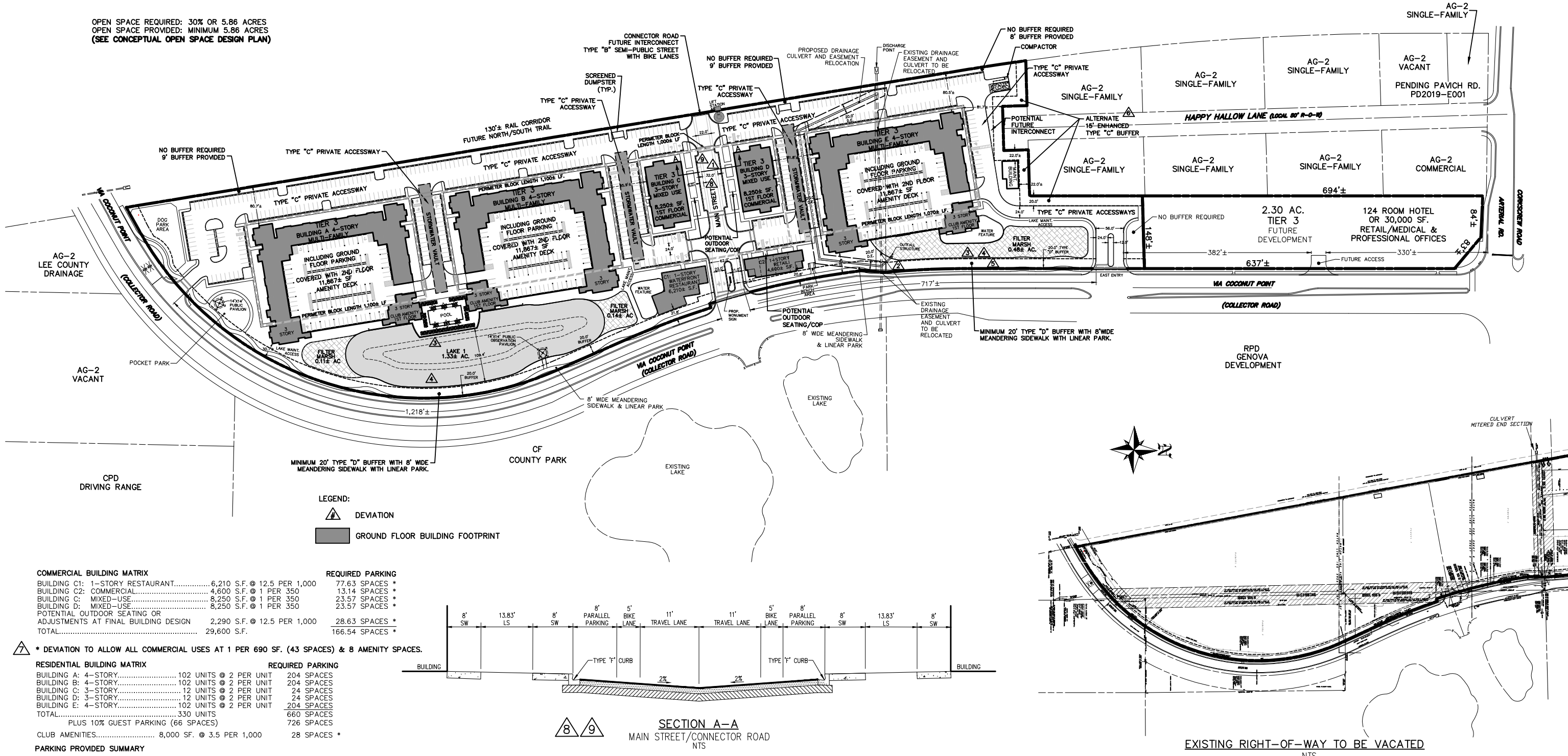


LAND DEVELOPMENT AREAS:		
TOTAL PROJECT AREA:	850,727± SF.	19.53± AC.
FUTURE PHASE COMMERCIAL DEVELOPMENT PARCEL:	100,188± SF.	2.30± AC.
PHASE ONE MIXED USE DEVELOPMENT PARCEL:	750,540± SF	17.23± AC.

OPEN SPACE REQUIRED: 30% OR 5.86 ACRES
 OPEN SPACE PROVIDED: MINIMUM 5.86 ACRES
 (SEE CONCEPTUAL OPEN SPACE DESIGN PLAN)



- LEGEND:**
- DEVIATION
 - GROUND FLOOR BUILDING FOOTPRINT

COMMERCIAL BUILDING MATRIX		REQUIRED PARKING	
BUILDING C1: 1-STORY RESTAURANT.....	6,210 S.F. @ 12.5 PER 1,000	77.63 SPACES *	
BUILDING C2: COMMERCIAL.....	4,600 S.F. @ 1 PER 350	13.14 SPACES *	
BUILDING C: MIXED-USE.....	8,250 S.F. @ 1 PER 350	23.57 SPACES *	
BUILDING D: MIXED-USE.....	8,250 S.F. @ 1 PER 350	23.57 SPACES *	
POTENTIAL OUTDOOR SEATING OR ADJUSTMENTS AT FINAL BUILDING DESIGN	2,290 S.F. @ 12.5 PER 1,000	28.63 SPACES *	
TOTAL.....	29,600 S.F.	166.54 SPACES *	

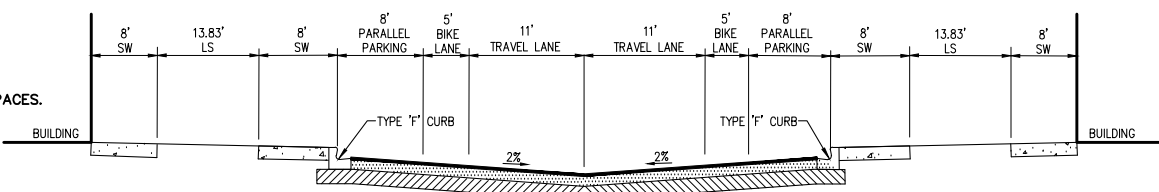
RESIDENTIAL BUILDING MATRIX		REQUIRED PARKING	
BUILDING A: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
BUILDING B: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
BUILDING C: 3-STORY.....	12 UNITS @ 2 PER UNIT	24 SPACES	
BUILDING D: 3-STORY.....	12 UNITS @ 2 PER UNIT	24 SPACES	
BUILDING E: 4-STORY.....	102 UNITS @ 2 PER UNIT	204 SPACES	
TOTAL.....	330 UNITS	660 SPACES	
PLUS 10% GUEST PARKING (66 SPACES)		726 SPACES	
CLUB AMENITIES.....	8,000 SF. @ 3.5 PER 1,000	28 SPACES *	

PARKING PROVIDED SUMMARY

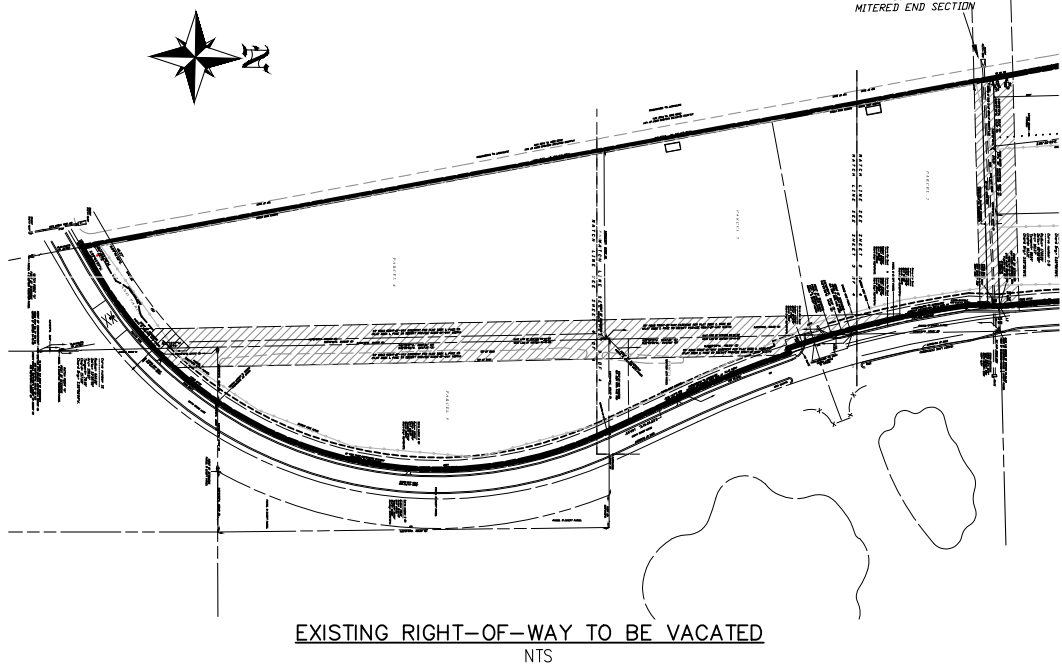
BUILDING A	106 SPACES
BUILDING B	106 SPACES
BUILDING C	106 SPACES
ON-STREET PARKING SPACES.....	461 SPACES
TOTAL.....	777 SPACES

TOTAL PARKING REQUIRED.....777 SPACES
 TOTAL PARKING PROVIDED.....777 SPACES

BICYCLE PARKING WILL BE PROVIDED PER LDC REQUIREMENTS



SECTION A-A
 MAIN STREET/CONNECTOR ROAD
 NTS



EXISTING RIGHT-OF-WAY TO BE VACATED
 NTS

NO.	DATE	REVISION DESCRIPTION	BY
2	12/18/2019	UPDATE POCKET PARK	SEH
1	10/28/2019	1ST SUFFICIENCY RESPONSE	SEH

BANKS ENGINEERING

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10511 SIX MILE CYPRESS PARKWAY
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690
 WWW.BANKSENG.COM

MASTER CONCEPT PLAN						
VIA COCONUT MPD - ESTERO PLANNED DEVELOPMENT						
VILLAGE OF ESTERO, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
6/19/2019	2251RA	MCP	DBA	JLS	SEH	1"=200'
						SHEET 1

S:\JOBS\2251RA\DOCUMENTS\ESTERO - ZONING VIA COCONUT MPD.DWG 1/6/2020 8:23 AM JORGE SANCHEZ

2251RA VIA COCONUT MPD

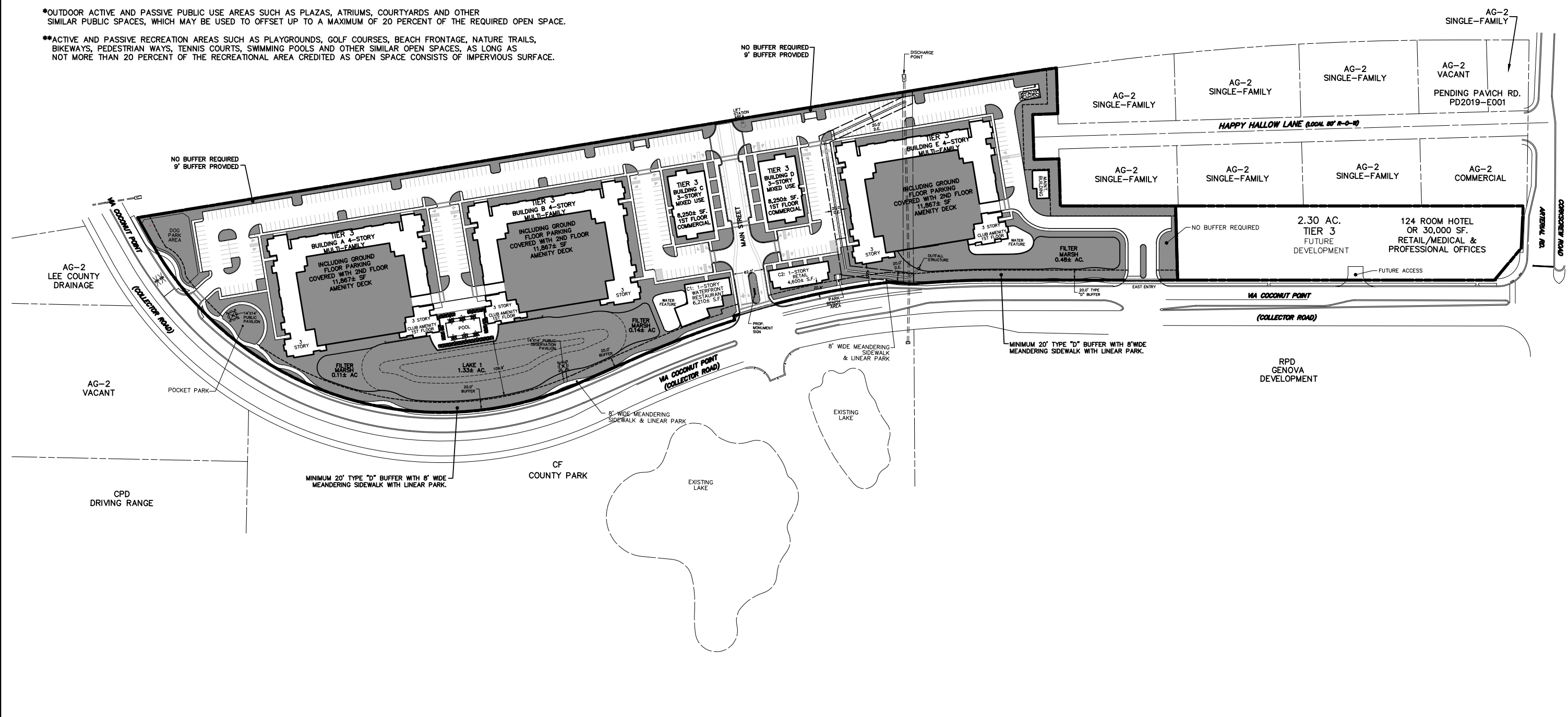
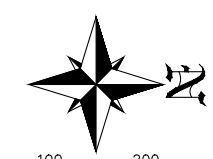
ZONING OPEN SPACE TABLE:

OPEN SPACE REQUIRED: 30%	5.86 ACRES
MAXIMUM 25% OF REQUIRED OPEN SPACE (1.47 AC.) PROVIDED BY LAKES	1.33 ACRES
*MAXIMUM 20% OF REQUIRED OPEN SPACE PROVIDED BY OUTDOOR PUBLIC USE AREAS	1.17 ACRES OF PUBLIC AREAS (AMENITY DECKS, SCULPTURE PARK, PAVILION, WALKWAY)
**RECREATION AREAS & LANDSCAPE AREAS	3.13 ACRES
10% MIN. OPEN SPACE TO BE PROVIDED ON FUTURE COMMERCIAL DEVELOPMENT TRACT.	0.23 ACRES
TOTAL OPEN SPACE PROVIDED MINIMUM 30% OR 5.86 ACRES	

CONCEPTUAL OPEN SPACE AREAS

*OUTDOOR ACTIVE AND PASSIVE PUBLIC USE AREAS SUCH AS PLAZAS, ATRIUMS, COURTYARDS AND OTHER SIMILAR PUBLIC SPACES, WHICH MAY BE USED TO OFFSET UP TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED OPEN SPACE.

