



www.Estero-fl.gov

COVID-19 NOTICE:

The February 24, 2021, 5:30 p.m., Design Review Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity to participate virtually. The meeting will be broadcast live via the Village of Estero website link: <https://estero-fl.gov/council/watch-meetings-online/>. Access in Council Chambers will be limited in order to comply with the safety instructions relating to COVID-19. Please see page 2 & 3 of this agenda for further information and instructions for public participation.

AGENDA

DESIGN REVIEW BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

February 24, 2021

5:30 p.m.

Design Review Board: Chairman - Barry Jones; Vice Chairman - Michael Sheeley; William Glass; Barry Freedman; Kristin Jeannin and Jim Wallace

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. BUSINESS

Items on the agenda are generally treated in sequential order, and due to the length of the agenda any or all of the items listed for discussion may be rescheduled to a later date for consideration. **The public will have an opportunity to speak during each agenda item; each individual has one opportunity to speak for five minutes per agenda item.**

(a) Consent Agenda

- (1) Approval of November 18, and December 9, 2020 meeting minutes.

(b) Public Hearings

- (1) The Groves Monument Signs (District 4)
20701 Groveline Court, The Groves Development north of Corkscrew Road

and east of Sandy Lane.

- Request to replace 3 of the 4 existing signs at the development's entrances. One sign to be replaced, and one sign to be removed and not replaced at Groveline Court and Broadway East entrance. Two signs to be removed and replaced at the Sandline and Sandy Lane entrance.
- Public information meeting was held January 27, 2021.
- *Requesting Design Review Board approval of 3 monument signs.*

(2) JDM Development Coconut Trace Medical Office Center (DOS2020-E001) (District 2) *Continued from January 27, 2021 meeting.*
22904 Lyden Drive, located west of Lyden, north of Bulb Lane and south of Autumn Leaves Assisted Living Facility

- Applicant seeks to construct a freestanding single-story 10,941 square foot medical office building on a 1.2-acre vacant site.
- Public Information Meeting was held January 8, 2020.
- *This case was continued for the applicant to respond to the board's recommendations.*
- *Requesting Design Review Board approval of the Development Order.*

(c) Public Information Meeting

(1) Christ Community Ministries (DOS2021-E001) (District 4)
20810 Highlands Avenue, located on the northwest corner of Highland Avenue and County Road, east of US 41 and east of the Estero Fire Rescue facility.

- Request to expand the existing 150-seat church by 2,972 square feet increasing the church seating to 247 seats and the square footage to 9,015. The plans include removal of two existing modular structures and to expand the parking on a 2.33-acre site.

6. PUBLIC INPUT (Each individual will be given five minutes to speak)

7. BOARD COMMUNICATIONS

a. Next meeting March 10, 2021.

8. ADJOURNMENT

COVID-19 NOTICE:

To view and/or participate in the Design Review Board Meeting the following options are available:

- 1) View the meeting online, but not participate:
You may watch the meeting via the Village of Estero website link:
<https://estero-fl.gov/council/watch-meetings-online/>
- 2) View the meeting online as indicated above and provide public comment during the meeting by utilizing the eComment Card feature on the Village website: <https://estero-fl.gov/ecomment-cards/>
Please fill out all required information. Comments received during the agenda item being discussed will be placed into the record.
- 3) The Council Chambers will be available for public comment, in accordance with social distancing orders. Participants are to wear their own-supplied mask.

For additional information or for special assistance prior to the meeting, please contact Carol Sacco, Village Clerk/Executive Assistant, sacco@estero-fl.gov or 239-221-5035.

If you desire to address the Board, please complete a Public Comment Card and return it to the Village Clerk. Citizens desiring to speak must step up to the podium, state their full name and address and/or whom he or she represents.

ADA Assistance – Anyone needing special assistance at the Board meeting due to a disability or physical impairment should contact Executive Assistant, Carol Sacco 239-221-5035, at least 48 hours prior to the meeting.

