

ESTERO UNITED METHODIST CHURCH THRIFT SHOP EXPANSION

Development Order
Public Information Meeting
Design Review Board
March 25, 2020

Introduction

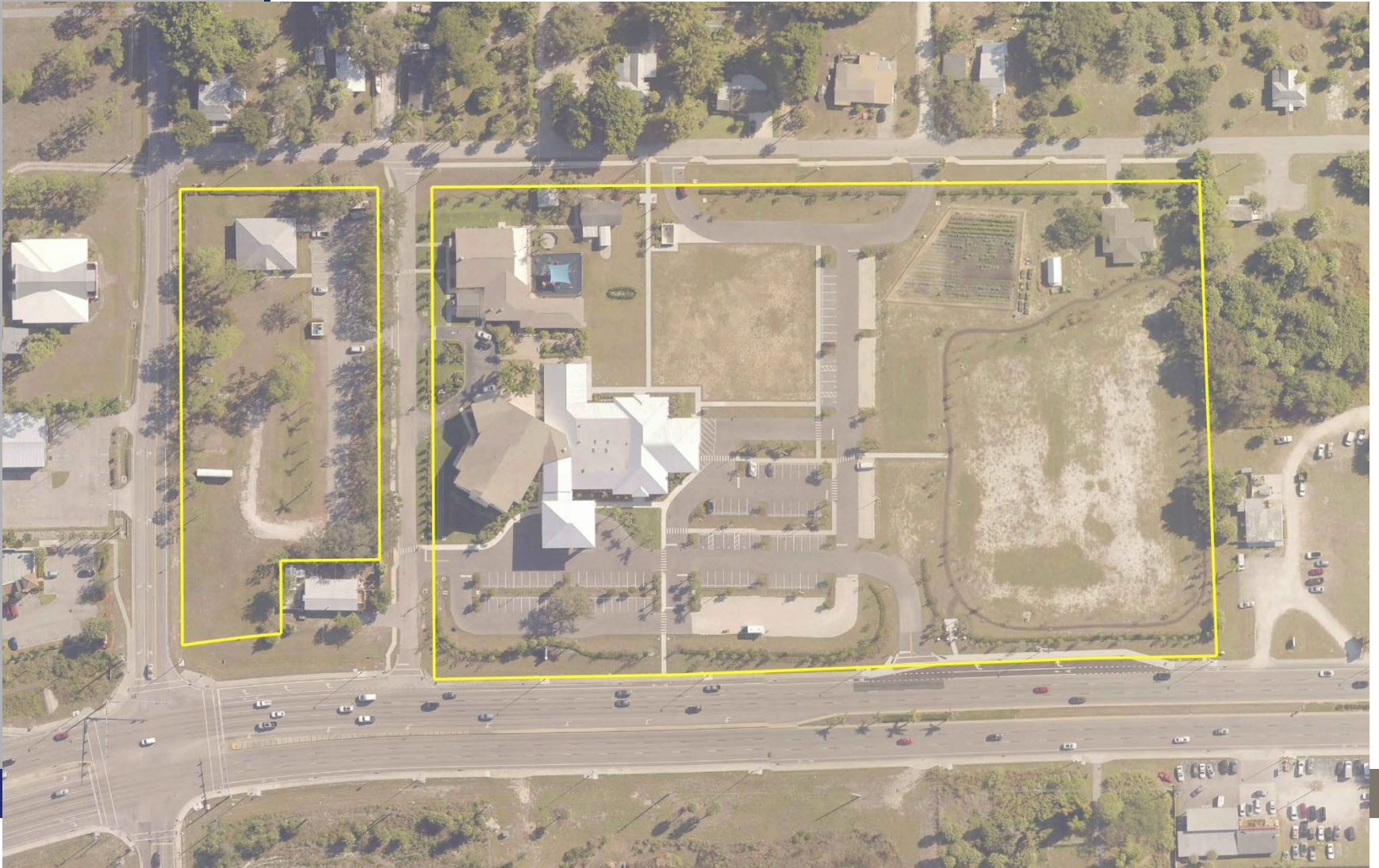
Project Team:

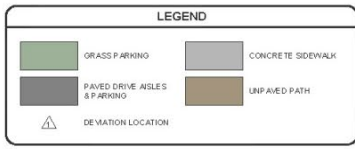
- John T. Wojdak, P.E. *DeLisi Fitzgerald, Inc.*
- Jennifer Gloer *ADG Architecture, LLC*
- Greg Diserio, RLA *David M. Jones, Jr. & Associates, Inc.*
- Jim Burg *Estero United Methodist Church*

Project Overview

- Location: SEC US 41 & Broadway
- Size: 2.31+/- acres
- Zoning: Community Facilities PD
Zoning Amendment
approved at Village Council on
January 18, 2017.
- DO: Expand existing Thrift Shop to
include 3,100 SF of additional
store area and 4,500 SF of
storage area; expand existing
grass parking lot; construct
build-out of SWM system