**ACTIVE AND PASSIVE RECREATION AREAS SUCH AS PLAYGROUNDS, GOLF COURSES, BEACH FRONTAGE, NATURE TRAILS, BIKEWAYS, PEDESTRIAN WAYS, TENNIS COURTS, SWIMMING POOLS AND OTHER SIMILAR OPEN SPACES, AS LONG AS NOT MORE THAN 20 PERCENT OF THE RECREATIONAL AREA CREDITED AS OPEN SPACE CONSISTS OF IMPERVIOUS SURFACE.



S:\JOBS\22XX\2251RA\DOCUMENTS\ESTERO - ZONING VIA COCONUT MPD GREEN SPACE.DWG 1/6/2020 8:23 AM JORGE SANCHEZ

2251RA VIA COCONUT MPD

NO.	DATE	REVISION DESCRIPTION	BY

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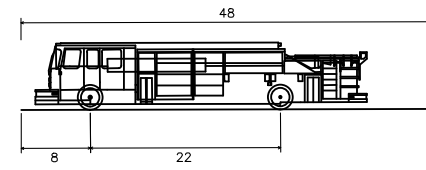
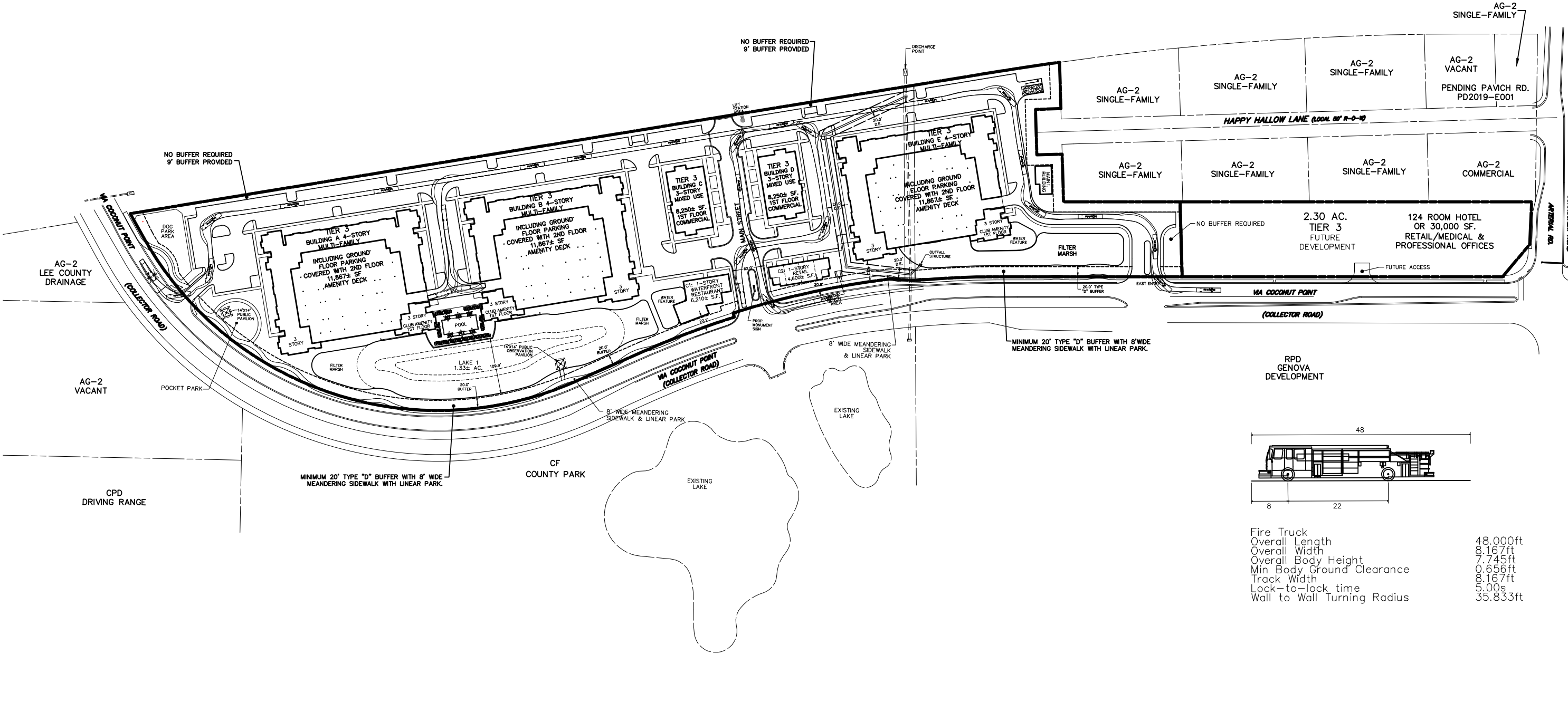
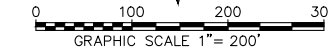
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CONCEPTUAL OPEN SPACE DESIGN PLAN
VIA COCONUT MPD - ESTERO PLANNED DEVELOPMENT
VILLAGE OF ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
9/18/2019	2251RA	MDP-LS	DBA	JLS	SEH	1"=200'	1

S:\JOBS\22XX\2251RA\DOCUMENTS\ESTERO - ZONING VIA COCONUT MPD TRUCK TURNING .DWG 1/5/2020 8:24 AM JORGE SANCHEZ

2251RA VIA COCONUT MPD



Fire Truck	
Overall Length	48.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	35.833ft

NO.	DATE	REVISION DESCRIPTION	BY

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FORT MYERS, FLORIDA 33966
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SURVEY LICENSE # LB 6690
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FIRE TRUCK TURNING RADIUS PLAN
VIA COCONUT MPD - ESTERO PLANNED DEVELOPMENT
VILLAGE OF ESTERO, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
9/18/2019	2251RA	MDP-RADIUS	DBA	JLS	SEH	1"=200'	1

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SITE DATA

Table with 2 columns: Current or Proposed Zoning, Total Site Area, Total Proposed Building Area, etc. Values include 850,727 SF (19.53 Ac) for Total Site Area and 100,188 SF (2.30 Ac) for Total Proposed Future Phase Commercial.

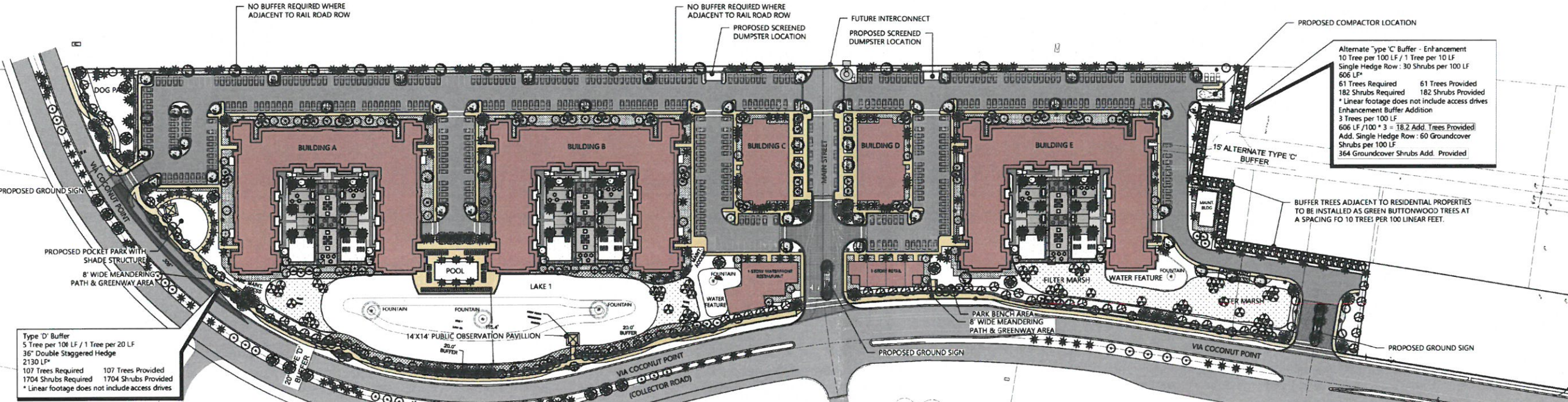
ZONING OPEN SPACE TABLE Code 10-415(a)

Table with 2 columns: Open Space Required: 30%, Maximum 25% of Required Open Space Provided by Lakes, etc. Values include 5.86 Acres for Open Space Required and 1.47 Acres for Maximum 25% of Required Open Space Provided by Lakes.

SEC. 10-418 SURFACE WATER MANAGEMENT SYSTEMS

- Design standards. Techniques to mimic the function of natural systems in surface water management systems are as follows: (1) Shoreline configuration of surface water management lakes or ponds. Shorelines must be sinuous in configuration to provide increased length and diversity of the littoral zone. (2) Planted littoral shelf (PLS). The following features are considered sufficient to mimic the function of natural systems...

- d. Plant selection. 1. Herbaceous plants must be selected based upon the expected water level fluctuations and maximum water depths in which the selected plants will survive. 2. Plant calculations. The required number of herbaceous plants is calculated based upon placement spaced two foot on center for the total area encompassed by the PLS. 3. Native wetland trees may be substituted for up to 25 percent of the total number of herbaceous plants required.



General Tree Requirements

General Tree Requirements: Code 10-416(a). (Based on 1 tree per 3,500 SF of development area). Development Area 850,727 SF / 3,500 = X trees required. Required Trees: 243. Provided Trees: 243.

Tree/Palm Preservation Note

At time of site inspection approximately 0 Sabal Palms were noted on site as having 8' CT (clear trunk). Per zoning resolution Z-00-030 condition #3 only Sabal Palms with 10' CT are to be preserved or re-located. This plan is proposing to re-locate 0 Sabal Palms with 8' CT.

LANDSCAPE REQUIREMENTS PER VILLAGE OF ESTERO

VILLAGE OF ESTERO LDC & ZONING RESOLUTION Section 10-416. LANDSCAPE STANDARDS (a) General. Landscaping for all new developments, except community and regional parks as defined in the Lee Plan, must include, at a minimum, the following number of trees, in addition to the landscaping required for parking and vehicle use areas and buffers.

LANDSCAPE REQUIREMENTS PER VILLAGE OF ESTERO

VILLAGE OF ESTERO LDC & ZONING RESOLUTION Section 10-420. PLANT MATERIAL STANDARDS (a) Quality. Plant materials used to meet the requirements of this division must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agricultural, State of Florida (as amended).

Buffer Calculations

IV. Buffers: Code 33-351 Type 'C': 606 LF 10 trees per 100 LF, 30 shrubs per 100 LF, 8' Wall (606 LF/100 = 60.6 trees, 182 shrubs) Type 'D': 2130 LF 5 trees per 100 LF, 36' dbl. stgrd. hedge (2130 LF/2C = 107 trees, 1704 shrubs)

Native Plant Material Calculations

Plant Material Standards: Code 10-420 All Plant material to be Florida #1 as set out in grades and standards for nursery plants. Native Requirements: I. Trees: 75% of all required trees to be native. 548.2 Trees Required x 75% = 411.15 Native Trees Required

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.