Pursuant to Section 286.0105, Florida Statutes:

“If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a recording of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim recording of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 30, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

DRAFT

FINAL ACTION AGENDA/MINUTES

Design Review Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
November 18, 2020 5:30 p.m.**

1. **CALL TO ORDER:** 5:30 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Jones.
3. **ROLL CALL:**

Present: Chairman Barry Jones and Board Members Michael Sheeley, Barry Freedman, Kristin Jeannin, William Glass, and Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via teleconference), Community Development Director Mary Gibbs, Development Review Specialist Richard Anderson, and Deputy Village Clerk Tammy Duran.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

(a) Introduction

- (1) Introduction of New Member, Kristin Jeannin

(b) Workshops

- (1) Estero Crossing Commercial Phase I (DOS2020-E006 & E007) (District 5)

10500 Corkscrew Road, a 43-acre site located on the south side of Corkscrew Road, 1,000 feet west of the intersection of Corkscrew Road and I-75.

The applicant requests review of updated building elevations and landscape plans since their Public Information Meeting on August 26, 2020.

Staff Presentation by:

Mary Gibbs, Community Development Director

Presentation/Information by:

John Wojdak, P.E., DeLisi Fitzgerald
Hunter Booth, Booth Design Group
Ramon Acevedo, AIA, GMA Architects & Planners

Board Questions or Comments:

Board Members Freedman, Sheeley, Jeannin, Glass, Wallace, and Chairman Jones

Public Comment: None.

(2) Land Development Code – Part 2

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Presentation/Information by:

Craig Richardson, Clarion
Laura DeJohn, Johnson Engineering
David Henning, Clarion
Mike Bosi, Johnson Engineering
Geoff Green, Clarion

Board Questions or Comments:

Board Members Freedman, Sheeley, Jeannin, Glass, Wallace, and Chairman Jones

Public Comment:

eComment:

Mary Shively, The Cascades of Estero

6. **PUBLIC INPUT:** None.

7. **BOARD COMMUNICATIONS:**

(a) **Next meeting December 9, 2020.**

A motion to adjourn was made and duly passed.

8. **ADJOURNMENT:** 9:20 p.m.

Tammy Duran
Deputy Village Clerk

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 30, 2016 forward, as well as agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at <https://estero-fl.gov/agendas/> at the corresponding meeting date.

DRAFT

FINAL ACTION AGENDA/MINUTES

Design Review Board Meeting

**Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
December 9, 2020 5:30 p.m.**

1. **CALL TO ORDER:** 5:35 p.m.
2. **PLEDGE OF ALLEGIANCE:** Led by Chairman Jones.
3. **ROLL CALL:**

Present: Chairman Barry Jones and Board Members Barry Freedman, Kristin Jeannin, William Glass, and Jim Wallace. Absent: Board Member Michael Sheeley

Also present: Village Land Use Counsel Nancy Stroud (via teleconference), Community Development Director Mary Gibbs, Development Review Specialist Richard Anderson, and Deputy Village Clerk Tammy Duran.

4. **APPROVAL OF AGENDA:**

A motion to approve the agenda was made and duly passed.

5. **BUSINESS:**

- (a) **Consent Agenda**

- (1) Approval of October 14 and 28, 2020 meeting minutes.

A motion to approve the consent agenda was made and duly passed.

(b) Public Information Hearing

- (1) 5/3 Bank – Miromar Outlets Mall (District 5)
10801 Corkscrew Road, approximately 450 feet north of the Corkscrew Road and Ben Hill Griffin Parkway intersection and located in an area currently used for mall parking.

The applicant seeks to construct a 1,900 square foot bank with video and automatic teller drive-thru lanes.

Staff Presentation by:

Mary Gibbs, Community Development Director

Presentation/Information by:

Greg Walden, AIA, BDG Architects

Maris Sacornvasi, iegroup.net

Tim Byal, Miromar

Board Questions or Comments:

Board Members Freedman, Jeannin, Glass, Wallace, and Chairman Jones

Public Comment: None.

(c) Public Hearing

Village Land Use Counsel Stroud provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud. There were no ex-parte communications or conflicts of interest noted.

- (1) Extra Space of Coconut Point, Commercial Paint Permit (Permit #3308592) (District 1)
8420 Murano Del Lago Drive, 119,439 square foot, 4 story self-storage building located on Murano Del Lago Drive, East of US 41 and south of Pelican Colony Boulevard.

Public Information Meeting was held September 2, 2020.

