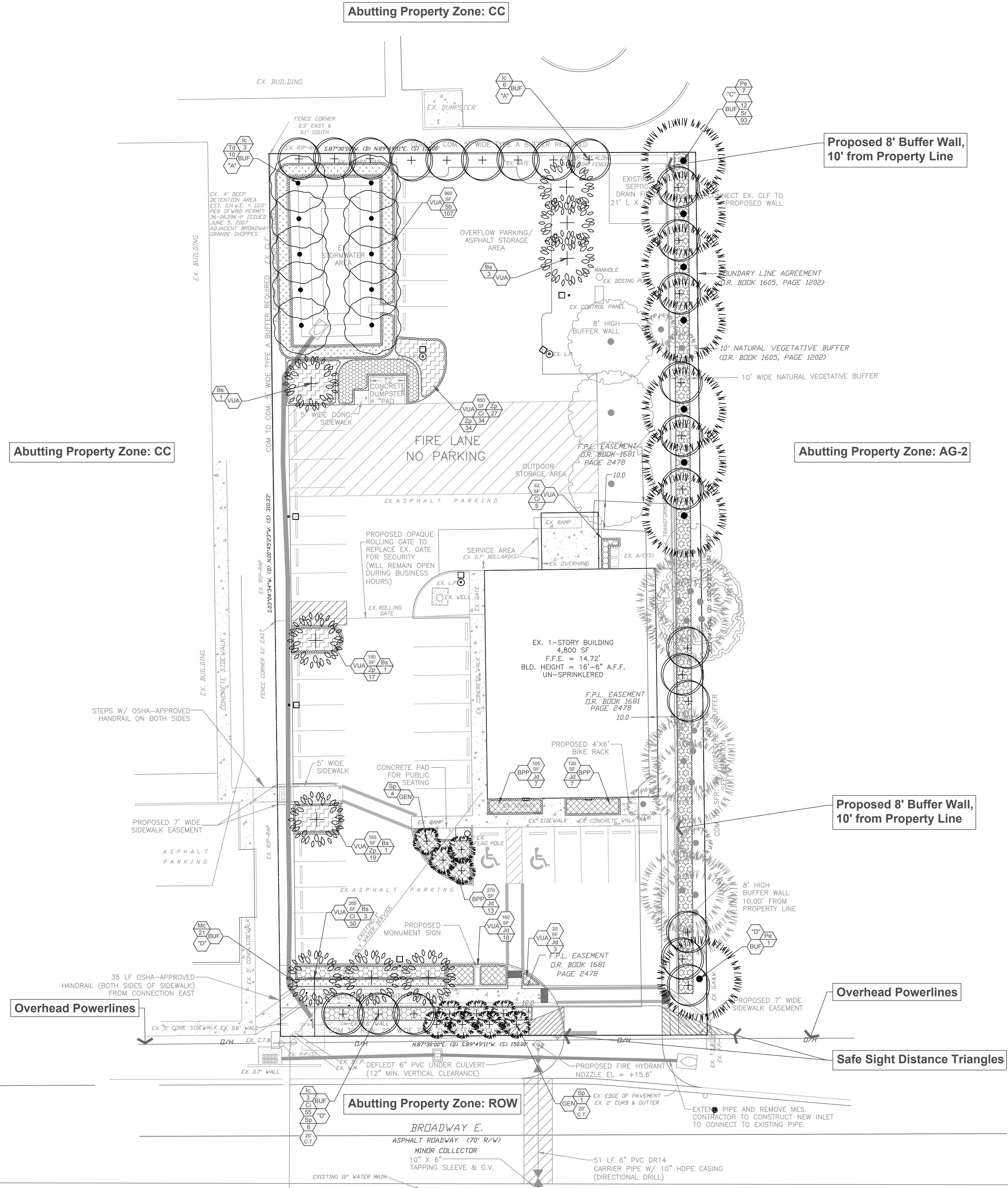
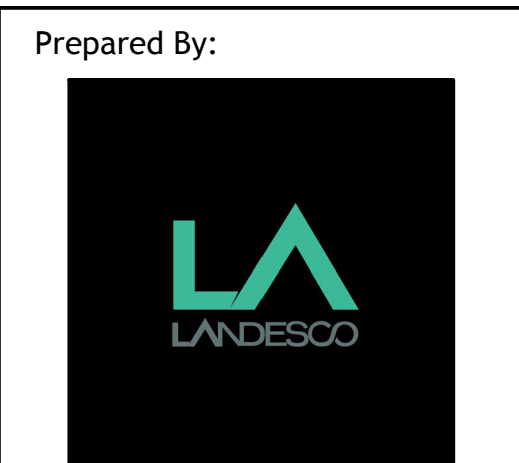