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Christian Andrea

License No. 1178

Via Coconut Mixed Use Development Estero FL

OVERALL SITE PLANTING PLAN

Rev. City Comments PM 12.18.19 Rev. Planning PM 10.25.19 Rev. Civil Site PM 10.17.19 Drawing Date: PM 06.19.19

Scale: 1" = 80'



File Name: 19-064-07.dwg

Architectural Information Provided By: Company Name: File Name: Date: Site Information Provided By: Company Name: File Name: Date:

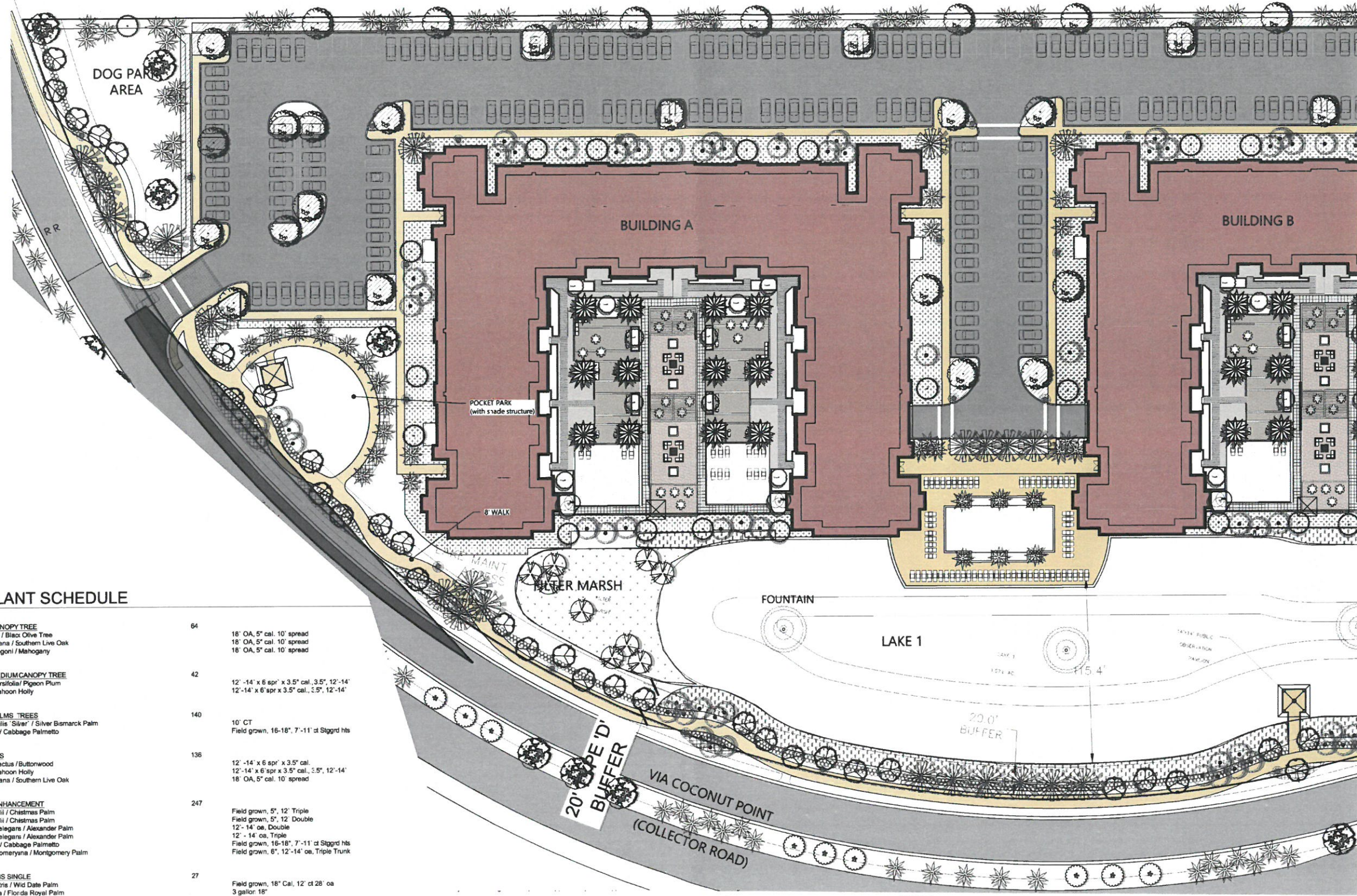
L-1

PROHIBITED INVASIVE EXOTICS

Section 10-420. PLANT MATERIAL STANDARDS. Invasive Exotics (2) (b) Invasive exotics. The following highly invasive exotic plants may not be planted, (ie. are prohibited) and must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans.

Table with 4 columns: Scientific name, Common name, Scientific name, Common name. Lists prohibited invasive exotics like Eastern acacia, Old World climbing fern, etc.

L19-064 Via Coconut Point (19-064-01.dwg, 12/18/2019 1:59:21 PM, pht) by P.H. McKinley
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CONCEPT PLANT SCHEDULE

	REQUIRED CANOPY TREE Bucida buceras / Black Olive Tree Quercus virginiana / Southern Live Oak Swietenia mahagoni / Mahogany	64	18' OA, 5" cal. 10' spread 18' OA, 5" cal. 10' spread 18' OA, 5" cal. 10' spread
	REQUIRED MEDIUM CANOPY TREE Coccoloba diversifolia / Pigeon Plum Ilex cassine / Dahoon Holly	42	12' -14' x 6 spr x 3.5" cal., 3.5", 12'-14" 12'-14' x 6 spr x 3.5" cal., 3.5", 12'-14"
	REQUIRED PALMS TREES Bismarckia nobilis / Silver / Silver Bismarck Palm Sabal palmetto / Cabbage Palmetto	140	10' CT Field grown, 16-18", 7'-11" ct Staggd hts
	BUFFER TREES Conocarpus erectus / Buttonwood Ilex cassine / Dahoon Holly Quercus virginiana / Southern Live Oak	136	12' -14' x 6 spr x 3.5" cal., 3.5", 12'-14" 12' -14' x 6 spr x 3.5" cal., 3.5", 12'-14" 18' OA, 5" cal. 10' spread
	PALM TREE ENHANCEMENT Adonidia merrillii / Christmas Palm Adonidia merrillii / Christmas Palm Ptychosperma elegans / Alexander Palm Ptychosperma elegans / Alexander Palm Sabal palmetto / Cabbage Palmetto Veitchia montgomeryana / Montgomery Palm	247	Field grown, 5", 12' Triple Field grown, 5", 12' Double 12' - 14' oa, Double 12' - 14' oa, Triple Field grown, 16-18", 7'-11" ct Staggd hts Field grown, 6", 12'-14" oa, Triple Trunk
	BUFFER PALMS SINGLE Phoenix sylvesteris / Wild Date Palm Roystonea elata / Florida Royal Palm	27	Field grown, 18" Cal. 12' ct 28' oa 3 gallon 18"
	FLOWERING TREE ENHANCEMENT Bauhinia purpurea / Purple Orchid Tree (Seedless) Delonix regia / Royal Poinciana	16	Field grown, 2.5", 12'-14' oa Field grown, 3", 14'-16' oa
	FILTER MARSH TREES Acer rubrum / Red Maple Conocarpus erectus / Green Buttonwood Taxodium distichum / Bald Cypress	44	Field grown, 2.5", 12'-14' oa Field grown, 2.5", 12'-14' oa Field grown, 2.5", 12'-14' oa
	TREE ENHANCEMENTS Conocarpus erectus / Green Buttonwood Conocarpus erectus / Sericeus / Silver Buttonwood	23	Field grown, 2.5", 12'-14' oa Field grown, Multiple trunks, 10' X 4' Multi
	BUFFER/SCREEN SHRUBS Chrysobalanus icaco Red Tip / Red Tip Coccoloba Myrsine fragrans Simpson Stopper / Simpson Stopper	1,701	7 gal 36", 30" oc 7 gal 36", 30" oc

	BLDG PERIMETER LANDSCAPE Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa Clusia guifera / Smell-Leaf Clusia Dianella tasmanica / Bushy / Variegated Flax Lily Hibiscus rose-sinensis / Hibiscus Yellow Ibora x 'Nora Grant' / Ibora 'Nora Grant' Schefflera arzonicola 'Dwarf' / Dwarf Schefflera Schefflera arzonicola 'Variegata' / Dwarf Variegated Schefflera 'Trinetta' Viburnum awabuki / Evergreen Sweet Viburnum	52,412 sf 1,133 1,046 1,133 1,133 1,046 1,046 1,046 1,133	3 gallon 12" 7 gallon 36" 3 gallon 18" 3 gal 20" 3 gallon 18", 30" oc 7 gallon 30", 36" oc 7 gallon 30", 36" oc 7 gallon 30"
	PARKING LANDSCAPE Ficus microcarpa 'Green Island' / Green Island Ficus Ibora x 'Nora Grant' / Ibora 'Nora Grant' Jasminum simplicifolium / Wax Jasmine Liriodendron 'Evergreen Giant' / Evergreen Giant Border Grass Ruellia brittoniana / Blue Bellis	22,678 sf 2,095 2,095 2,095 2,095 2,095	3 Gallon 16", 18" oc 3 gallon 18", 30" oc 3 gal 20", 18" oc 1 gallon 12", 18" oc 3 gallon 18"

	FILTER MARSH Conocarpus erectus / Buttonwood Muhlenbergia capillaris / Pink Muhly Pontederia cordata / Pickerel Weed Spartina alterniflora / Salt Marsh Grass Tripsacum dactyloides / Fakahatchee Grass	30,859 sf 6,192 sf 6,192 sf 6,192 sf 6,192 sf 6,192 sf	1 Gallon 1 Gallon 1 Gallon 1 Gallon 1 Gallon
	ENHANCED LAKE BANK PLANTINGS Muhlenbergia capillaris / Pink Muhly Spartina bakeri / Sand Cord Grass	9,639 sf 115,392 115,392	3 gal 20" 3 gal 20"
	GROUND COVER ENHANCEMENT Aescholochloa / Perennial Peanut Asparagus densiflorus Myers / Myers Asparagus Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Dwarf Natal Plum Ficus microcarpa 'Green Island' / Green Island Ficus Jasminum simplicifolium / Wax Jasmine Liriodendron 'Evergreen Giant' / Evergreen Giant Border Grass Neoregelia x 'Fireball' / Fireball Bromeliad	5,240 sf 5,446 2,421 1,362 2,421 1,362 5,446 5,446	1 gallon 6" 3 gallon 18" 3 gallon 12" 3 Gallon 16" 3 gal 20" 1 gallon 12" 6" cont 12" Full-partial sun

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

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 Christian Andrea

License No. 1178
 Via Coconut Mixed Use Development
 Estero FL
PLANTING PLAN ENLARGEMENT

a3 Rev. City Comments	PM 12.18.19
a4 Rev. Planting	PM 10.25.19
a1 Rev. Civil Site	PM 10.17.19
Drawing Date:	PM 06.19.19

Scale: 1" = 30'

19-064

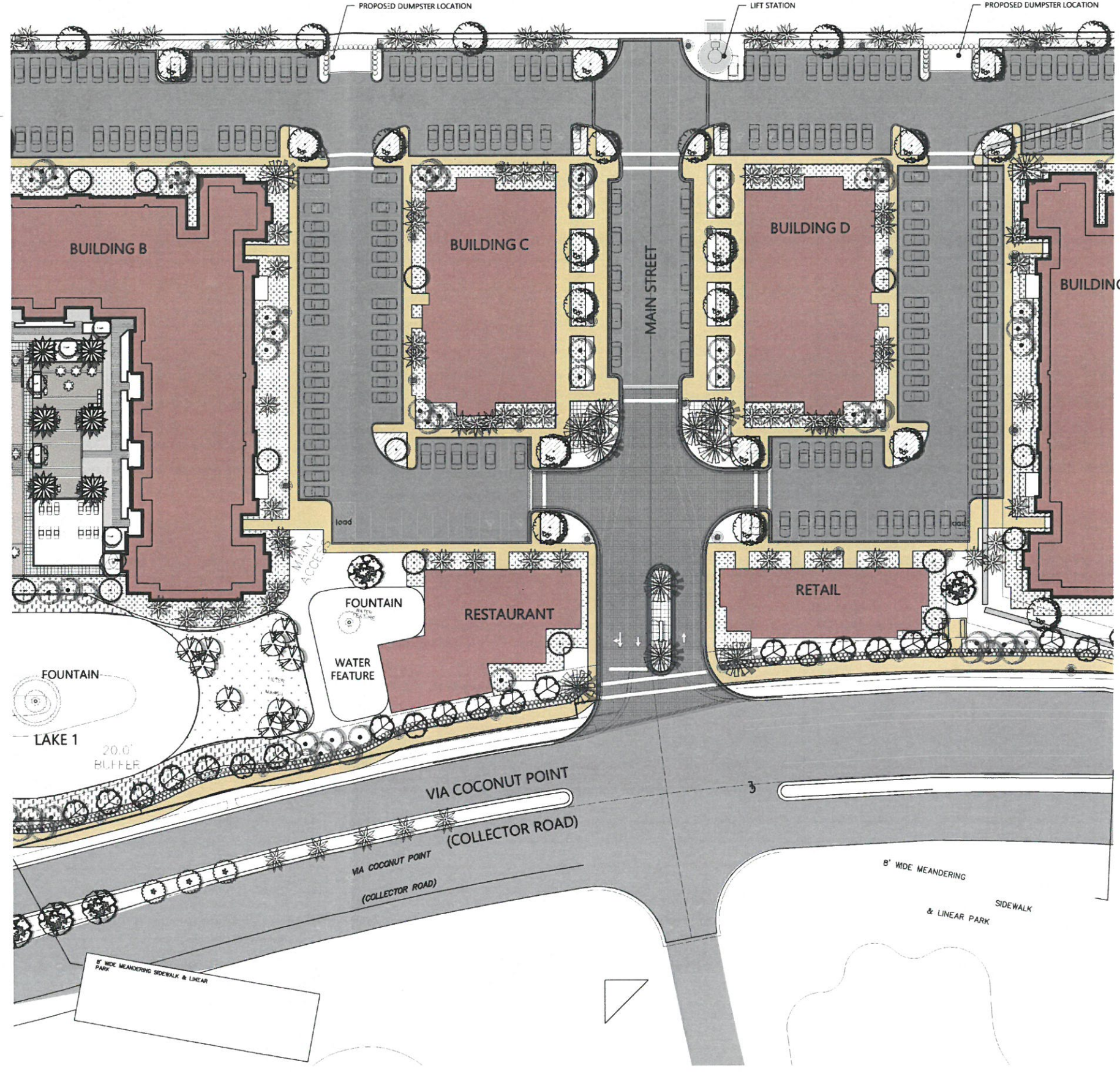


File Name:	19-064-01.dwg
Architectural Information Provided By	MLH
Company Name	---
File Name	---
Date	---
Site Information Provided By	---
Company Name	---
File Name	---
Date	---