Applicant is seeking approval to re-paint the existing building to white, taupe and pale green.

Staff Presentation by:

Mary Gibbs, Community Development Director

Presentation/Information by:

Joe McHarris, McHarris Planning & Design

Board Questions or Comments:

Board Members Freedman, Jeannin, Glass, Wallace, and Chairman Jones

Public Comment: None.

Motion: Motion for a continuance until January 13, 2021 meeting.

Motion by: Chairman Jones

Seconded by: Board Member Glass

Action: Approved motion for a continuance until January 13, 2021 meeting.

Vote: (Roll call)

Aye: Board Members Freedman, Jeannin, Wallace, and Chairman Jones

Nay:

Abstentions:

(d) Workshop

(1) Land Development Code – Part 2C

Staff Presentation/Comments:

Mary Gibbs, Community Development Director

Nancy Stroud, Village Land Use Counsel

Presentation/Information by:

Craig Richardson, Clarion

David Henning, Clarion

Board Questions or Comments:

Board Members Freedman, Jeannin, Glass, Wallace, and Chairman Jones

6. PUBLIC INPUT (Each individual will be given five minutes to speak)

7. BOARD COMMUNICATIONS

(a) 2021 Design Review Board Meeting Schedule

(b) Next meeting January 13, 2021

A motion to adjourn was made and duly passed.