Overview Aerial

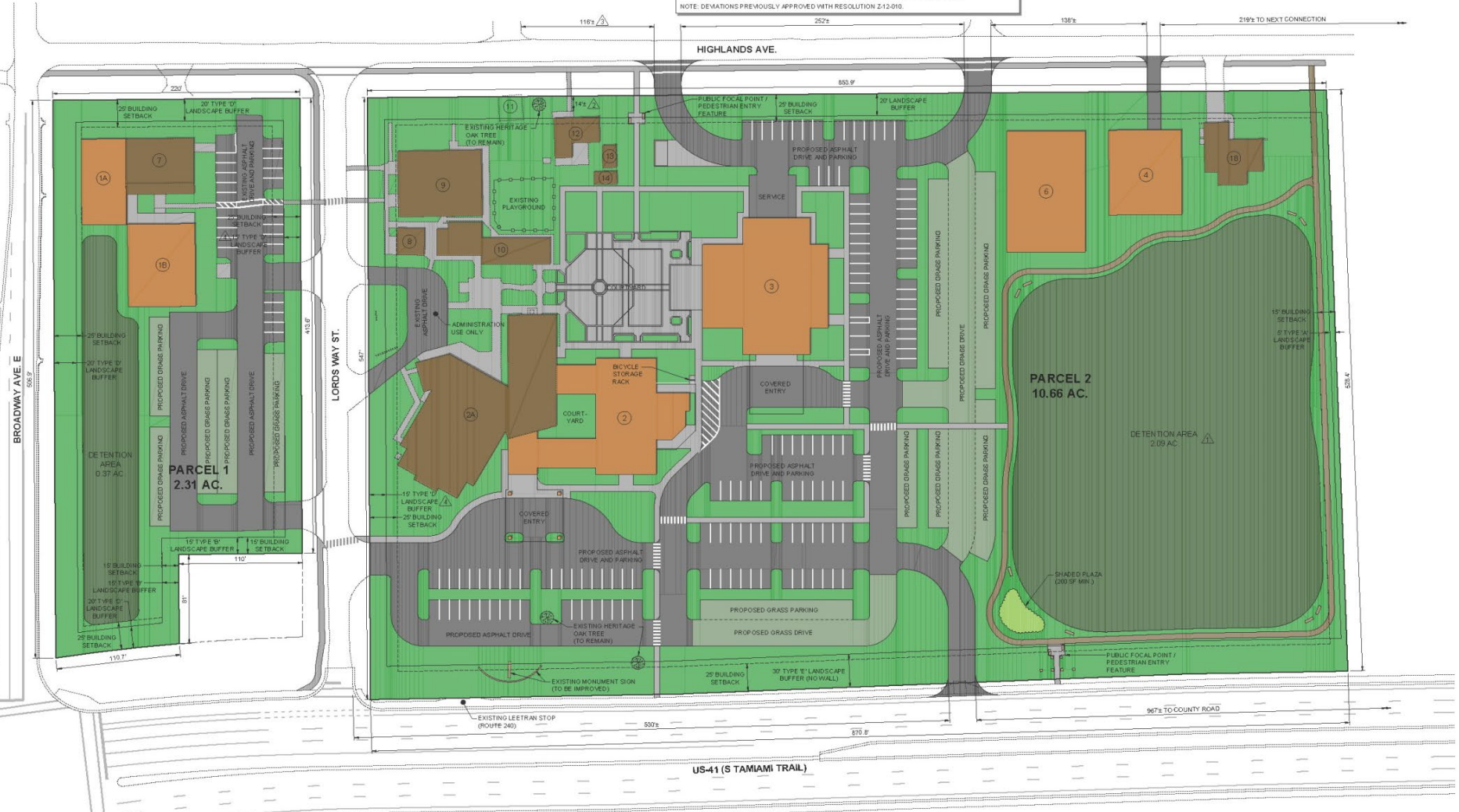
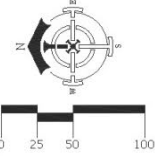




LAND USE SUMMARY

CATEGORY	AREA (AC)	PERCENTAGE
BUILDING	1.79	13.8%
EXISTING (TO REMAIN)	0.64	4.9%
PROPOSED	1.15	8.9%
PAVEMENT / SIDEWALK	2.62	27.4%
OPEN SPACE	4.51	34.8%
MISC. PERVIOUS	3.15	24.3%
SUBTOTAL	12.87	100.0%