L119-064 Via Coconut Project/ALD-Dwg/19-064-07.dwg, 12/19/2019 2:09:24 PM, pht
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CONCEPT PLANT SCHEDULE

	REQUIRED CANOPY TREE Buaya buxaras / Black Olive Tree Quercus virginiana / Southern Live Oak Swietenia mahagoni / Mahogany	64	18' OA, 5' cal. 10' spread 18' OA, 5' cal. 10' spread 18' OA, 5' cal. 10' spread
	REQUIRED MEDIUM CANOPY TREE Coccoloba diversifolia / Pigeon Plum Ilex cassine / Dahoon Holly	42	12' -14' x 6 spr x 3.5" cal. 3.5", 12'-14" 12'-14' x 6 spr x 3.5" cal., 3.5", 12'-14"
	REQUIRED PALMS TREES Bismarckia nobilis 'Silver' / Silver Bismarck Palm Sabal palmetto / Cabbage Palmetto	140	10' CT Field grown, 16-18', 7'-11' ct Stggrd hts
	BUFFER TRESS Conocarpus erectus / Buttonwood Ilex cassine / Dahoon Holly Quercus virginiana / Southern Live Oak	136	12' -14' x 6 spr x 3.5" cal. 12' -14' x 6 spr x 3.5" cal., 3.5", 12'-14" 18' OA, 5' cal. 10' spread
	PALM TREE ENHANCEMENT Adonidia merrillii / Christmas Palm Adonidia merrillii / Christmas Palm Ptychosperma elegans / Alexander Palm Ptychosperma elegans / Alexander Palm Sabal palmetto / Cabbage Palmetto Veitchia montgomeryana / Montgomery Palm	247	Field grown, 5', 12' Triple Field grown, 5', 12' Double 12' -14' oa, Double 12' -14' oa, Triple Field grown, 16-18', 7'-11' ct Stggrd hts Field grown, 6', 12'-14' oa Triple Trunk
	BUFFER PALMS SINGLE Phoenix sylvesteris / Wild Date Palm Roystonea elata / Florida Royal Palm	27	Field grown, 18' Cal. 12' ct 28' oa 3 gallon 18"
	FLOWERING TREE ENHANCEMENT Bauhinia purpurea / Purple Orchid Tree (Seedless) Delonix regia / Royal Poinciana	16	Field grown, 2.5', 12'-14' oa Field grown, 3', 14'-16' oa
	FILTER MARSH TREES Acer rubrum / Red Maple Conocarpus erectus / Green Buttonwood Taxodium distichum / Bald Cypress	44	Field grown, 2.5', 12'-14' oa Field grown, 2.5', 12'-14' oa Field grown, 2.5', 12'-14' oa
	TREE ENHANCEMENTS Conocarpus erectus / Green Buttonwood Conocarpus erectus 'Sericeus' / Silver Buttonwood	23	Field grown, 2.5', 12'-14' oa Field grown, Multiple trunks, 10' x 4' Multi
	BUFFER/SCREEN SHRUBS Chrysobalanus icaco / Red Tip / Red Tip Cocoplum Myrcianthes fragrans / Simpson Stopper / Simpson Stopper	1,701	7 gal 36", 30" oc 7 gal 36", 30" oc
	BLDG PERIMETER LANDSCAPE Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa Cusia guttifera / Small-Leaf Clusia Dianella tasmanica 'Bushy' / Variegated Flax Lily Hibiscus rosa-sinensis / Hibiscus Yellow Ixora x 'Nora Grant' / Ixora 'Nora Grant' Schefflera arboricola Dwarf / Dwarf Schefflera Schefflera arboricola Variegata / Dwarf Variegated Schefflera 'Trinette' Viburnum awabuki / Evergreen Sweet Viburnum	52,412 sf	3 gallon 12" 7 gallon 36" 3 gallon 18" 3 gal 20" 3 gallon 18", 30" oc 7 gallon 30", 36" oc 7 gallon 30" 7 gallon 30"
	PARKING LANDSCAPE Ficus microcarpa 'Green Island' / Green Island Ficus Ixora x 'Nora Grant' / Ixora 'Nora Grant' Jasminum simplicifolium / Wax Jasmine Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass Ruellia brittoniana / Blue Belles	22,678 sf	3 Gallon 18", 18" oc 3 gallon 18", 30" oc 3 gal 20", 18" oc 1 gallon 12", 18" oc 3 gallon 18"
	FILTER MARSH Conocarpus erectus / Buttonwood Muhlenbergia capillaris / Pink Muhly Pontederia cordata / Pickerel Weed Spartina alterniflora / Salt Marsh Grass Tripsacum dactyloides / Fatkatonee Grass	30,959 sf	1 Gallon 1 Gallon 1 Gallon 1 Gallon
	ENHANCED LAKE BANK PLANTINGS Muhlenbergia capillaris / Pink Muhly Spartina bakeri / Sand Cord Grass	9,639 sf	3 gal 20" 3 gal 20"
	GROUND COVER ENHANCEMENT Arachis glabrata / Peantrial Peanut Asparagus densiflorus 'Myers' / Myers Asparagus Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Dwarf Natal Plum Ficus microcarpa 'Green Island' / Green Island Ficus Jasminum simplicifolium / Wax Jasmine Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass Neoregelia x 'Fireball' / Fireball Bromeliad	5,240 sf	1 gallon 6" 3 gallon 18" 3 gallon 12" 3 gallon 16" 3 gal 20" 1 gallon 12" 6" cont 12" Full-partial sun



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Via Coconut Mixed Use Development
 Estero FL
 License No. 1178
PLANTING PLAN ENLARGEMENT

a3 Rev. City Comments	PM 12.18.19
a2 Rev. Planting	PM 10.25.19
a1 Rev. Civil Site	PM 10.17.19
Drawing Date:	PM 06.19.19

Scale: 1" = 30'



File Name:	19-064-07.dwg
Architectural Information Provided By:	MHC
Company Name:	
File Name:	
Date:	
Site Information Provided By:	
Company Name:	
File Name:	
Date:	

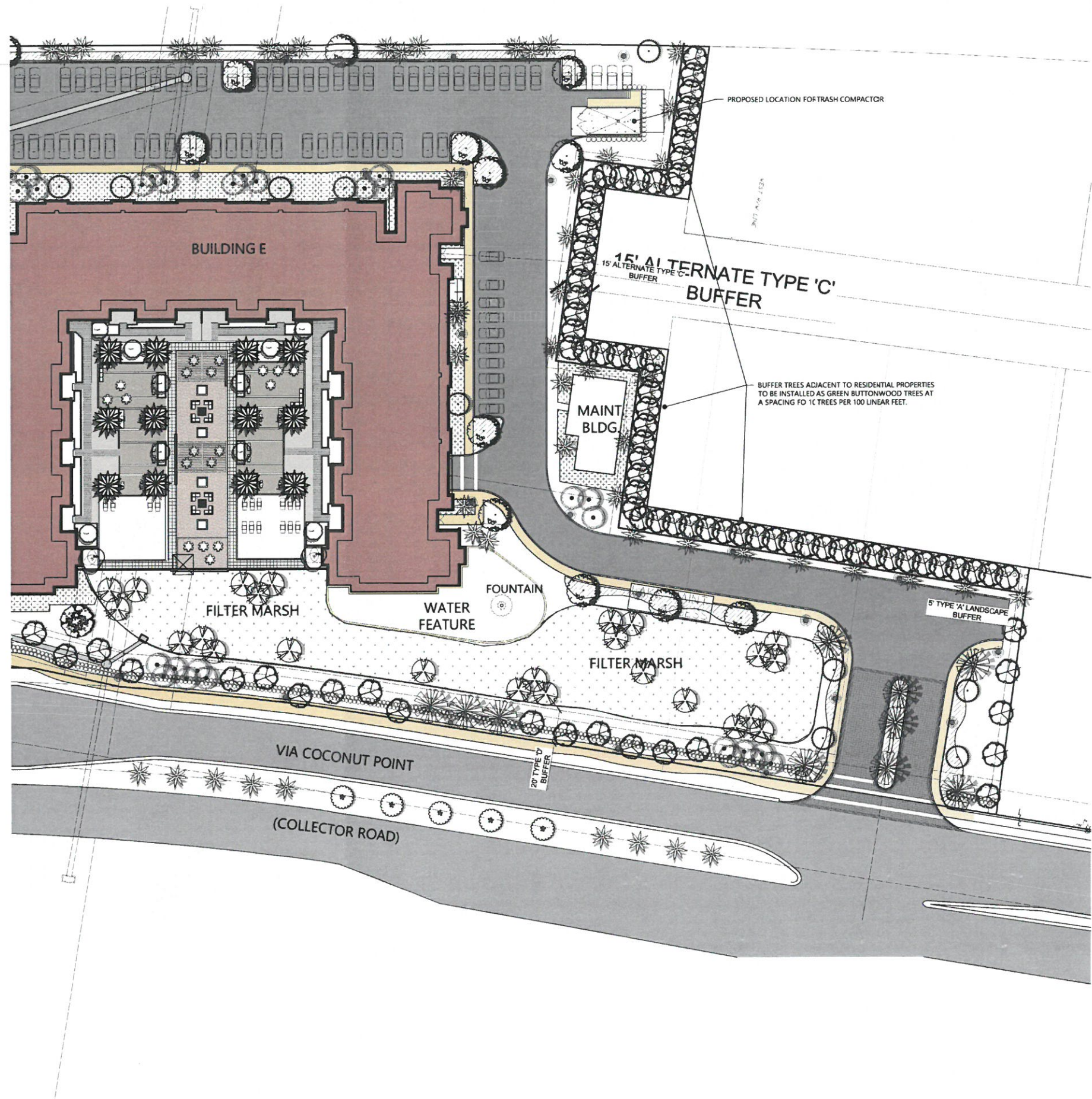
L-3

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

L19-064 Via Coconut Project/ALD-Dwg/19-064-07.dwg, Printed on 07/28/2018 / 03:02 PM by JHU, JMcHenry
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CONCEPT PLANT SCHEDULE

	REQUIRED CANOPY TREE Bucida buceras / Black Olive Tree Quercus virginiana / Southern Live Oak Swietenia mahagoni / Mahogany	64	18" OA, 5" cal, 10' spread 18" OA, 5" cal, 10' spread 18" OA, 5" cal, 10' spread
	REQUIRED MEDIUM CANOPY TREE Coccoloba diversifolia / Pigeon Plum Ilex cassine / Dahoon Holly	42	12'-14" x 6 spr' x 3.5" ca., 3.5', 12'-14" 12'-14" x 6 spr' x 3.5" ca., 3.5', 12'-14"
	REQUIRED PALMS TREES Bismarckia nobilis 'Silver' / Silver Bismarck Palm Sabal palmetto / Cabbage Palmetto	140	10' CT Field grown, 16-18", 7-11" ct Slggrd hts
	BUFFER TREES Conocarpus erectus / Buttonwood Ilex cassine / Dahoon Holly Quercus virginiana / Southern Live Oak	136	12'-14" x 6 spr' x 3.5" ca. 12'-14" x 6 spr' x 3.5" ca., 3.5', 12'-14" 18" OA, 5" cal, 10' spread
	PALM TREE ENHANCEMENT Adonidia merrilli / Christmas Palm Adonidia merrilli / Christmas Palm Ptychosperma elegans / Alexander Palm Ptychosperma elegans / Alexander Palm Sabal palmetto / Cabbage Palmetto Veitchia montgomeryana / Montgomery Palm	247	Field grown, 5", 12" Triple Field grown, 5", 12" Double 12'-14" ca, Double 12'-14" ca, Triple Field grown, 16-18", 7-11" ct Slggrd hts Field grown, 6", 12'-14" oa, Triple Trunk
	BUFFER PALMS SINGLE Phoenix sylvestris / King Date Palm Roystonea elata / Florida Royal Palm	27	Field grown, 18" Cal, 12' ct 28" oa 3 gallon 18"
	FLOWERING TREE ENHANCEMENT Bauhinia purpurea / Purple Orchid Tree (Seedless) Delonix regia / Royal Poinciana	16	Field grown, 2.5', 12'-14" oa Field grown, 3', 14'-16" oa
	FILTER MARSH TREES Acer rubrum / Red Maple Conocarpus erectus / Green Buttonwood Taxodium distichum / Bald Cypress	44	Field grown, 2.5', 12'-14" oa Field grown, 2.5', 12'-14" oa Field grown, 2.5', 12'-14" oa
	TREE ENHANCEMENTS Conocarpus erectus / Green Buttonwood Conocarpus erectus 'Sericeus' / Silver Buttonwood	23	Field grown, 2.5', 12'-14" oa Field grown, Multiple trunks, 10' x 4' Multi
	BUFFER/SCREEN SHRUBS Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum Myrciathes fragrans Simpson Stopper / Simpson Stopper	1,701	7 gal 36", 30" oc 7 gal 36", 30" oc
	BLDG PERIMETER LANDSCAPE Cassia macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa Clusia guillera / Small-Leaf Clusia Dianella tasmanica Blushy / Variegated Flax Lily Hibiscus rosa-sinensis / Hibiscus Yellow Ixora x 'Nora Grant' / Ixora 'Nora Grant' Schefflera arboricola 'Dwarf' / Dwarf Schefflera Schefflera arboricola 'Variegata' / Dwarf Variegated Schefflera 'Trinetta' Viburnum awabuki / Evergreen Sweet Viburnum	52,412 sf 1,133 1,046 1,133 1,133 1,046 1,046 1,046 1,046 1,133	3 gallon 12" 7 gallon 36" 3 gallon 18" 3 gal 20" 3 gallon 18", 30" oc 7 gallon 30", 36" oc 7 gallon 30" 7 gallon 30"
	PARKING LANDSCAPE Ficus microcarpa 'Green Island' / Green Island Ficus Ixora x 'Nora Grant' / Ixora 'Nora Grant' Jasminum simplicifolium / Wax Jasmine Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass Ruellia brittoniana / Blue Bell	22,678 sf 2,095 2,095 2,095 2,095 2,095	3 Gal on 16", 18" oc 3 gallon 18", 30" oc 3 gal 20", 18" oc 1 gallon 12", 18" oc 3 gallon 18"
	FILTER MARSH Conocarpus erectus / Buttonwood Muhlenbergia capillaris / Pink Muhly Panicum sp. / Pigeon Grass Spartina alterniflora / Salt Marsh Grass Tripsacum dactyloides / Fakahatchee Grass	30,959 sf 6,192 sf 6,192 sf 6,192 sf 6,192 sf 6,192 sf	1 Gallon 1 Gallon 1 Gallon 1 Gallon 1 Gallon
	ENHANCED LAKE BANK PLANTINGS Muhlenbergia capillaris / Pink Muhly Spartina bakeri / Sand Cord Grass	9,639 sf 115,392 115,392	3 gal 20" 3 gal 20"
	GROUND COVER ENHANCEMENT Arachis glabrata / Perennial Peanut Asparagus densiflorus 'Myers' / Myers Asparagus Cassia macrocarpa 'Emerald Blanket' / Emerald Blanket Dwarf Natal Plum Ficus microcarpa 'Green Island' / Green Island Ficus Jasminum simplicifolium / Wax Jasmine Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass Neoregelia x 'Fireball' / Fireball Bromeliad	5,240 sf 5,446 2,421 1,382 2,421 1,382 5,446 5,446	1 gallon 6" 3 gallon 18" 3 gallon 12" 3 Gallon 16" 3 gal 20" 1 gallon 12" 6" cont 12" Full-partial sun