8. ADJOURNMENT – 7:51 pm

Tammy Duran
Deputy Village Clerk

THE GROVES



HIGHLANDS AVE

ORANGE BLOSSOM LN

ROCKY BIRD LN

DOVE LN

JUDETH LN

BROADWAY E

GROVELINE CT

FRUITFUL DR

TANGLEWOOD

BROADWAY E

LANTHORN WAY

HOUSE LN

RIVERSIDE

SANDYLINE WAY

SANDY LANE

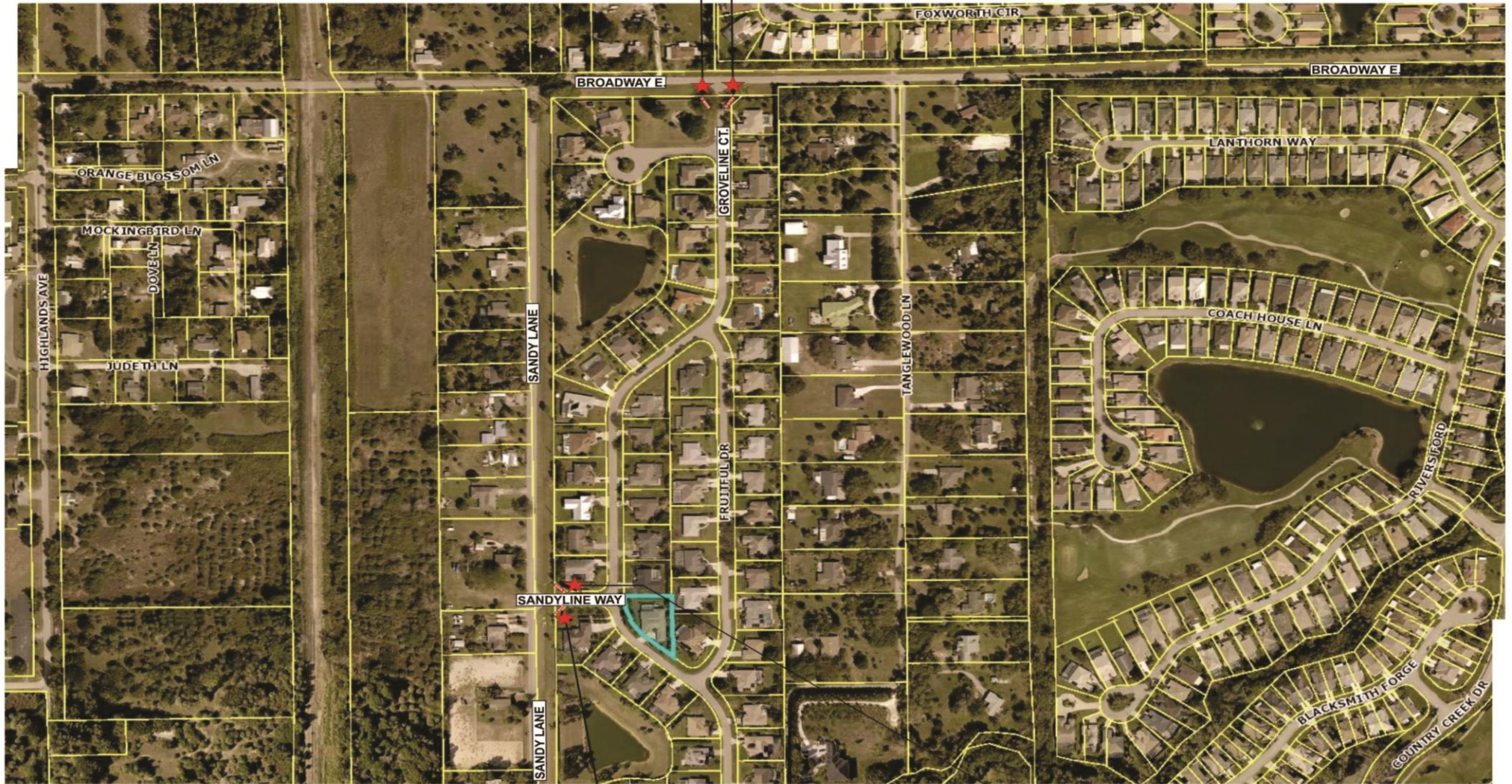
BLACKSMITH FORGE

COUNTRY CREEK DR

SIGN LOCATIONS

SIGN C
BROADWAY E. & GROVELINE CT.
(SIGN TO BE REMOVED / NOT REPLACED)

SIGN D
BROADWAY E. & GROVELONE CT.
(NEW SIGN INSTALLED IN SAME LOCATION)



SIGN A
SANDY LANE & SANDYLINE WAY
(NEW SIGN INSTALLED IN SAME LOCATION)

SIGN B
SANDY LANE & SANDYLINE WAY
(NEW SIGN INSTALLED IN SAME LOCATION)

ENTRANCE AT SANDY LANE & SANDYLINE WAY



SIGN A @ SANDY LANE & SANDYLINE WAY ENTRANCE
(SIGN TO BE REPLACED WITH NEW)



SIGN B @ SANDY LANE & SANDYLINE WAY ENTRANCE
(SIGN TO BE REPLACED WITH NEW)



TYPICAL END VIEW
NEW SIGNS INSTALLED IN THE SAME LOCATION



ENTRANCE AT BROADWAY & GROVELINE CT.



SIGN C @ BROADWAY & GROVELINE CT.
(SIGN WILL NOT BE REPLACED)



SIGN D @BROADWAY & GROVELINE CT.
(SIGN TO BE REPLACED WITH NEW)