- ### DEVIATIONS
- △ LDC SECTION 33-110 REQUIREMENT TO PROVIDE ALL DRY DETENTION BASINS BE PLANTED WITH WETLAND TYPE PLANT SPECIES, TO ALLOW THE SOUTHERNMOST DRY DETENTION AREA TO BE LEFT UNPLANTED.
 - △ LDC SECTIONS 33-351 AND 34-2192(b) REQUIREMENT TO PROVIDE A MINIMUM 20-FOOT WIDE TYPE "D" BUFFER AND MINIMUM 25-FOOT STREET SETBACK, TO ALLOW THE EXISTING YOUTH HOUSE BUILDING #12 TO HAVE A MINIMUM 14- FOOT STREET SETBACK FROM HIGHLANDS AVENUE AND TO ENCRoACH 0.5 FEET INTO THE REQUIRED BUFFER WIDTH, AND TO ALLOW A 40-SQUARE FOOT CONCRETE PAD AND A 4-FOOT WIDE SIDEWALK THAT EXTENDS FROM THE YOUTH HOUSE TO HIGHLANDS AVENUE TO ENCRoACH INTO THE REQUIRED BUFFER WIDTH.
 - △ LDC SECTION 10-285 REQUIREMENT TO PROVIDE A 125-FOOT SEPARATION DISTANCE BETWEEN ROAD AND NON-RESIDENTIAL DRIVEWAY INTERSECTIONS, TO ALLOW A 118-FOOT SEPARATION DISTANCE BE ACQUIRED EDGE TO EDGE FROM MOCKINGBIRD LANE TO THE EXISTING NORTHERNMOST DRIVEWAY ON HIGHLAND AVENUE.
 - △ LDC SECTION 33-351 REQUIREMENT TO PROVIDE A MINIMUM 20-FOOT WIDE TYPE "D" BUFFER ALONG LORDS WAY, TO ALLOW A 15-FOOT WIDE TYPE "D" BUFFER ADJACENT TO BOTH SIDES OF LORDS WAY.
- NOTE: DEVIATIONS PREVIOUSLY APPROVED WITH RESOLUTION 2-12-010.



PARKING CALCULATIONS

REQUIRED: 1,000 SEAT SANCTUARY @ 13 SPACE PER 3 SEATS = 334 SPACES
 50% OF REQUIRED SPACES MUST BE PAVED = 167
 REMAINING SPACES ARE GRASS
 PROVIDED: 334 SPACES

NOTE: THERE ARE NO OTHER INCIDENTAL USES DURING THE PRIMARY WORSHIP SERVICE. THIS REPRESENTS MAXIMUM PARKING REQUIREMENTS FOR THE PROPERTY.

BUILDING SCHEDULE - EXISTING

NUMBER	DESCRIPTION	AREA (SF)	HEIGHT	USE
2A	EXISTING SANCTUARY	13,092	<45	CONTINUED USE - SANCTUARY
7	COMMUNITY OUTREACH CENTER	3,050	<35	CONTINUED USE - THRIFT STORE
8	PART OF CHILDREN'S BUILDING	590	<20	CONTINUED USE - ACTIVITY ROOMS
9	FELLOWSHIP HALL	4,480	<20	CONTINUED USE - MEETING ROOMS
10	CHILDREN'S BUILDING	2,810	<20	CONTINUED USE - ACTIVITY ROOMS
11	GARAGE	470	<20	TO BE REMOVED
12	YOUTH HOUSE	1,120	<20	CONTINUED USE - STORAGE
13	STORAGE SHED	249	<20	CONTINUED USE - STORAGE
14	STORAGE SHED	237	<20	CONTINUED USE - STORAGE
16	CARETAKER COTTAGE	2,170	<20	CONTINUED USE - CARETAKER COTTAGE

BUILDING SCHEDULE - PROPOSED

NUMBER	DESCRIPTION	AREA (SF)	HEIGHT	PHASING	USE
1A	COMMUNITY OUTREACH CENTER ANNEX 'A'	3,100	35'	PHASE 2	THRIFT STORE
1B	COMMUNITY OUTREACH CENTER ANNEX 'B'	4,500	35'	PHASE 2	THRIFT STORE STORAGE
2	EX. SANCTUARY EXPANSION	10,100	35'	PHASE 1	ASSEMBLY, CLASSROOM
3	SANCTUARY / MULTI PURPOSE BUILDING	12,000	45'	PHASE 2	ASSEMBLY, PLACE OF WORSHIP
4	MAINTENANCE BUILDING	5,000	35'	PHASE 2	STORAGE (INDOOR)
6	MULTI PURPOSE BUILDING	15,400	35'	PHASE 2	MULTI PURPOSE

- GENERAL DRAINAGE NOTES:**
1. THE LENGTH OF ALL EXISTING DRAIN PIPES SHOWN ARE APPROXIMATE AND ARE MEASURED FROM THE INSIDE FACE OF STRUCTURE TO THE INSIDE FACE OF THE NEXT STRUCTURE.
 2. THE LOCATION OF THE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
 3. DURING CONSTRUCTION, ALL SLEET CHANNELS SHALL BE COVERED WITH FILTER FABRIC. IMPACT FROM OR APPROXIMATE TO PREVENT DRAINAGE FROM FALLING INTO THE SLEET.
 4. THE CONTRACTOR SHALL MAINTAIN ALL PROPOSED ELEVATIONS TO MEET THE EXISTING GRADES AS NOTED.
 5. ALL EXISTING DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
 6. PROPOSED GRADES IN OPEN SPACE ARE AS AT TOP OF SOI.
 7. THE SUBJECT INDEED IS LOCATED IN FLOOD ZONE 1 AND IS BASED ON FLOOD SURVEILLANCE ANTICIPATED FUTURE. SET AWAY, ADJUST TO SHOW THE FLOOD ELEVATIONS IF NEEDED.
 8. THERE ARE NO KNOWN IMPACTS TO SURFACE GROUNDWATER RESULTING FROM THE PROJECT.