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Christian Andrea

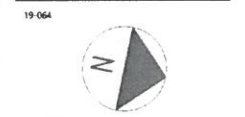
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Via Coconut Mixed Use Development
Estero FL

PLANTING PLAN ENLARGEMENT

A3 Rev. City Comments PM 12/18/19
A2 Rev. Planting PM 10/25/19
A1 Rev. Civil Site PM 10/17/19
Drawing Date: PM 06/19/19








Scale: 1" = 30'










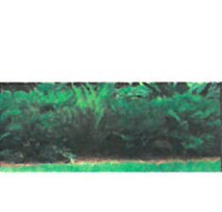


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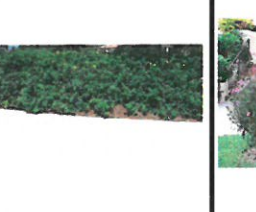

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File Name: ---
Date: ---
Site Information Provided By
Company Name: ---
File Name: ---
Date: ---

PROPOSED SITE PLANT PALLETTE









						
<u>Quercus virginiana</u> Live Oak	<u>Ilex cassine</u> Dahoon Holly	<u>Conocarpus erectus</u> Green Buttonwood	<u>Swietenia mahogany</u> Mahogany	<u>Bucida buceras 'SL'</u> Shady Lady Black Olive	<u>Coccoloba diversiflora</u> Pigeon Plum	<u>Phoenix sylvester</u> Sylvester Palm

					
<u>Ptychosperma elegans</u> Alexander Palm	<u>Adonidia merrillii</u> Christmas Palm	<u>Roystonea elata</u> Florida Royal Palm	<u>Sabal palmetto</u> Sabal Palm	<u>Veitchia montgomeryana</u> Montgomery Palm	<u>Bismarckia nobilis</u> Bismarck Palm

								
<u>Chrysobalanus icaco</u> Cocoplum	<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Dianella ensifolia variegatum</u> White Variegated Flax Lily	<u>Clusea guttifera</u> Small Leaf Clusea	<u>Zamia floridana</u> Coontie	<u>Ixora spp. 'NG'</u> Nora Grant Ixora	<u>Viburnum awabuki</u> Awabuki

								
<u>Schefflera arboricola</u> Dwarf Schefflera	<u>Schefflera arboricola</u> Varigated Schefflera	<u>Carissa</u> Emerald Blanket	<u>Asparagus densiflorus 'Myersii'</u> Foxtail Fern	<u>Jasminium simplicifolium</u> Wax Jasmine	<u>Liriope Muscari 'EG'</u> Liriope Evergreen Giant	<u>Arachis glabrata</u> Perennial Peanut	<u>Ficus microcarpa</u> Green Gem Ficus	<u>Ruellia brittoniana</u> Mexican Bluebell

PROPOSED FILTER MARSH PLANT PALLETTE

							
<u>Conocarpus erectus</u> Green Buttonwood	<u>Myricanthus fragrans</u> Simpson's Stopper	<u>Muhlenbergi capallariensis</u> Muhly Grass	<u>Pontaderia cordata</u> Pickerell Weed	<u>Spartina bakeri</u> Spartina	<u>Tripsacum daclifera</u> Fakahatchee Grass	<u>Taxodium distichum</u> Bald Cypress	<u>Acer rubrum</u> Red Maple (green)

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Christian Andrea

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Via Coconut Mixed Use Development
 Estero FL

PLANT IMAGES

A3 Rev. City Comments PM 12.18.19
 A2 Rev. Planting PM 10.25.19
 A1 Rev. Civil Site PM 10.17.19
 Drawing Date: PM 06.19.19

Scale: 1" = 20'

19-064



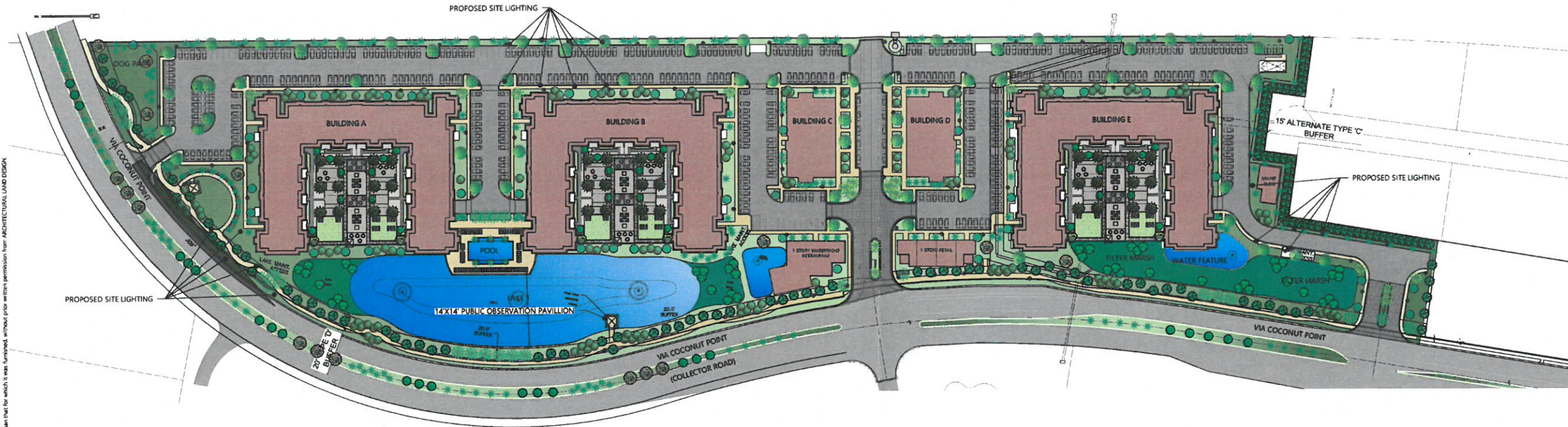
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L-5

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SITE LIGHTING LEGEND

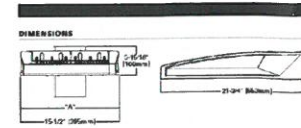
SYMBOL	QTY.	SPEC.
	97	20' GLNA GALLEONAIRE POLE LIGHT -mounted to 20' pole -solid state LED -to be installed with cut off shields for neighboring properties

SITE LIGHTING SPECIFICATIONS

DESCRIPTION
 The GLNA GALLEONAIRE LED luminaire features advanced thermally conductive polymer heatinks and open frame enclosure for a sleek aesthetic with significant weight reduction. Patented high-efficiency AccuLED Optics™ system provides uniform and energy-efficient illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP65 rated and UL/ETL Listed for wet locations.

SPECIFICATION FEATURES
Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum and cast provide structural support for the housing and heatinks. Thermally conductive polymer heatinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 30 vibration tested and rated. Optional tool-free hardware available for ease of entry into electrical chamber. Housing is IP65 rated.
Optics
 Patented, high-efficiency injection-molded AccuLED Optics™ multi-lens. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the capability to meet customized application requirements. Offered standard in 4000K (L7-270K CCT 70 CRI), Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V/100V systems only. Standard with 5-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 120V AC transient line surges. The Galleonaire LED luminaire is suitable for operation in 40°C to 40°C ambient environments. Light Squares are IP65 rated. Greater than 50% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 400mA and 1000mA drive currents (nominal).
Mounting
STANDARD ARM MOUNT
 Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured with two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-1/8". Removal of the cover on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A lock-out enables round pole mounting.



CERTIFICATION DATA

Number of Light Squares	3" Width	3" Standard Arm Length	3" Optional Arm Length	Weight with Arm (lbs.)	SPM with Arm* (ft. H)
1-4	16.12" (408mm)	17.12" (435mm)	18.12" (458mm)	18.2 lbs (8.3 kg)	6.73
5-4	21.12" (536mm)	22.12" (560mm)	23.12" (584mm)	18.2 lbs (8.3 kg)	6.77
7-4	23.62" (599mm)	24.62" (623mm)	25.62" (650mm)	18.2 lbs (8.3 kg)	6.85
9-4	26.12" (664mm)	27.12" (690mm)	28.12" (714mm)	18.2 lbs (8.3 kg)	7.17

ENERGY DATA

Number of Light Squares	3" Width	3" Standard Arm Length	3" Optional Arm Length	Weight with Arm (lbs.)	SPM with Arm* (ft. H)
1-4	16.12" (408mm)	17.12" (435mm)	18.12" (458mm)	18.2 lbs (8.3 kg)	6.73
5-4	21.12" (536mm)	22.12" (560mm)	23.12" (584mm)	18.2 lbs (8.3 kg)	6.77
7-4	23.62" (599mm)	24.62" (623mm)	25.62" (650mm)	18.2 lbs (8.3 kg)	6.85
9-4	26.12" (664mm)	27.12" (690mm)	28.12" (714mm)	18.2 lbs (8.3 kg)	7.17

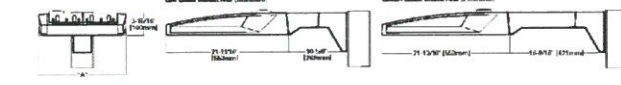
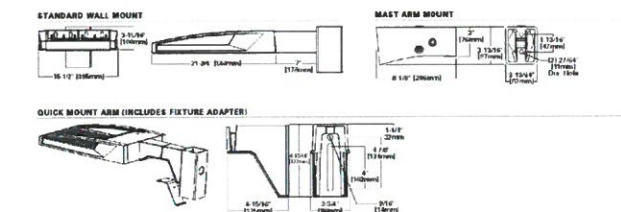
McGraw-Edison

GLNA GALLEONAIRE
 1-10 Light Squares
 Solid State LED
 AREA-SITE LUMINAIRE

Warranty
 Five-year warranty.