PROPOSED ONE SIDED EDGE LIT/ PUSH THRU COPY MONUMENT



NIGHT VIEW – EDGE LIT / PUSH THRU COPY



SHERWIN WILLIAMS PAINT COLOR PLACEMENT



SW 6180
Oakmoss



SW 6216
Jasper



SW 6426
Basque Green



SW 6802
Jacaranda



SHERWIN WILLIAMS PAINT COLORS



SW 6180
Oakmoss



SW 6216
Jasper

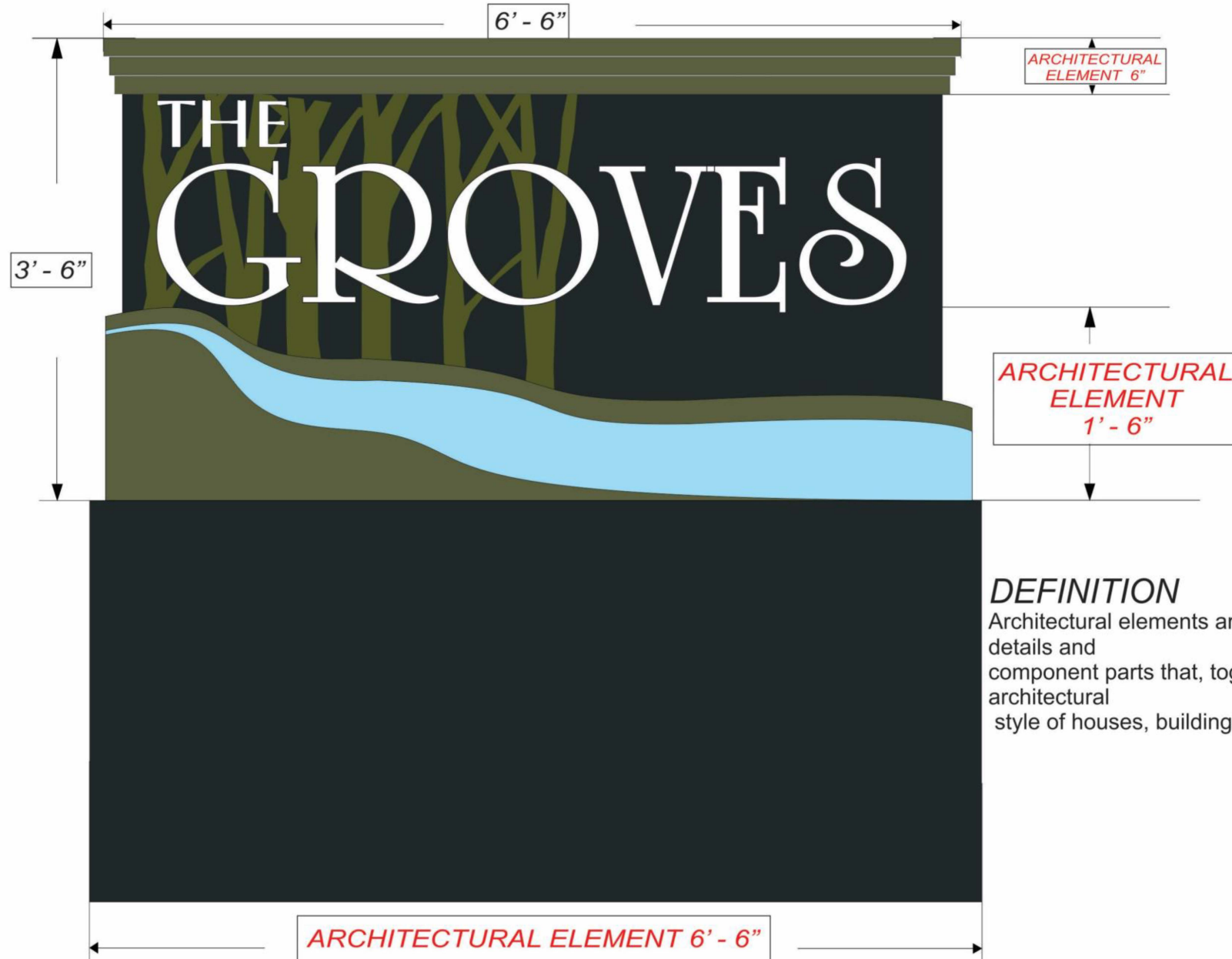


SW 6426
Basque Green



SW 6802
Jacaranda

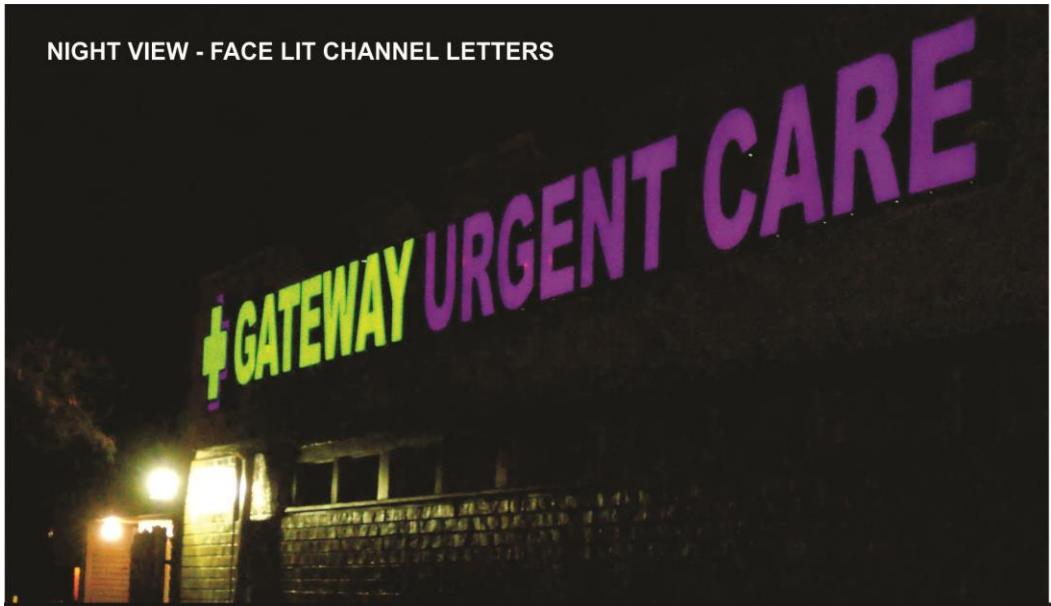
OVERALL SIGN SIZE: 3' - 6" X 6' - 6" = 22.75 SQ. FT.
ARCHITECTURAL ELEMENTS: 6" X 6' - 6" & 1' - 6" X 6' - 6" = 13.0 SQ. FT.
ARCHITECTURAL ELEMENTS USING 57% OF SIGN AREA