SITE INFORMATION		
SITE ADDRESS:	8111 BROADWAY E ESTERO, FL 33928	
STRAP:	28-46-25-E2-U1923.2494	
SITE AREA:	46,547 SF (1.07 ACRES)	
CURRENT ZONING:	AG-2	
PROPOSED ZONING:	COMMERCIAL PLANNED DEVELOPMENT (CPD)	
PROPOSED USE:	COMMERCIAL/OFFICE/RETAIL	
IRRIGATION SERVICE:	IRRIGATION WELL	
ZONING / ACTUAL USE		
PROJECT SITE:	CPD / COMMERCIAL	
NORTH:	CC / COMMERCIAL	
EAST:	AG-2 / SINGLE FAMILY RESIDENTIAL	
SOUTH:	ROW (BROADWAY E)	
WEST:	CC / COMMERCIAL	
PRE-DEVELOPMENT SITE AREAS		
TOTAL PARCEL AREA: (1.07 ACRES)	46,547 SF	100.00%
EXISTING BUILDING AREA:	4,800 SF	10.30%
EXISTING PAVEMENT AREA:	23,484 SF	50.50%
EXISTING CONCRETE AREA:	870 SF	1.90%
EXISTING TOTAL IMPERVIOUS AREA:	29,154 SF	62.70%
EXISTING DRY DETENTION AREA: (@ T.O.B.)	2,312 SF	5.00%
EXISTING OPEN GREEN AREA:	15,081 SF	32.20%
EXISTING TOTAL PERVIOUS AREA:	17,993 SF	37.30%
POST-DEVELOPMENT SITE AREAS		
TOTAL PARCEL AREA: (1.07 ACRES)	46,547 SF	100.00%
PROPOSED BUILDING (ROOF) AREA:	4,800 SF	10.30%
PROPOSED PAVEMENT AREA:	22,042 SF	47.40%
PROPOSED CONCRETE AREA:	1,776 SF	3.80%
PROPOSED TOTAL IMPERVIOUS AREA:	28,618 SF	61.50%
PROPOSED DRY DETENTION AREA: (@ T.O.B.)	2,813 SF	6.00%
PROPOSED OPEN GREEN AREA:	15,116 SF	32.50%
PROPOSED TOTAL PERVIOUS AREA:	17,929 SF	38.30%

VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS		
Required:	Provided:	
Commercial Development abutting the following uses:		
North Property Boundary: COM <-> COM Type A Buffer (5 min. width; 4 Trees / 100 LF) 150.00 LF = 4 Trees 150 / 100 = 1.50 x 4 = 6.00 Trees	6	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 Trees	31 93	(PCT: 12) 19 93
South Property Boundary: COM <-> ROW Type D Buffer (20 min. width; 5 Trees + 66 Shrubs / 100 LF) 115.00 LF = 8 Trees + 99 Shrubs (Entrance Drive Reduction: 150 - 35 LF = 115 LF) 115 / 100 = 1.15 x 5 = 5.75 Trees 115 / 100 = 1.15 x 66 = 75.90 Trees	6 76	6 76
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	13
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	11,497 SF
General Trees (GEN) 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: 9) 5
Building perimeter plantings (BPP) Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided. BPP: 4,800 SF x 0.10 = 480.00 SF BPP: (480 SF / 2) / 9 = 26.67 Shrubs	480 SF 27	495 SF 27
Landscaping of parking and vehicle use areas (VUA) Internal landscaping. 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: 2,204 SF / 250 = 8.82 Trees Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total paved surface area. VUA: 22,042 SF x 0.10 = 2,204.20 SF VUA: 2,204 SF / 9 = 244.89 Shrubs	9 2,204 SF 245	9 2,612 SF 294
TOTALS	TREES: 79 SHRUBS: 441 LANDSCAPE AREA: 2,684 SF	79 490 3,107 SF