Table 2: ARM MOUNTING REQUIREMENTS

Configuration	3" Arm	3" Arm	3" Arm
SLUR-AP-17	17" (430mm)	17" (430mm)	17" (430mm)
SLUR-AP-20	20" (508mm)	20" (508mm)	20" (508mm)
SLUR-AP-24	24" (610mm)	24" (610mm)	24" (610mm)
SLUR-AP-28	28" (712mm)	28" (712mm)	28" (712mm)
SLUR-AP-32	32" (812mm)	32" (812mm)	32" (812mm)
SLUR-AP-36	36" (914mm)	36" (914mm)	36" (914mm)
SLUR-AP-40	40" (1016mm)	40" (1016mm)	40" (1016mm)
SLUR-AP-44	44" (1118mm)	44" (1118mm)	44" (1118mm)
SLUR-AP-48	48" (1220mm)	48" (1220mm)	48" (1220mm)
SLUR-AP-52	52" (1322mm)	52" (1322mm)	52" (1322mm)
SLUR-AP-56	56" (1424mm)	56" (1424mm)	56" (1424mm)
SLUR-AP-60	60" (1526mm)	60" (1526mm)	60" (1526mm)
SLUR-AP-64	64" (1628mm)	64" (1628mm)	64" (1628mm)
SLUR-AP-68	68" (1730mm)	68" (1730mm)	68" (1730mm)
SLUR-AP-72	72" (1832mm)	72" (1832mm)	72" (1832mm)
SLUR-AP-76	76" (1934mm)	76" (1934mm)	76" (1934mm)
SLUR-AP-80	80" (2036mm)	80" (2036mm)	80" (2036mm)
SLUR-AP-84	84" (2138mm)	84" (2138mm)	84" (2138mm)
SLUR-AP-88	88" (2240mm)	88" (2240mm)	88" (2240mm)
SLUR-AP-92	92" (2342mm)	92" (2342mm)	92" (2342mm)
SLUR-AP-96	96" (2444mm)	96" (2444mm)	96" (2444mm)
SLUR-AP-100	100" (2546mm)	100" (2546mm)	100" (2546mm)



QUICK MOUNT ARM DATA

Number of Light Squares	3" Width	3" Standard Arm Length	3" Optional Arm Length	Weight with Arm (lbs.)	SPM with Arm* (ft. H)
1-4	16.12" (408mm)	17.12" (435mm)	18.12" (458mm)	18.2 lbs (8.3 kg)	6.73
5-4	21.12" (536mm)	22.12" (560mm)	23.12" (584mm)	18.2 lbs (8.3 kg)	6.77
7-4	23.62" (599mm)	24.62" (623mm)	25.62" (650mm)	18.2 lbs (8.3 kg)	6.85
9-4	26.12" (664mm)	27.12" (690mm)	28.12" (714mm)	18.2 lbs (8.3 kg)	7.17

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Christian Andra

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Via Coconut Mixed Use Development
 ES/19.01 FL

a3 Rev. City Comments PM 12.18.19
 a2 Rev. Planting PM 10.25.19
 a1 Rev. Civil Site PM 10.17.19
 Drawing Date: PM 06.19.19

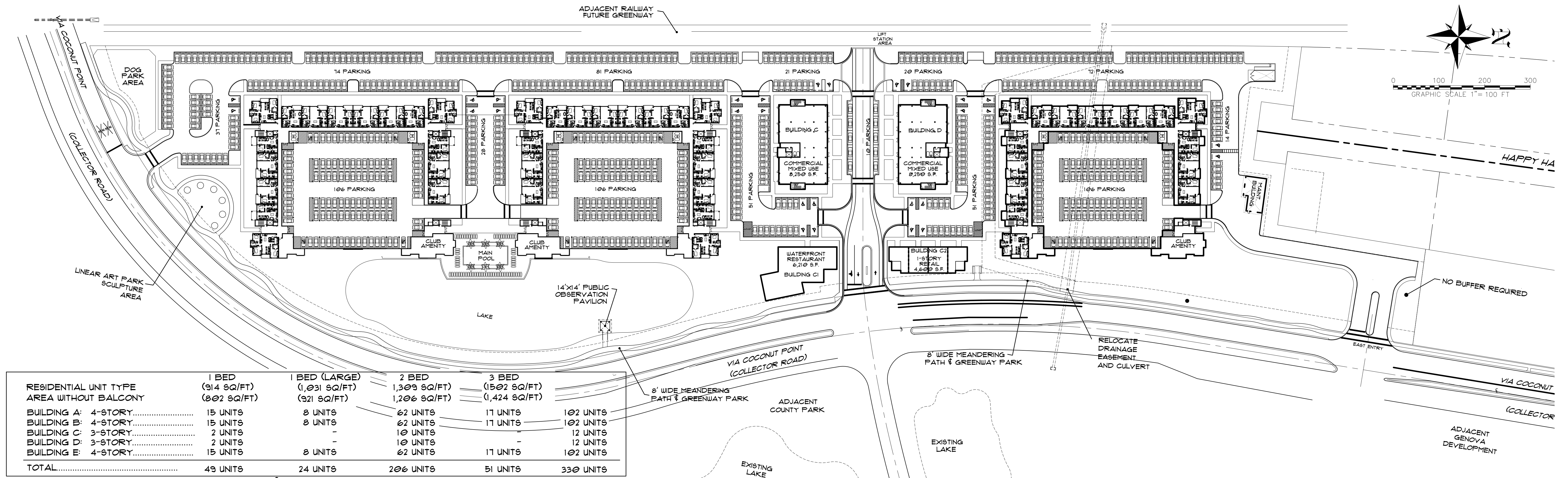
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19-064

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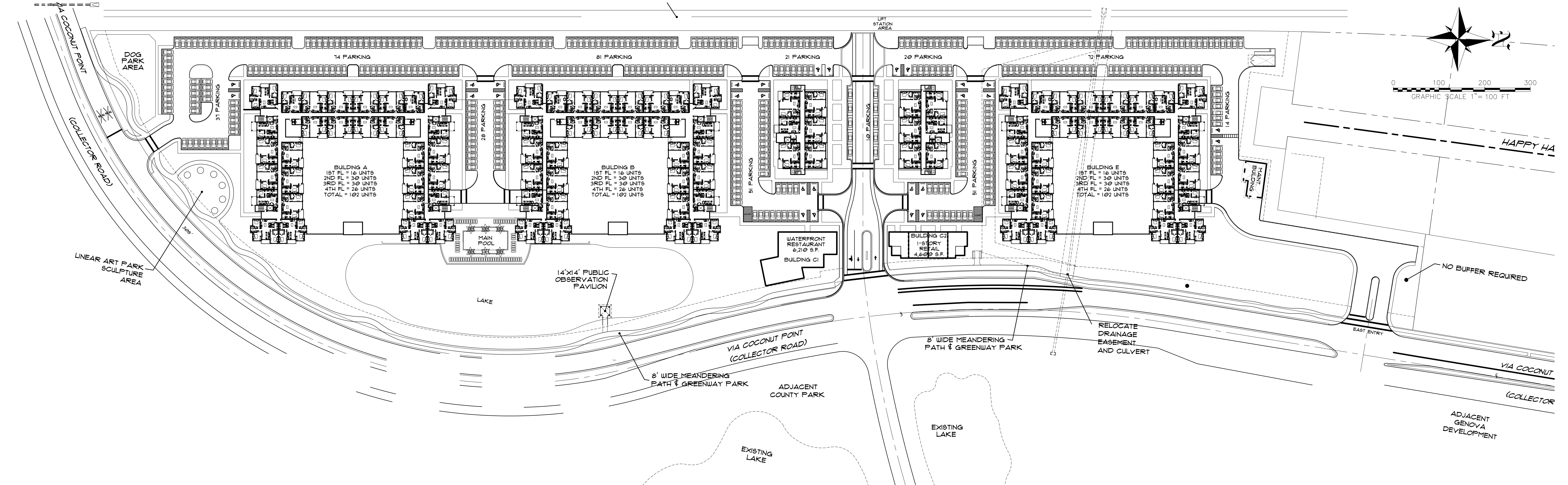
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 Company Name: ...
 File Name: ...
 Date: ...

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 Company Name: ...
 File Name: ...
 Date: ...



RESIDENTIAL UNIT TYPE AREA WITHOUT BALCONY	1 BED (914 SQ/FT) (802 SQ/FT)	1 BED (LARGE) (1,031 SQ/FT) (921 SQ/FT)	2 BED 1,309 SQ/FT 1,206 SQ/FT	3 BED (1,502 SQ/FT) (1,424 SQ/FT)	
BUILDING A: 4-STORY.....	15 UNITS	8 UNITS	02 UNITS	17 UNITS	102 UNITS
BUILDING B: 4-STORY.....	15 UNITS	8 UNITS	02 UNITS	17 UNITS	102 UNITS
BUILDING C: 3-STORY.....	2 UNITS	-	10 UNITS	-	12 UNITS
BUILDING D: 3-STORY.....	2 UNITS	-	10 UNITS	-	12 UNITS
BUILDING E: 4-STORY.....	15 UNITS	8 UNITS	02 UNITS	17 UNITS	102 UNITS
TOTAL.....	49 UNITS	24 UNITS	206 UNITS	51 UNITS	330 UNITS

Via Coconut Point Mixed-Use Development (Ground Floor)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1"=70'-0"



Via Coconut Point Mixed-Use Development (2nd & 3rd up floors)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1"=70'-0"

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14 PARKING

37 PARKING

28 PARKING

106 PARKING

CLUB AMENITY

MAIN POOL

CL AME

FRI 03 JAN 2020 04:59:54PM EST: \\P\ADPUBLISH_423\1-MK-VACCONUIT-FINAL - 10-17-19.DWG

Via Coconut Point Mixed-Use Development (Ground floor)
Via Coconut and Corkscrew Road, Estero, Florida
scale: 1" = 15'-0"

975 6TH AVE S. SUITE 200
NAPLES, FLORIDA 34102
PHONE: (239) 331-7092
WWW.MHKAP.COM

MHK ARCHITECTURE & PLANNING

SK2
OCTOBER 17, 2019

14 PARKING

37 PARKING

28 PARKING

BUILDING A
 1ST FL = 16 UNITS
 2ND FL = 30 UNITS
 3RD FL = 30 UNITS
 4TH FL = 26 UNITS
 TOTAL = 102 UNITS

MAIN POOL

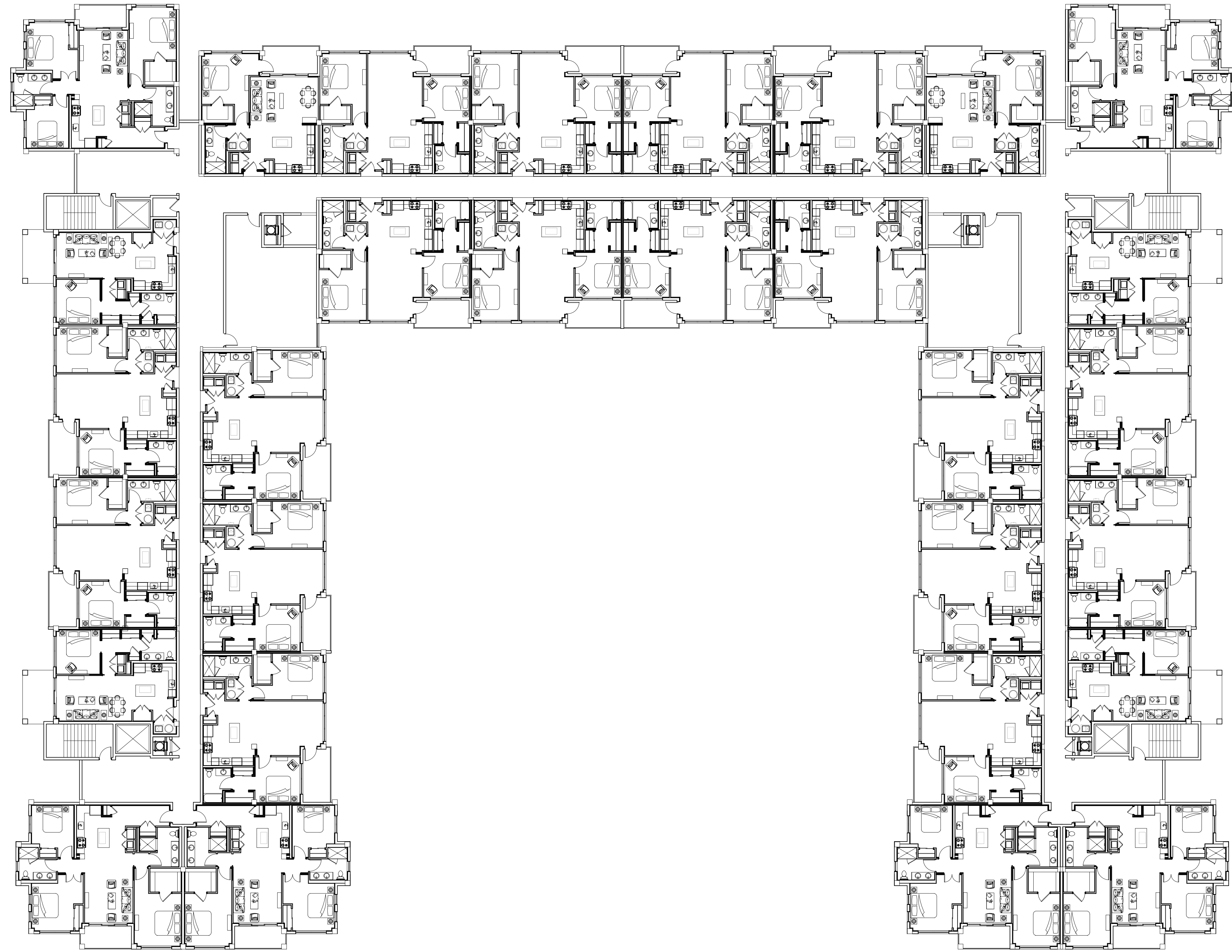
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Via Coconut Point Mixed-Use 1 Development (2nd. floor block unit)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1" = 15'-0"

9756TH AVE. S. SUITE 200
 NAPLES, FLORIDA 34102
 PHONE: (239) 331-7092
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OCTOBER 11, 2019