EXAMPLE OF EDGE LIT / PUSH THRU COPY
CALVARY CHAPEL
20991 THREE OAKS PRKWY
ESTERO FL.



NIGHT VIEW - FACE LIT CHANNEL LETTERS



A photograph of a building at night with a large sign that reads "GATEWAY URGENT CARE". The sign is illuminated from the front, making the letters glow. The word "GATEWAY" is in yellow and "URGENT CARE" is in purple. The building's windows and other lights are visible in the background.

NIGHT VIEW - REVERSE CHANNEL LETTERS

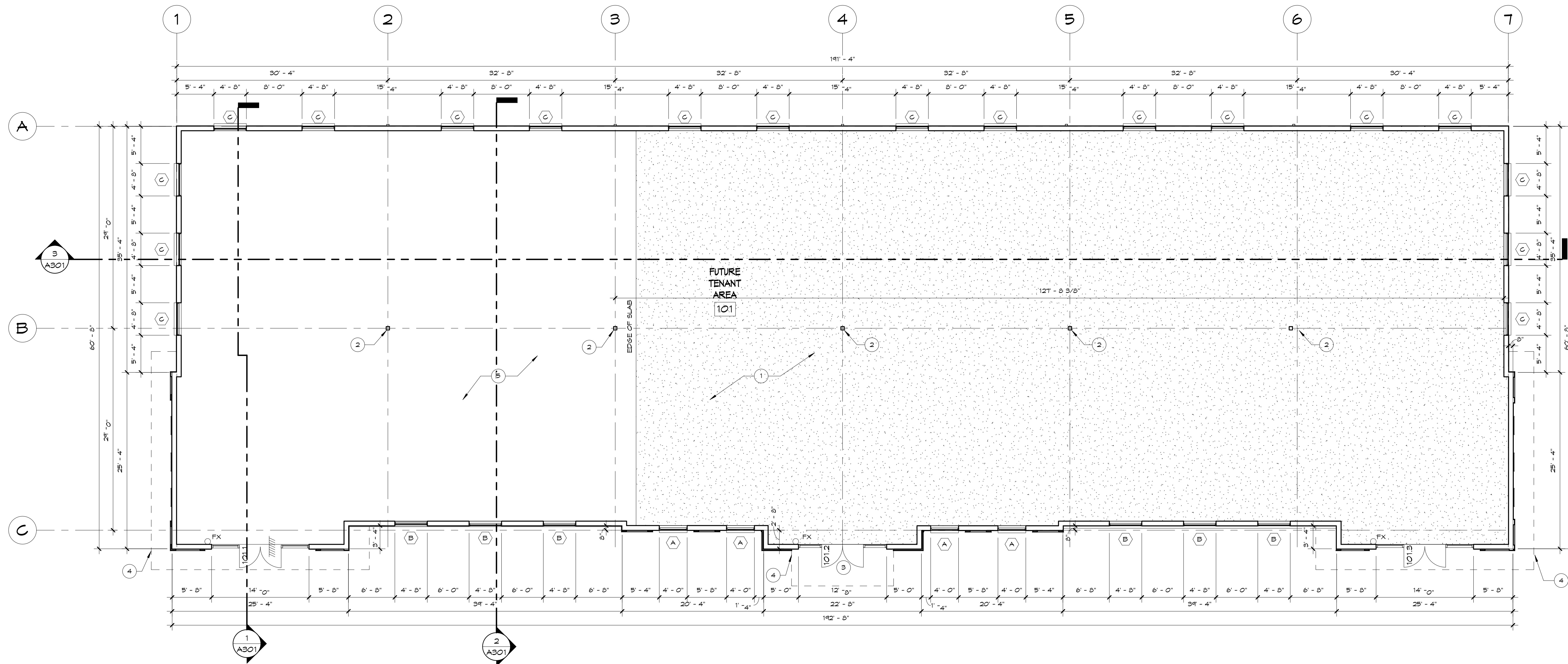


A photograph of a building at night with a large sign that reads "CRANEL". The sign is illuminated from the back, creating a bright white glow around the letters. The building's facade and windows are visible in the background.

NIGHT VIEW FACE LIT & REVERSE CHANNEL LETTERS

TABLE 6-301.C-3 PERMANENT SIGNS IN COMMERCIAL – MIXED USE DEVELOPEMENT

TABLE 6-301.C-2: PERMANENT SIGNS IN COMMERCIAL AND MIXED-USE DEVELOPEMENT				
Non-Residential Subdivisions, and Multiple-Occupancy Complexes with More than Five Establishments				
	Sign Type	Number	Setback, Illumination, and Other Requirements	Maximum Height and Sign area
	Project identification signs	<p>1 if less than 330 linear feet of frontage</p> <p>2 if 330 linear feet or more of frontage</p> <p>On corner lot, may place one sign with total sign area based upon total frontage of both roads provided maximum sign area does not exceed 300 sf per face</p>	<p>Setback: 15 ft from road ROW (unless building is within 15 of road ROW, in which case sign may not project over ROW or easement or be within 10 feet of overhead electric supply). Not permitted between a collector or arterial road and a frontage road. Setback 10 feet from other property lines</p> <p>Illumination: Illuminated with individual internally illuminated letters and logo and/or lighting behind letters and logo, or edge-lit with concealed neon or remotely-lit fiber optic, with electric connections and wiring concealed</p> <p>May