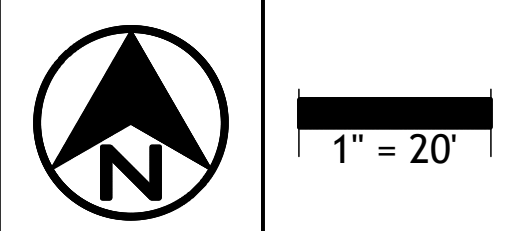
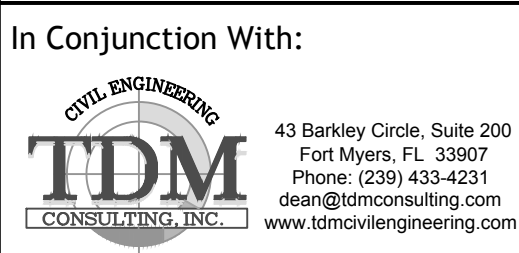
PLANT SCHEDULE					
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	NATIVE STATUS
PROPOSED TREES					
Bs	(Symbol)	9	Gumbo Limbo, <i>Bursera simaruba</i>	CANOPY	VUA YES
Ic	(Symbol)	24	Dahoon Holly, <i>Ilex cassine</i>	CANOPY	BUF YES
Pe	(Symbol)	8	Southern Slash Pine, <i>Pinus elliottii var. densa</i>	CANOPY	BUF YES
Sp	(Symbol)	6	Cabbage Palm, <i>Sabal palmetto</i>	CANOPY	BUF (3:1) YES
Td	(Symbol)	10	Bald Cypress, <i>Taxodium distichum</i>	CANOPY	BUF YES
TOTAL TREES 62					
FOR REVIEWER ONLY: (62 x 9 (GEN/PCT) + 12 (BUF/PCT) = 83 (6 SP @ 3:1 = 2 REQUIRED TREES) 83 - 4 = 79					
PROPOSED SHRUBS					
Ci	(Symbol)	55	Red Tip Coccoloba, <i>Chrysobalanus icaco 'Red Tip'</i>	SHRUB	BUF YES
Jd	(Symbol)	27	Parson's Juniper, <i>Juniperus doavrica 'Parsoni'</i>	SHRUB	BPP YES
Mc	(Symbol)	21	Muhly Grass, <i>Muhlenbergia capillaris</i>	GRASS	VUA YES
Sb	(Symbol)	107	Sand Cordgrass, <i>Spartina bakeri</i>	GRASS	VUA YES
Sr	(Symbol)	93	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF YES
Zp	(Symbol)	97	Coontie, <i>Zamia pumila</i>	SHRUB	VUA YES
TOTAL SHRUBS 490					
...	(Symbol)	...	Floratam Grass, <i>Stenotaphrum secundatum 'Floratam'</i>	LAWN	THROUGHOUT YES
Size & Specification Notes					
TREES: 45 gal., 12'-0" - 14'-0" HT., min., 3" Caliper @ 6' above grade min., 6'-0" Spread min. (or field grown equivalent)					
PALMS: 18'-0" min. of clear trunk after planting. Staggered heights when grouped.					
SHRUBS: 24" HT., 3-Gal. Cont., Spaced 18 - 36" O.C. *Serenoa repens and Zamia floridana (<i>Zamia pumila</i>) must be 12" min. @ time of planting.					
SOD: All sod to be solid, free of weeds and pests, sand-grown, sand-leveled, and hand-laid.					
MULCH: A minimum two-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.					
QUALITY: Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as provided in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended). Root ball sizes 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.					
SABAL PALMS ALONG BROADWAY: 20'-0" min. of clear trunk after planting. Staggered heights when grouped.					



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

E Seal: 08-06-2020

Prepared For:
8111 Broadway E
Estero, FL 33928



Landscape Plan

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

08-06-2020 PER SITE PLAN & COMMENTS	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SITE INFORMATION

SITE ADDRESS: 8111 BROADWAY E
ESTERO, FL 33928

STRAP: 28-46-25-E2-U1923.2494

SITE AREA: 46,547 SF (1.07 ACRES)

CURRENT ZONING: AG-2

PROPOSED USE: CPD / COMMERCIAL OFFICE



Prepared By:

18197 Sandy Pines Circle
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Tel: 239.691.7790
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E Seal: 04-30-2020

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:

43 Barkley Circle, Suite 200
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Phone: (239) 433-4231
info@tdmconsulting.com
www.tdmcivilengineering.com