- OPERATIONS AND MAINTENANCE NOTES:**
1. THE PROJECT IS BEING DEVELOPED UNDER LIMITED CONTROL BY THE PROPERTY OWNER.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OPERATIONS AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM. THIS SHALL INCLUDE, BUT NOT LIMITED TO:
 - + ROUTINE INSPECTION
 - + ESTABLISHMENT OF SOLE ALLOWED DETENTION AREA NOTIONAL AND ANY SOLE AREAS OR AREAS OF MAINTENANCE
 - + REMOVAL OF SLEET OR DEBRIS FROM DETENTION AREAS, STRUCTURES OR PIPES
 - + SYSTEM REPAIRS AS NECESSARY
 - + LANDSCAPE MAINTENANCE AND SOILING
 3. ALL PROPOSED SLEET CHANNELS SHALL BE COVERED BY THE PROPERTY OWNER AS A PRIORITY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUBSEQUENT ANALYSIS, REMOVAL OF EXCESS VEGETATION.

LAND USE SUMMARY

CATEGORY	AREA (SQ. FT.)	PERCENTAGE
BUILDING	1,200	7.0%
PAVEMENT / DRIVEWAY	1,200	26.4%
OPEN SPACE	6,400	76.7%
TOTAL	11,200	100.0%

SURFACE WATER MANAGEMENT PARAMETERS (PER SFWMCD 16-0-1760-2)

DESCRIPTION	MINIMUM DEPTH
5 YEAR, 1 DAY RAINFALL (IN)	0.7
25 YEAR, 1 DAY RAINFALL (IN)	11.0
100 YEAR, 1 DAY RAINFALL (IN)	15.0
CONTROL SUBURSION (FT ABOVE)	0.40
5 YEAR, 1 DAY FLOOD STAGE (FT ABOVE)	0.24
10 YEAR, 1 DAY FLOOD STAGE (FT ABOVE)	0.36
EXTREME 10 DAY 100 YEAR RAINFALL FLOOD STAGE (FT ABOVE)	0.48
MIN. PROTECTIVE FLOOD ELEVATION (FT ABOVE)	0.48
MIN. PROTECTIVE FLOOD ELEVATION (FT ABOVE)	0.48
MIN. PROTECTIVE FLOOD ELEVATION (FT ABOVE)	0.48
MIN. FLOOD ELEVATION (FT ABOVE)	0.48
25 YEAR FLOOD ELEVATION (BASED ON 100 YEAR FLOOD)	0.30
50 YEAR FLOOD ELEVATION (BASED ON 100 YEAR FLOOD)	0.20

NOTES:

1. FLOOD ELEVATION PER FEMA MAP NUMBER 05120001A (JULY 26, 2005)
2. FLOOD STAGES ARE FOR RECORDING RESULTS.

DRAINAGE STRUCTURE TABLE

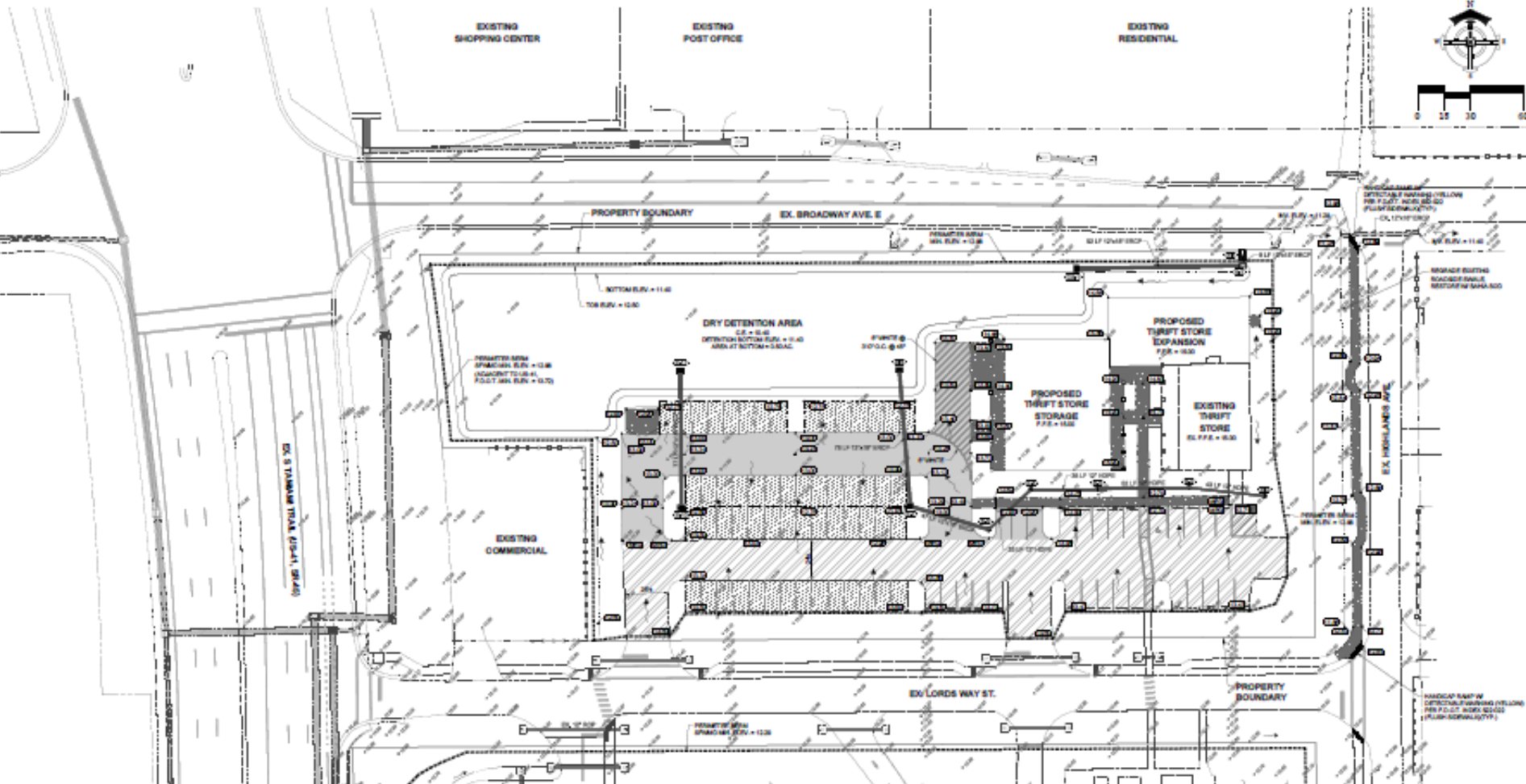
NO.	STRUCTURE TYPE (SEE DETAIL)	NO.	STRUCTURE TYPE (SEE DETAIL)	NO.	STRUCTURE TYPE (SEE DETAIL)
1	18" DIA. SLEET CHANNEL (SEE DETAIL)	10	18" DIA. SLEET CHANNEL (SEE DETAIL)	19	18" DIA. SLEET CHANNEL (SEE DETAIL)
2	18" DIA. SLEET CHANNEL (SEE DETAIL)	11	18" DIA. SLEET CHANNEL (SEE DETAIL)	20	18" DIA. SLEET CHANNEL (SEE DETAIL)
3	18" DIA. SLEET CHANNEL (SEE DETAIL)	12	18" DIA. SLEET CHANNEL (SEE DETAIL)	21	18" DIA. SLEET CHANNEL (SEE DETAIL)
4	18" DIA. SLEET CHANNEL (SEE DETAIL)	13	18" DIA. SLEET CHANNEL (SEE DETAIL)	22	18" DIA. SLEET CHANNEL (SEE DETAIL)
5	18" DIA. SLEET CHANNEL (SEE DETAIL)	14	18" DIA. SLEET CHANNEL (SEE DETAIL)	23	18" DIA. SLEET CHANNEL (SEE DETAIL)
6	18" DIA. SLEET CHANNEL (SEE DETAIL)	15	18" DIA. SLEET CHANNEL (SEE DETAIL)	24	18" DIA. SLEET CHANNEL (SEE DETAIL)
7	18" DIA. SLEET CHANNEL (SEE DETAIL)	16	18" DIA. SLEET CHANNEL (SEE DETAIL)	25	18" DIA. SLEET CHANNEL (SEE DETAIL)
8	18" DIA. SLEET CHANNEL (SEE DETAIL)	17	18" DIA. SLEET CHANNEL (SEE DETAIL)	26	18" DIA. SLEET CHANNEL (SEE DETAIL)
9	18" DIA. SLEET CHANNEL (SEE DETAIL)	18	18" DIA. SLEET CHANNEL (SEE DETAIL)	27	18" DIA. SLEET CHANNEL (SEE DETAIL)