not be illuminated with a visible source of external lighting, exposed neon, exposed raceways, or internally illuminated box signs (as defined by a sign comprised of translucent surfaces illuminated from within) unless the face and side of sign are opaque except for letters and/or logos being translucent</p> <p>Shall display road address of the property and shall measure between four and six inches in height; copy area of address does not count towards total permitted sign copy area</p> <p>Signs identifying individual businesses shall be easily read from pedestrian level, and signs shall match architectural style of building or development</p>	<p>Max. height: 17 ft (7 ft if closer than 15 feet to road ROW)</p> <p>Max. sign area: 1 sf per linear foot of frontage, maximum 200 sf on one sign, combined maximum 300 sf if two signs are permitted</p> <p>Copy area shall not exceed 75 percent of total sign structure area; minimum 25 percent of sign structure area shall be devoted to architectural features</p>
	Additional entrance signs	<p>One at each additional entrance to nonresidential subdivision on the same frontage as project identification sign</p>	<p>Not illuminated</p> <p>Shall only include name of development</p>	<p>Max. sign copy area: 16 sf</p>



FLOOR PLAN

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

FLOOR PLAN LEGEND

- EXTERIOR WALL - 8" CMU WALL WITH 5/8" MIN. PAINTED STUCCO FINISH AT EXTERIOR.
- WINDOW MARK - SEE SCHEDULE ON SHEET A102
- FIRE EXTINGUISHER
- FLUSH

FLOOR PLAN KEY NOTES

- 1 VAPOR BARRIER OVER ENTIRE EXPOSED COMPACTED FILL AREA WITH TAPED SEAMS & BALLAST TO MAINTAIN VAPOR PROOF INTEGRITY OF SHEET. IN-FILL SLAB AT FUTURE TENANT BUILD-OUTS.
- 2 STEEL BUILDING COLUMN - REFER TO STRUCTURAL.
- 3 SEE CIVIL ENGINEER DRAWINGS FOR SIDEWALK AND PAVING DETAILS.
- 4 LINE OF ROOF OVERHANG ABOVE.
- 5 4" CONCRETE SLAB IV. 1/4" 6x6 1/4x 1/4 ON 15 MIL VAPOR BARRIER ON 45% (ITERMITE TREATED) COMPACTED FILL.