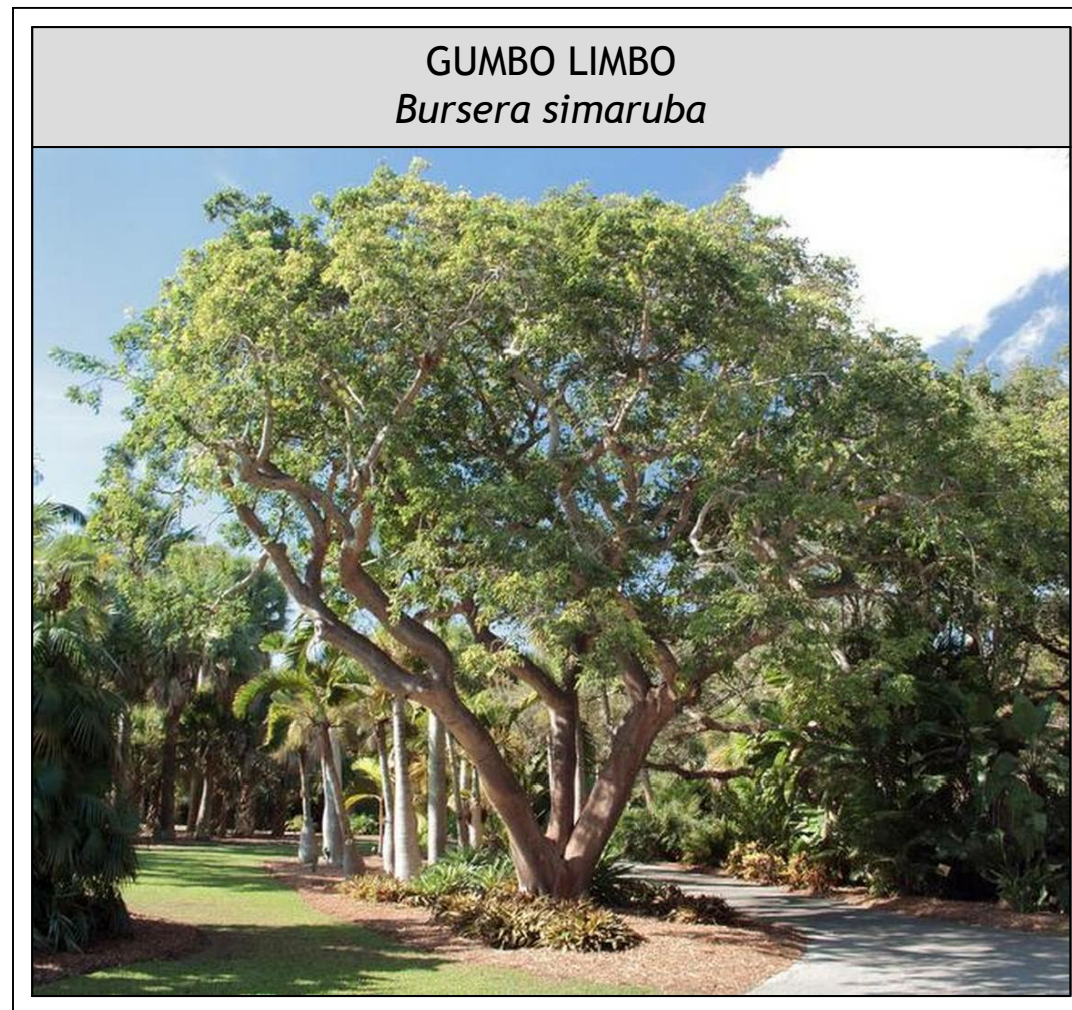
1" = 20'