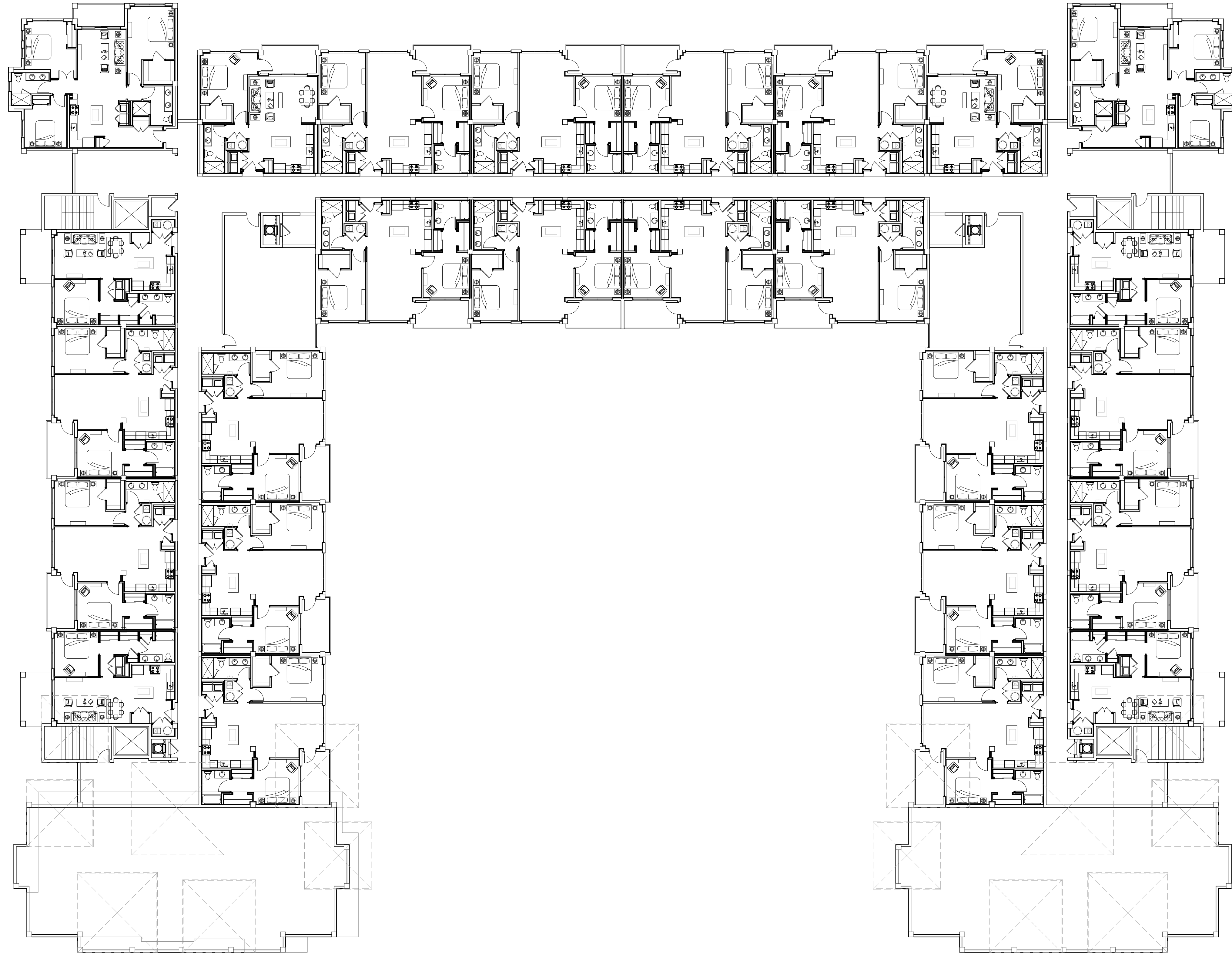
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Via Coconut Point Mixed-Use Development (3rd. floor block unit)
Via Coconut and Corkscrew Road, Estero, Florida
scale: 1" = 15'-0"

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NAPLES FLORIDA 34102
PHONE: (239) 331-7992
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OCTOBER 11, 2019



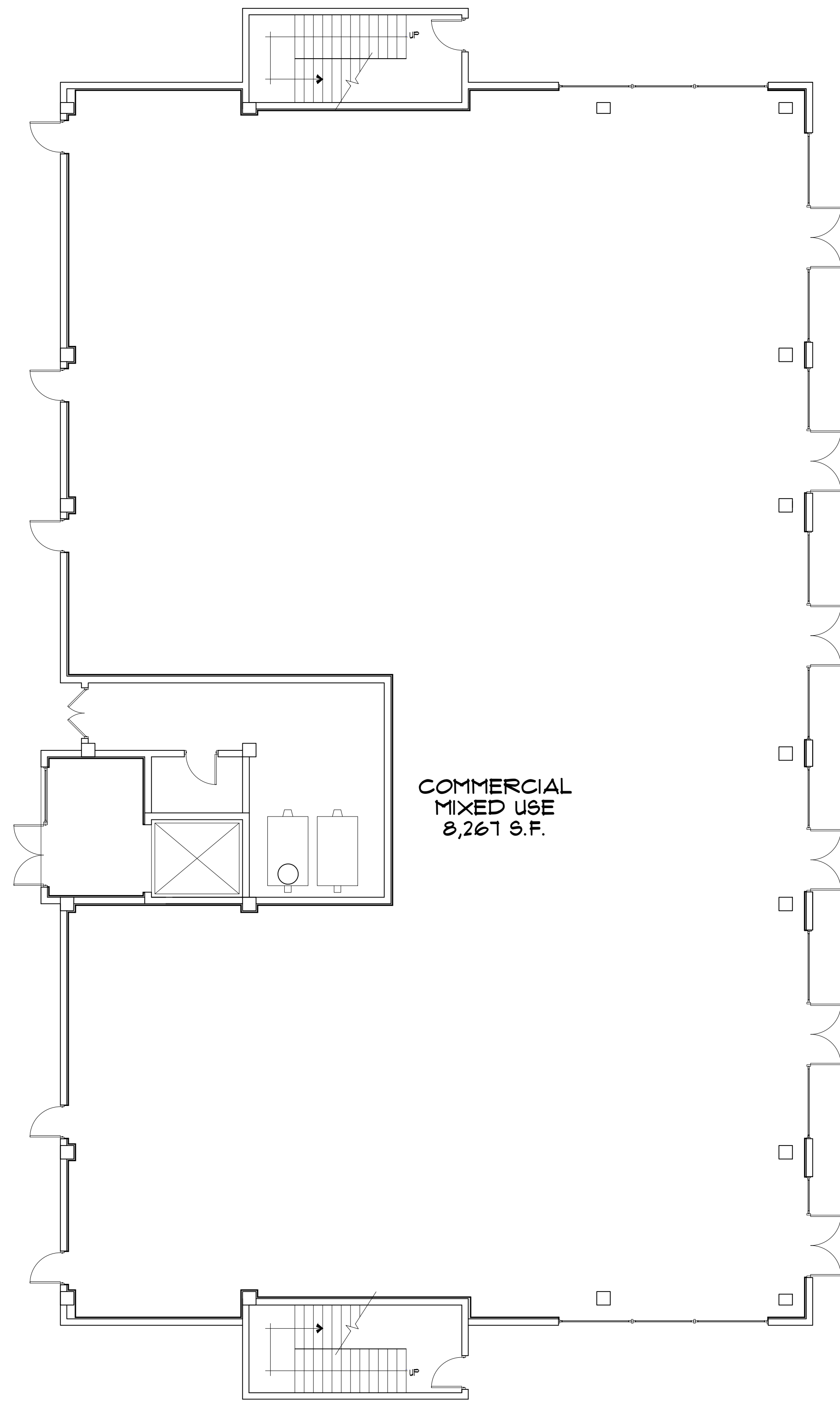
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Via Coconut Point Mixed-Use I Development (4th floor block unit)
Via Coconut and Corkscrew Road, Estero, Florida
scale: 1" = 15'-0"

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PHONE: (239) 331-7092
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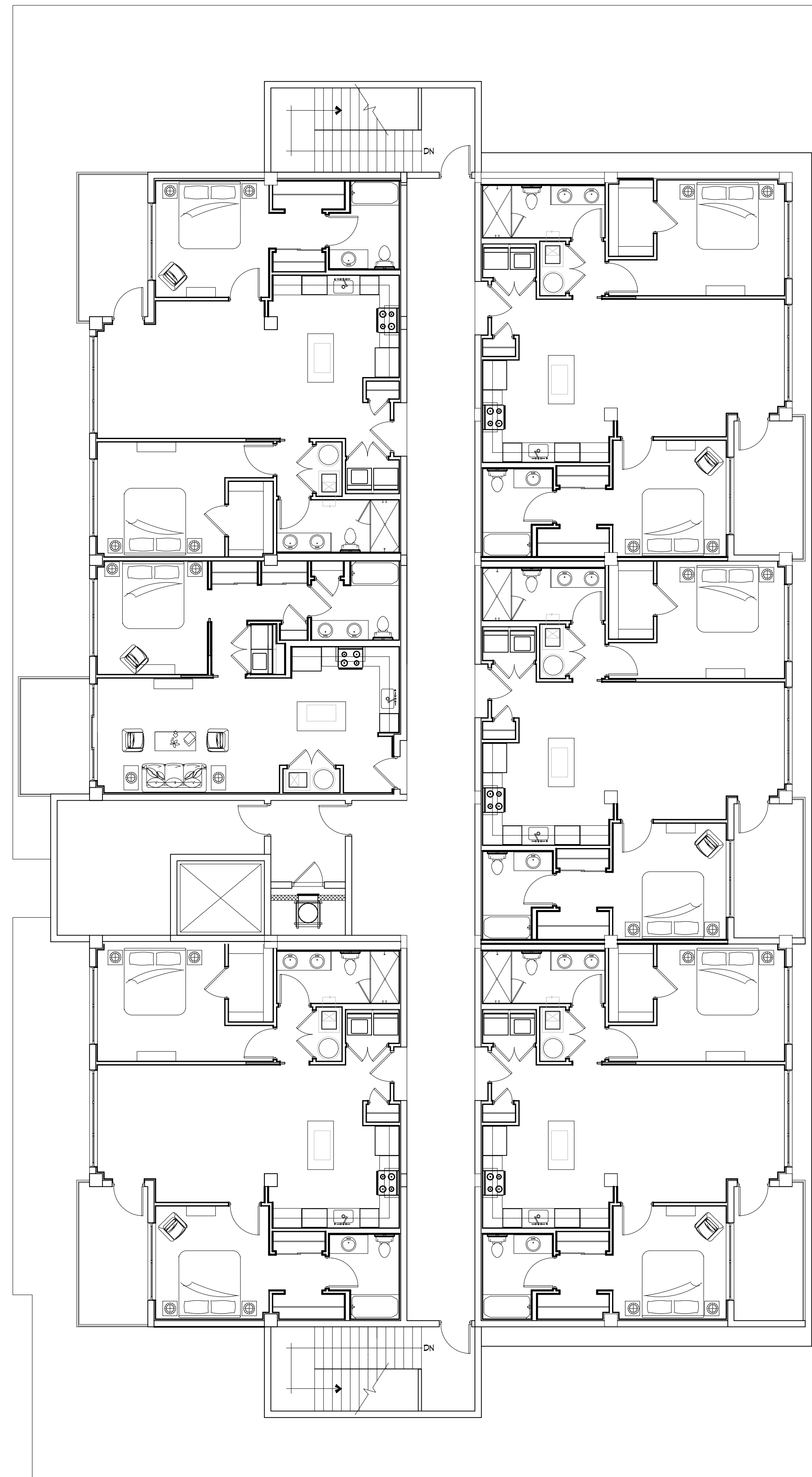
SK2.3
OCTOBER 11, 2019



COMMERCIAL
MIXED USE
8,261 S.F.

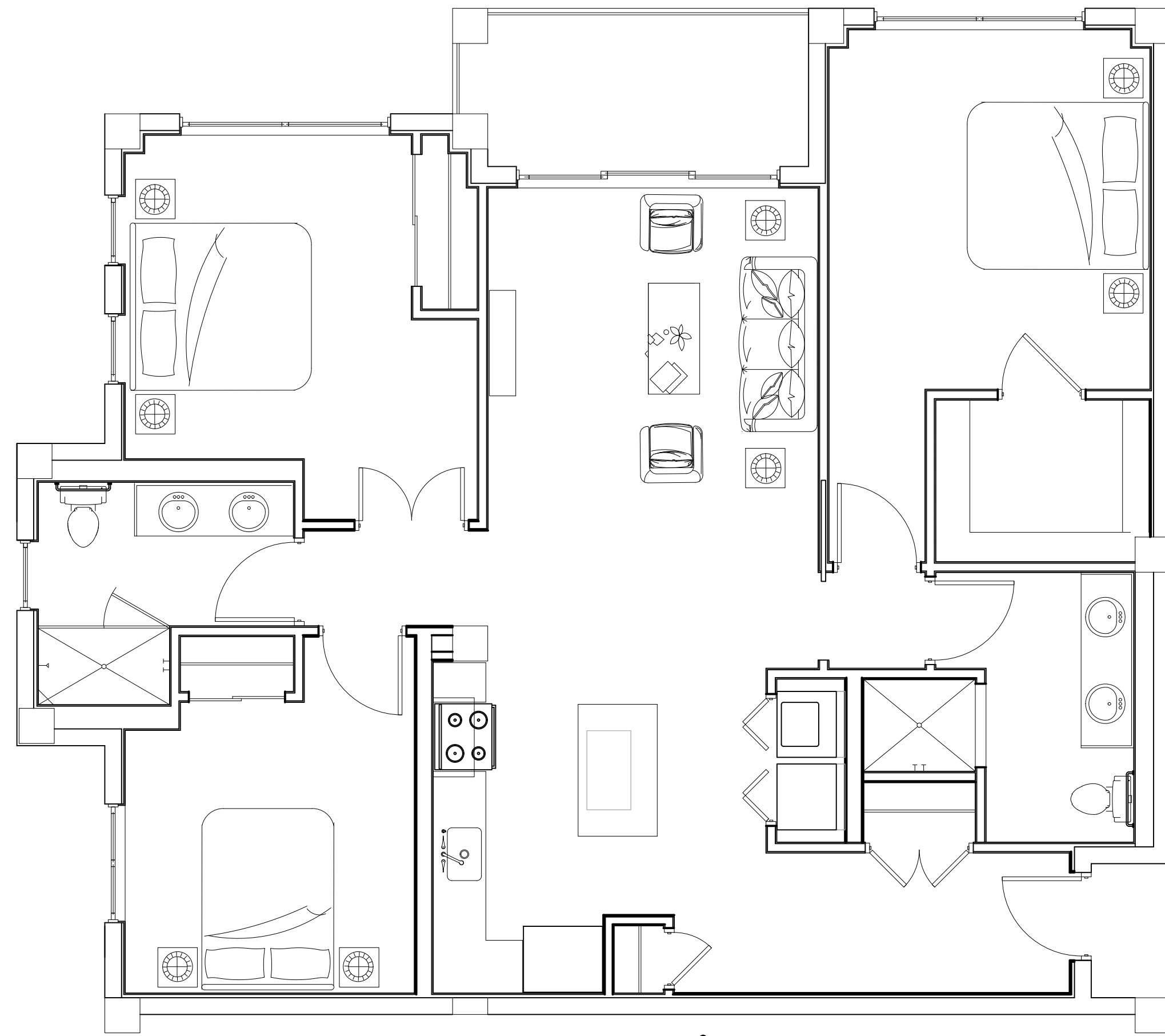
Via Coconut Point Mixed-Use Development
Ground floor (Out building "C" & "D")