LEGEND

- ASPHALT (1/4" THICK)
- CONCRETE
- POROUS PAVING
- MILL & OVERLAY (1/4" THICK)
- MASS BOUNDARY / TOP OF PROPOSED SOI

SCALE

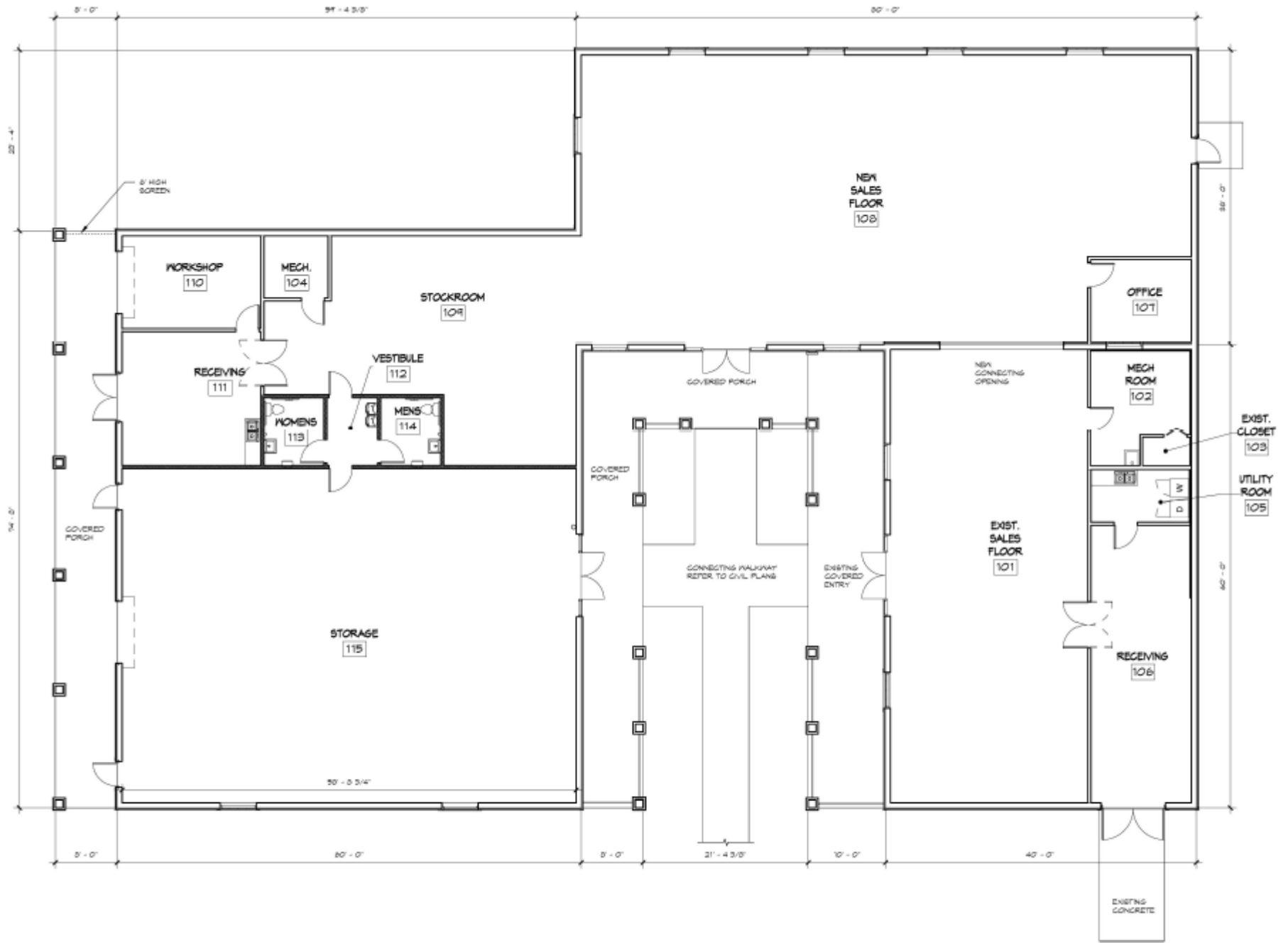
PROJECT DATUM
 NAVD
 DATUM CONVERSION
 NAVD + 1.16 = NAD83



Architecture

Jennifer Gloer





FLOOR PLAN

SCALE: 1/8" = 1'-0"

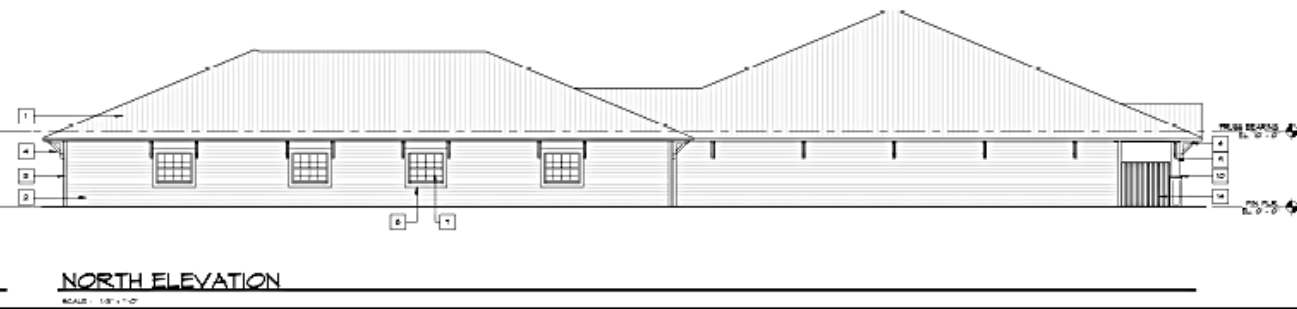
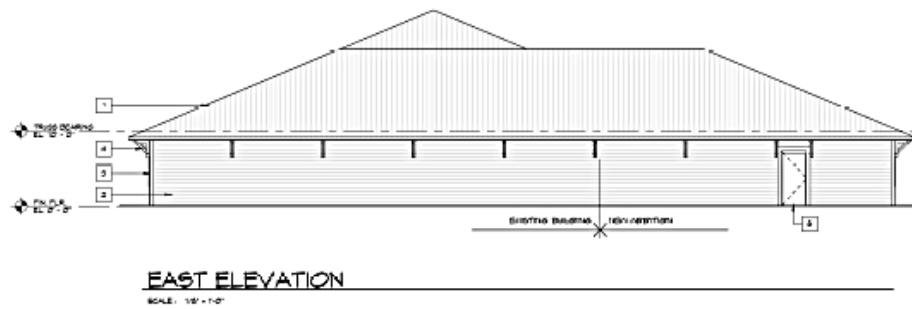
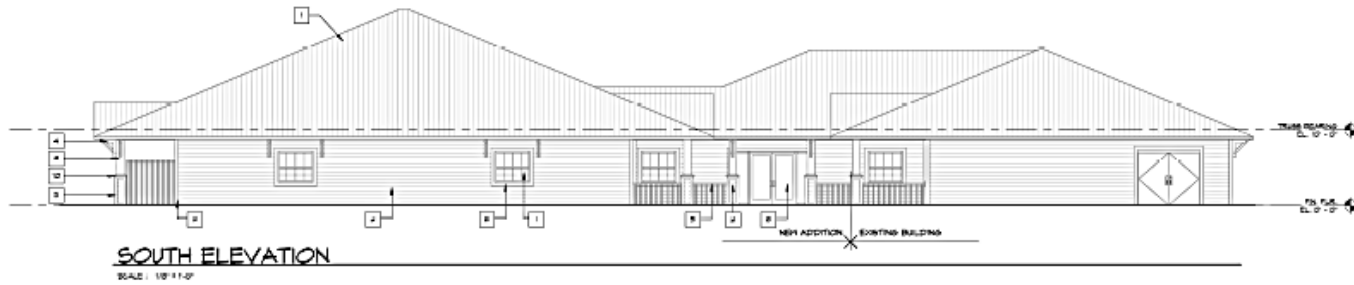