Existing Tree Exhibit

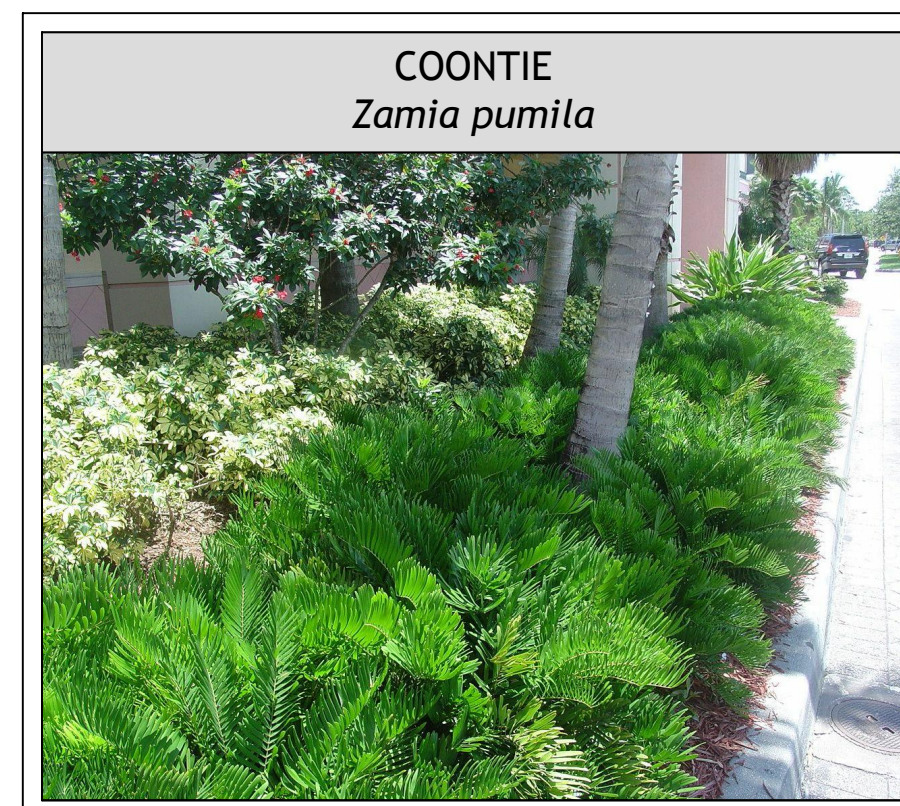
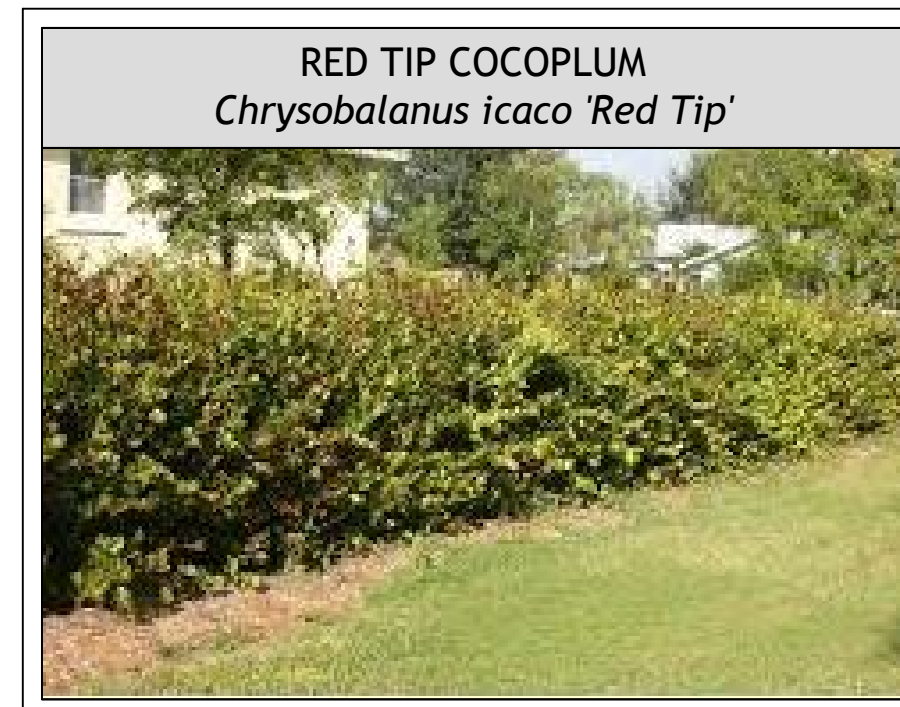
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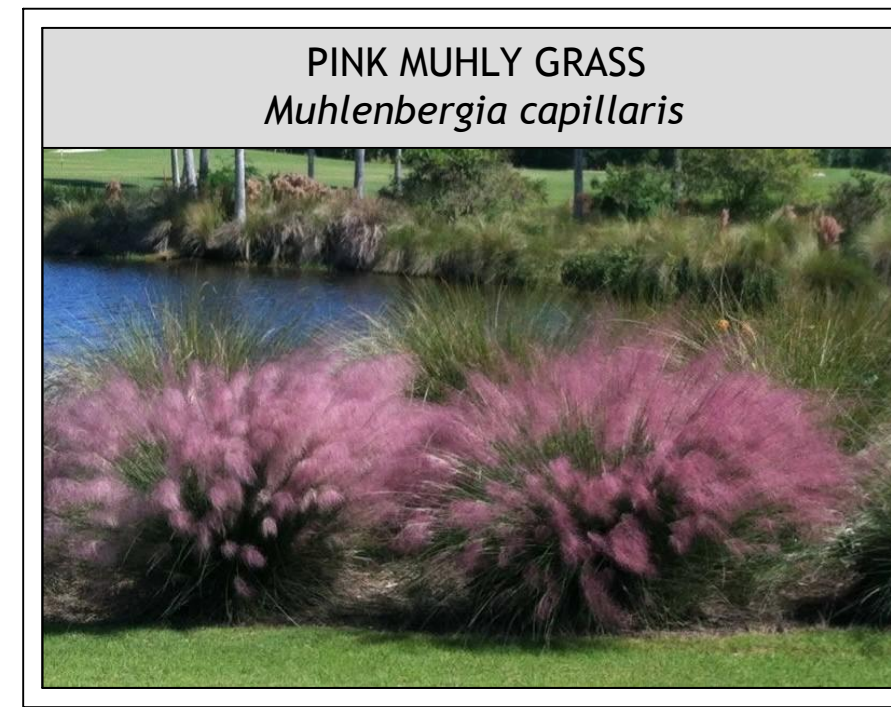
TREES