Via Coconut and Corkscrew Road, Estero, Florida
scale: 1/8" = 1'-0"

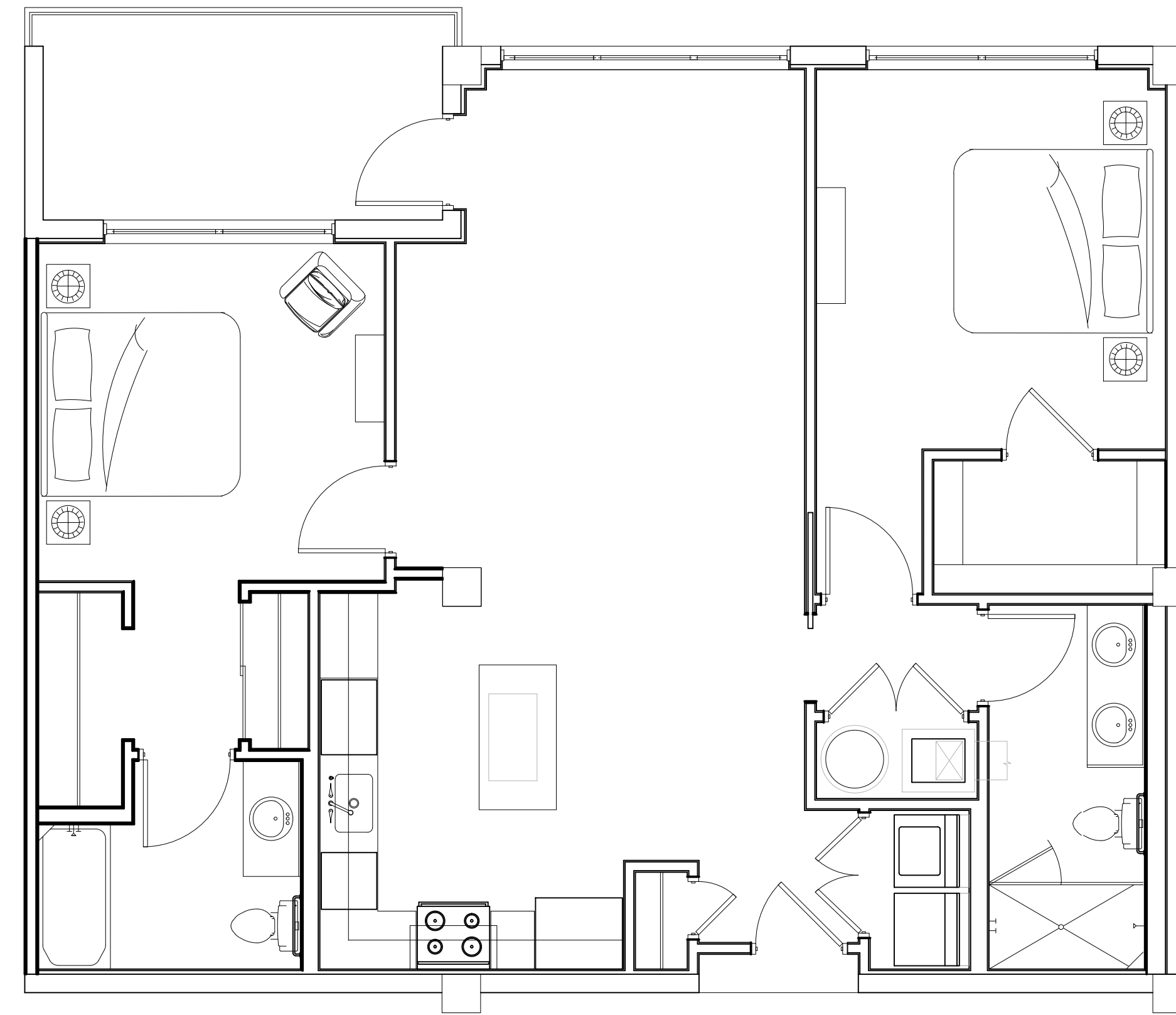


Via Coconut Point Mixed-Use Development
2nd. & up floors (Out building "C" & "D")

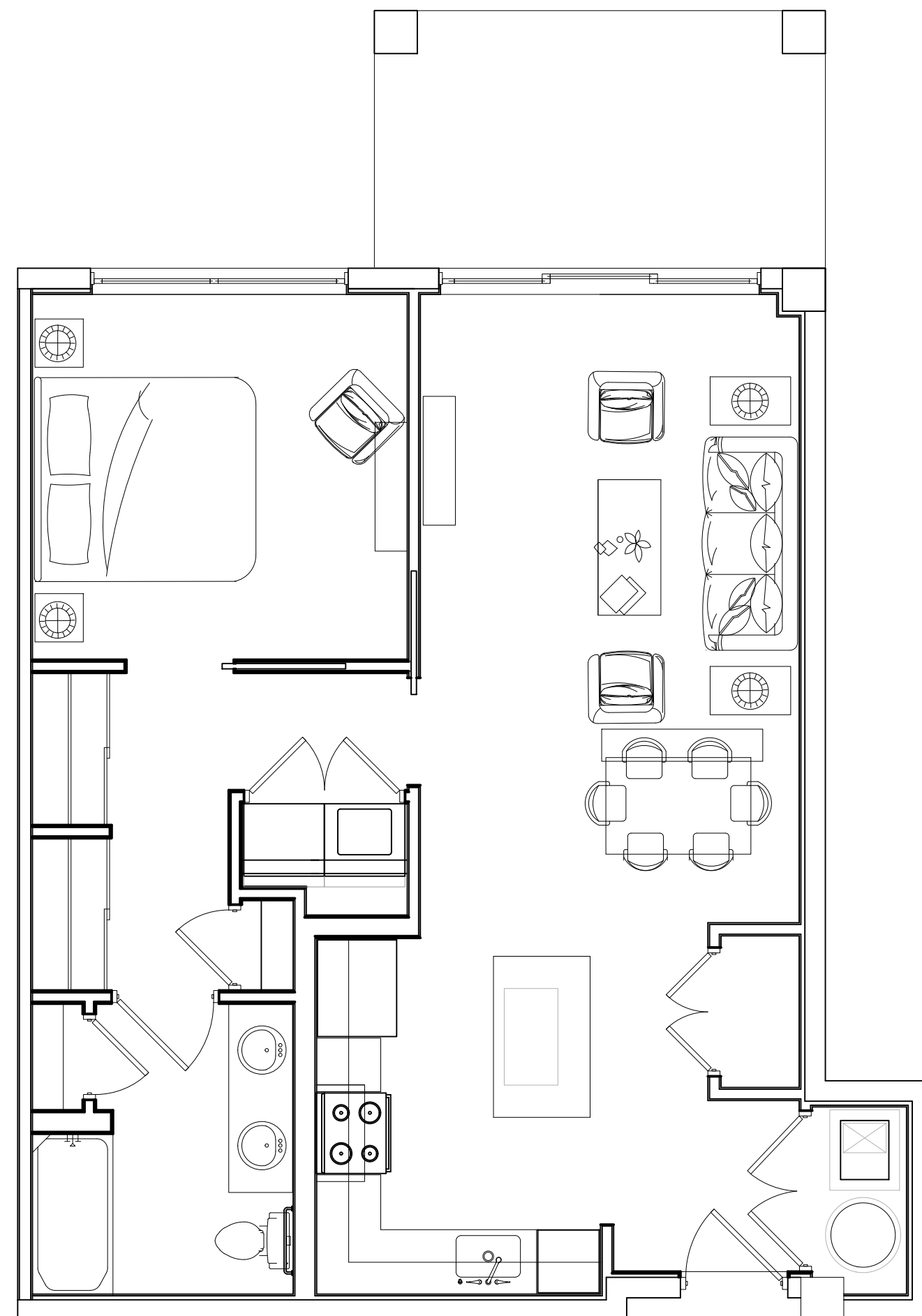
Via Coconut and Corkscrew Road, Estero, Florida
scale: 1/8" = 1'-0"



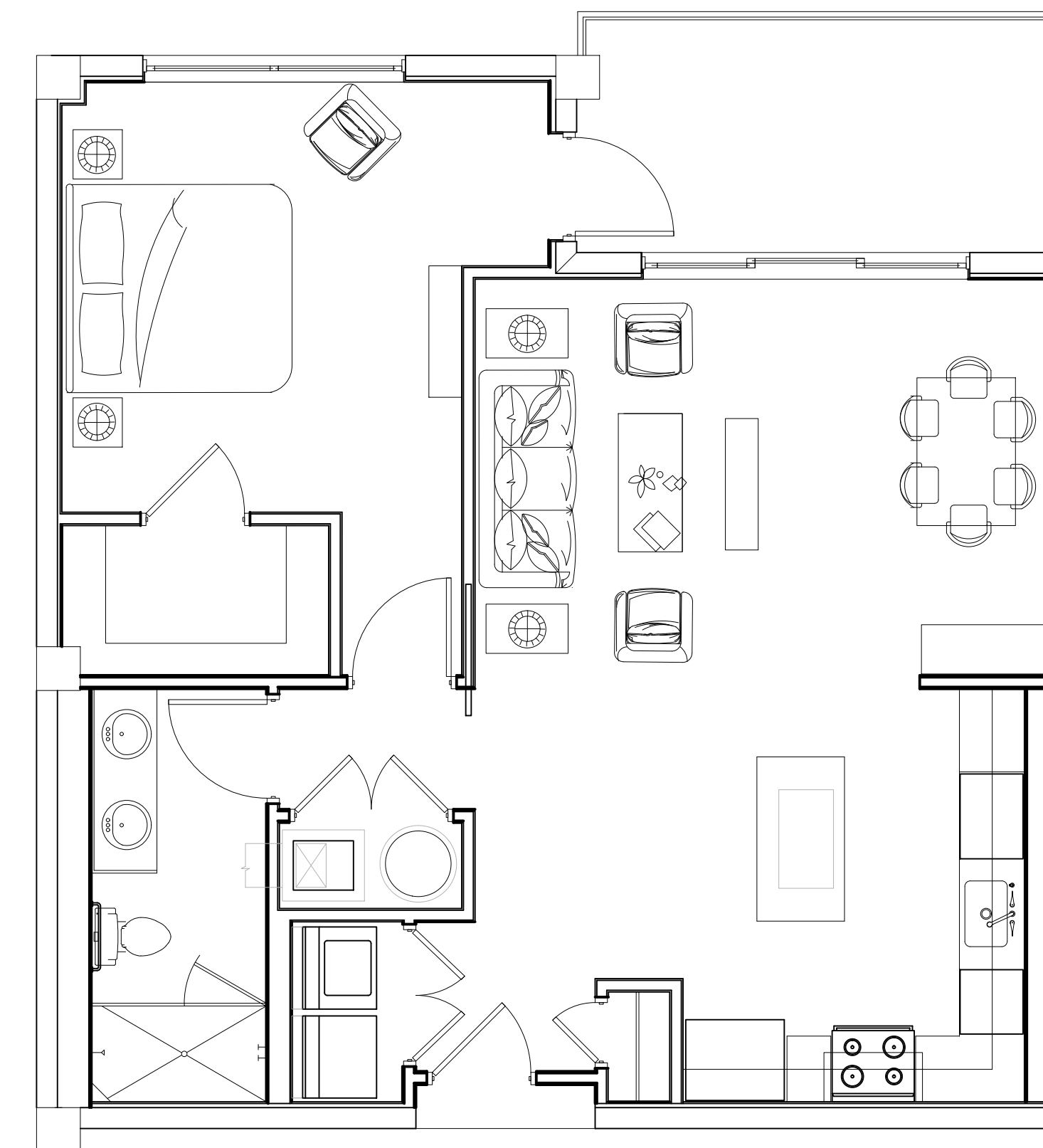
Via Coconut Point Mixed-Use 1 Development
 3 bedroom apartment (sq/ft = 1502 includes balcony)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1/4" = 1'-0"



Via Coconut Point Mixed-Use 1 Development
 2 bedroom apartment (sq/ft = 1307 includes balcony)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1/4" = 1'-0"



Via Coconut Point Mixed-Use 1 Development
 1 bedroom apartment (sq/ft = 914 includes balcony)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1/4" = 1'-0"



Via Coconut Point Mixed-Use 1 Development
 1 bedroom large apartment (sq/ft = 1031 includes balcony)
 Via Coconut and Corkscrew Road, Estero, Florida
 scale: 1/4" = 1'-0"