate of Authorization:
 Engineering, L.B. # 26876

ENGINEER OF RECORD:
 JOHN T. WODAK, P.E. (FOR THE FIRM)
 FLORIDA P.E. NO. 58217
 NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:
 ESTERO UNITED METHODIST CHURCH BOARD OF TRUSTEES
 8088 LORDS WAY ST.
 ESTERO, FL 33928

PROJECT:
ESTERO UNITED METHODIST CHURCH THRIFT STORE EXPANSION

PLAN REVISIONS	DESCRIPTION
#	DATE

SITE PLAN

Project Manager: JTW
 Drawn By: QMW
 Checked By: JTW
 Project Number: 21519
 Part of Section(s): 28
 Township: 46 S | Range: 25 E
 County, State: LEE COUNTY, FL

Status:
 CONSTRUCTION PLANS

Sheet Number: 4