SHRUBS



GRASSES



Prepared By:



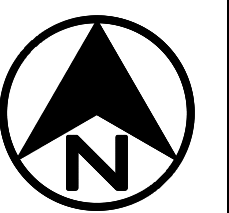
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1" = 20'

Plant Schedule

DATE IN: 10-15-2019

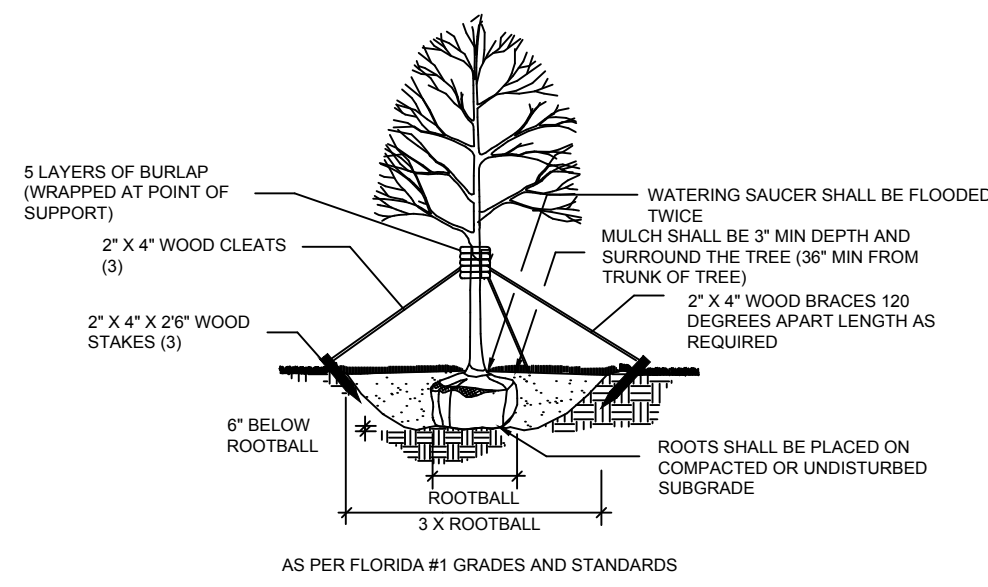
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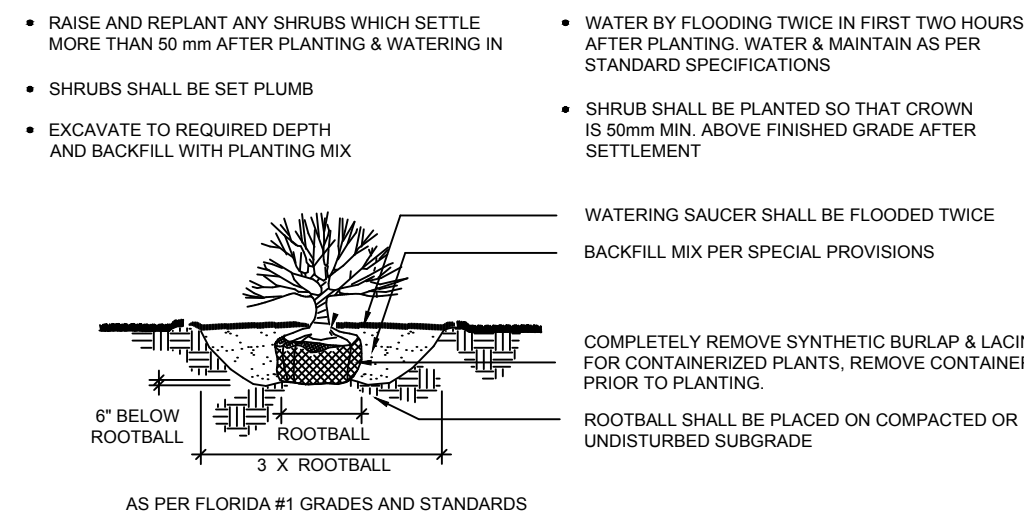
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Sheet: 3 of 4