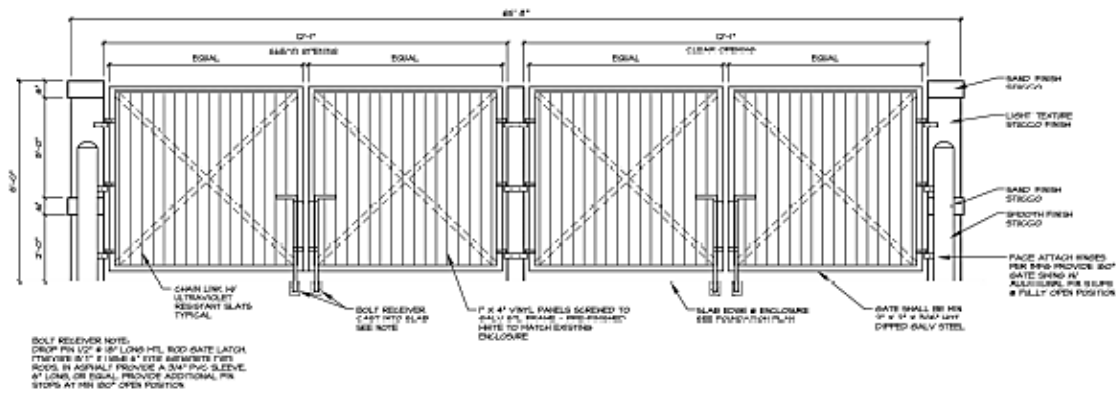
ELEVATION GENERAL NOTES

1. ALL EXTERIOR COLORS TO MATCH EXISTING BUILDING.
2. ALL EXTERIOR DOORS & WINDOWS TO BE IMPACT RATED.

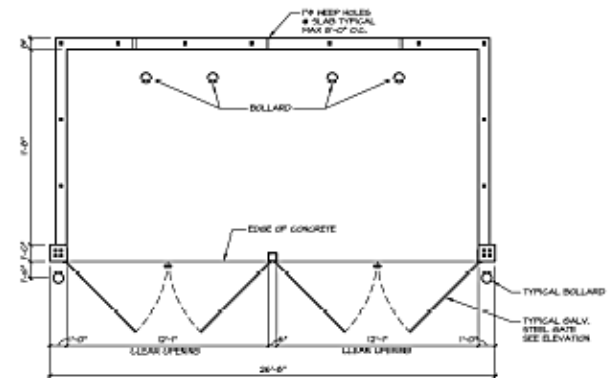
ELEVATION KEY NOTES

1. 6" GRIFF METAL ROOF SYSTEM MATCH EXISTING.
2. WOOD PLANK LAP SIDING MATCH EXISTING.
3. WOOD SHOWN CORNER TRIM MATCH EXISTING.
4. PAINTED CEDAR BRACKET AT ENTRY CORNERS.
5. ALUMINUM RAILING TO RECEIVE A WHITE PAINT FINISH IDEAL TO ROMA SSP WHITE MATCH EXISTING.
6. ALUMINUM FINISH FLOOR BRUSH ON SQUARE P.
7. BRUSH-KING FINISH REFER TO SCHEDULE MATCH EXISTING.
8. 4" FIBER AT WINDOWS AND DOORS MATCH EXISTING.
9. 6"X 6" SGLG PLASTIC WITH WHITE FINISH.
10. STUCCO OVER PRE-CAST SHROUDS GAP MATCH EXISTING.
11. INSULATED METAL ROLLING DOOR.
12. WHITE FINISH & FRAME AND SQUARE P.
13. MATCH TRUSS AT EXISTING TRUSS STORE ENTRY.
14. 6"X 6" ALUMINUM BRIDGE TO RECEIVE A WHITE PAINT FINISH IDEAL TO ROMA SSP WHITE.