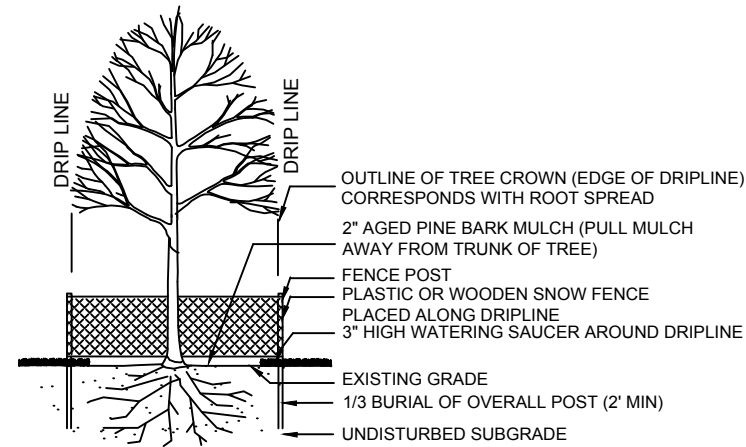
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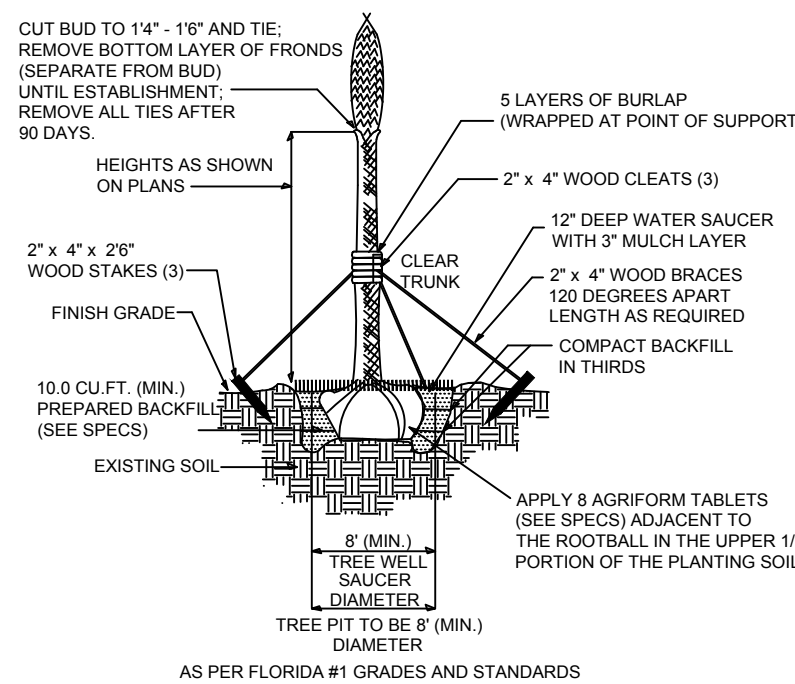
1 DECIDUOUS TREE PLANTING



2 SHRUB PLANTING



3 TREE PROTECTION



4 PALM PLANTING & STAKING

PLAN NOTES

- REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
- CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- 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.
- 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 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 WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, 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 POCKETS ARE REMOVED FROM ROOT BALL AREA.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD. SOD SHALL BE WATERED UNTIL TIME OF KNITTING.
- TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 5' DIAMETER MULCH RING.
- 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.
- INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/Written ON THE PLAN.
- 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](http://www.fleppc.org). ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY 1 INVASIVE SPECIES ARE STRICTLY PROHIBITED.

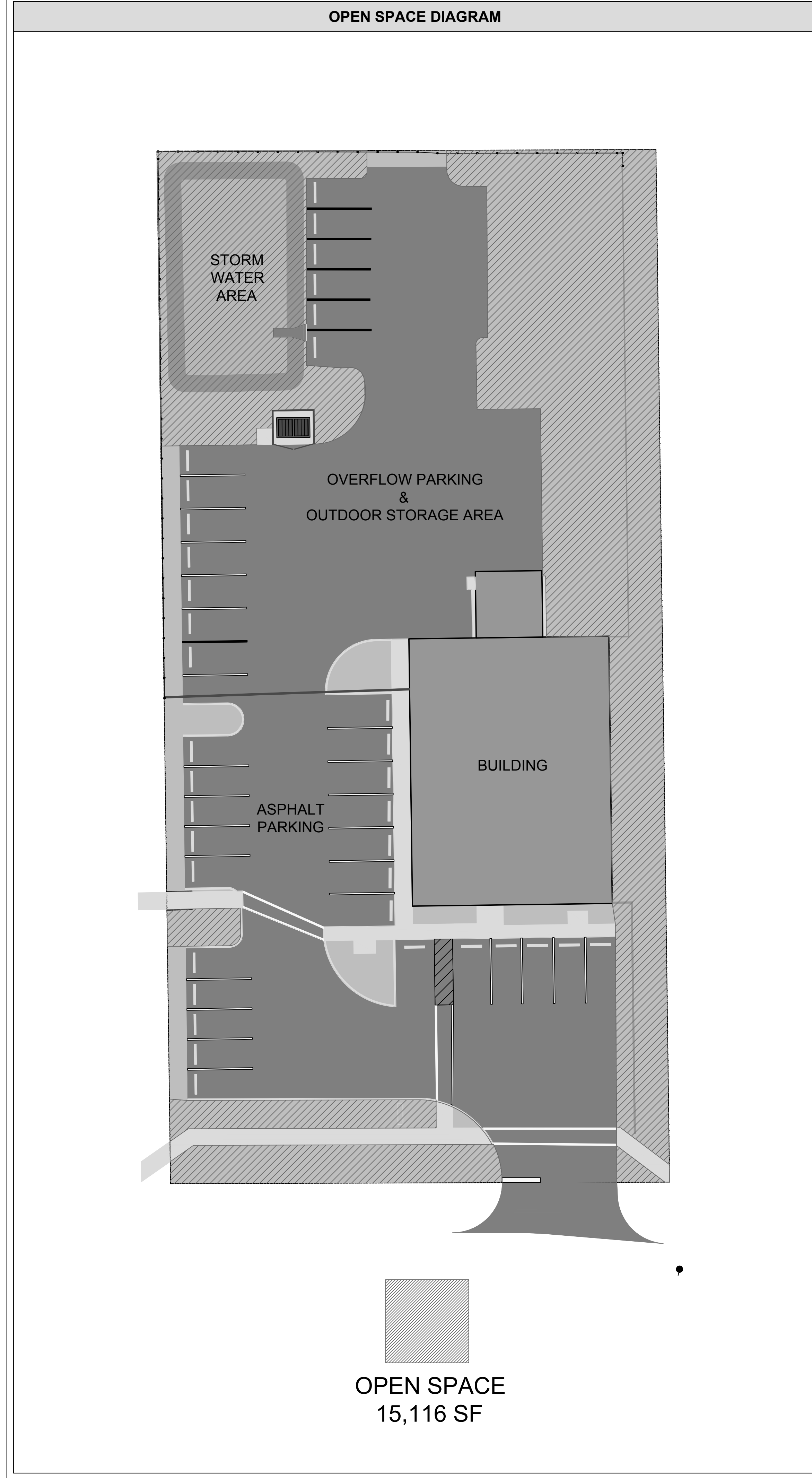
SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

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

- 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).
- ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
- 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.
- 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 OF PLANTING.
- 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.
- 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.
- 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 INSTALLATION.
- 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 ACCESS IS PROVIDED, WHICH SHALL BE MAINTAINED AT 24 INCHES ABOVE NEAREST ROADWAY, MAXIMUM.
- 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 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 lebeck
Bishopwood	Bischofia javanica
Australian Pines	All Casuarina species
Carrotwood	Cupianopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Murray red gum	Eucalyptus camaldulensis
Weeping fig	Ficus benjamina
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca, paper tree	Melaleuca quinquenervia
Downy rose myrtle	Rhodomyrtus tomentosus
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata



Prepared By:



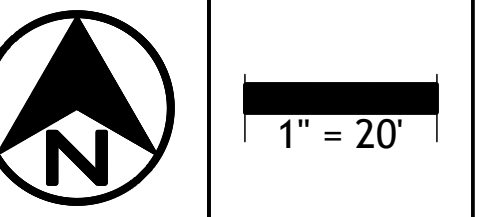
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Sheet: 4 of 4

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