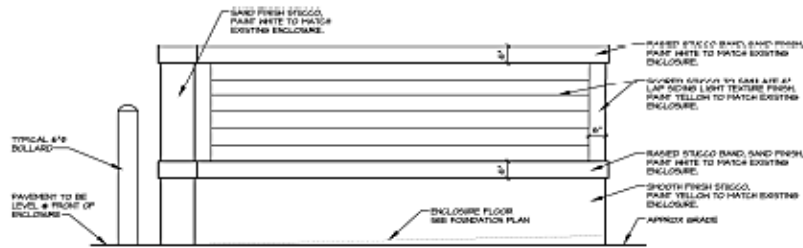




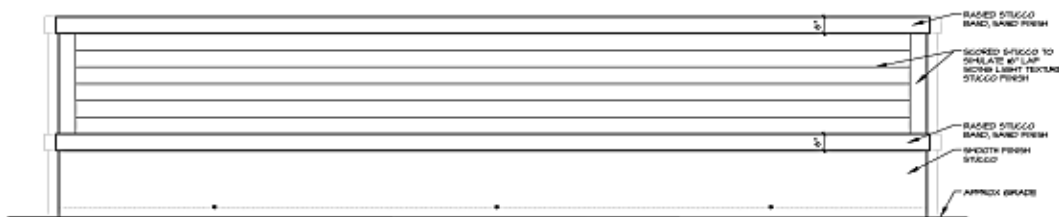
FRONT ELEVATION SCALE: 1/2" = 1'-0"



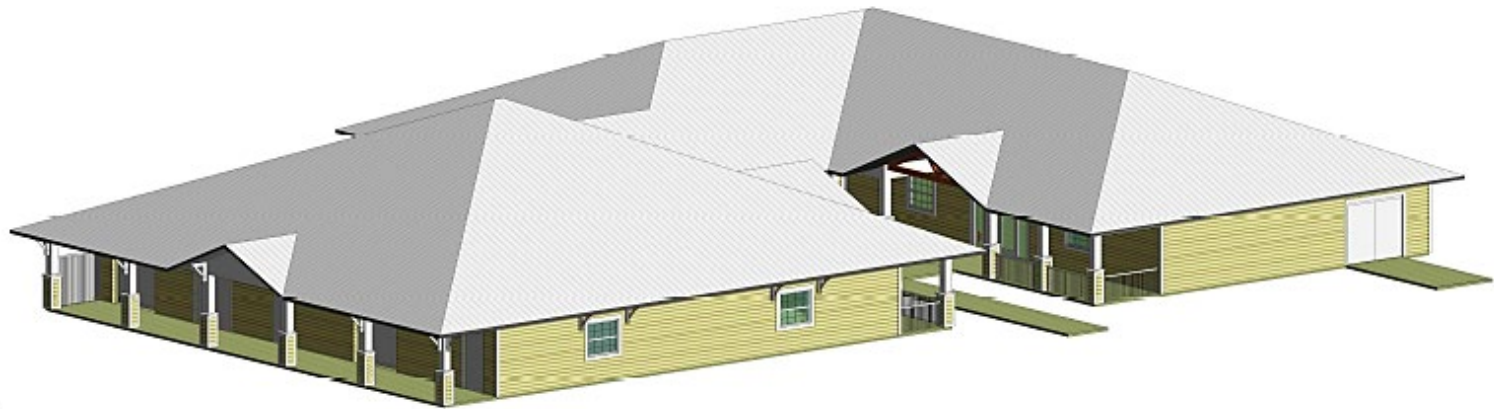
DUMPSTER FLOOR PLAN SCALE: 3/4" = 1'-0"



SIDE ELEVATION SCALE: 1/2" = 1'-0"

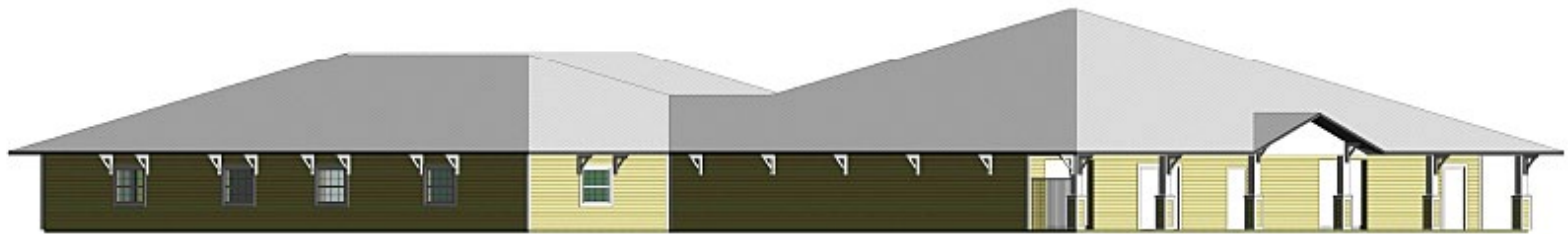


REAR ELEVATION SCALE: 1/2" = 1'-0"



3D VIEW

SCALE:



NORTHWEST VIEW

SCALE:



SOUTHWEST VIEW

SCALE:

Landscape Architecture

Greg Diserio, RLA



Questions?