FLOOR PLAN GENERAL NOTES

1. TENANT BUILD-OUTS TO BE COMPLETED UNDER SEPARATE, FUTURE PERMITS.

NEW MEDICAL OFFICE BUILDING SHELL FOR:
JDM DEVELOPMENT
 22904 Lyden Drive
 Estero, FL 33928



4161 Tamiami Trail #501
 Fort Charlotte, Florida 33952
 Ph. (813) 838-2450 Fax (813) 838-2458

3820 Colonial Blvd. #100
 Fort Myers, Florida 33906
 Ph. (239) 277-5554 Fax (239) 277-0741

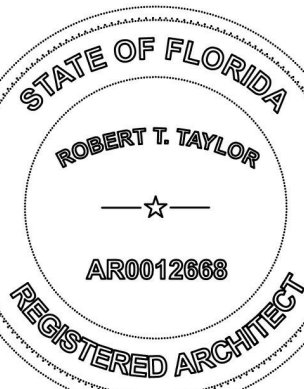
AA-26002422



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01 - 19 - 2020
 02 - 05 - 2021

ISSUED FOR D.O.
 APPLICATION
 1 COMMENTS



ROBERT T. TAYLOR
 AR0012668

03 - 30 - 2020

A101

PROJECT NO. 2019-143



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

NEW MEDICAL OFFICE BUILDING SHELL FOR:
JDM DEVELOPMENT
 22904 Lyden Drive
 Estero, FL 33928



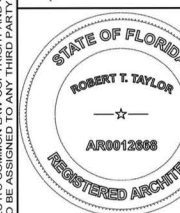
4161 Tamiami Trail #501
 Port Charlotte, Florida 33952
 Ph. (813) 639-2150 Fax (813) 639-2438

3820 Colonial Blvd. #100
 Fort Myers, Florida 33966
 Ph. (239) 277-5554 Fax (239) 277-0741

AA-26002422

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02 - 05 - 2021
 1 Issued for DRB COMMENTS

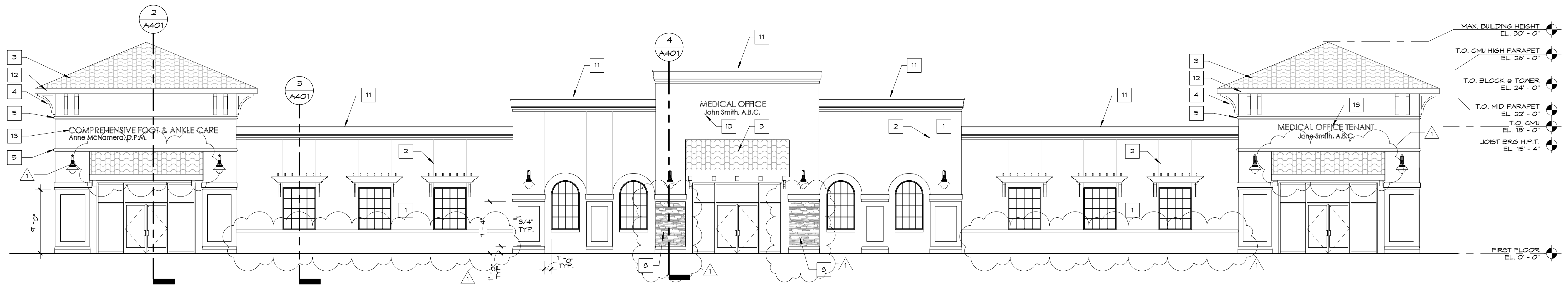


ROBERT T. TAYLOR
 AR0012666

05 - 30 - 2020

A202
 PROJECT NO. 2019-143

ADG ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND SIGNATURE OF ADG ARCHITECTURE, LLC.



EAST ELEVATION

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



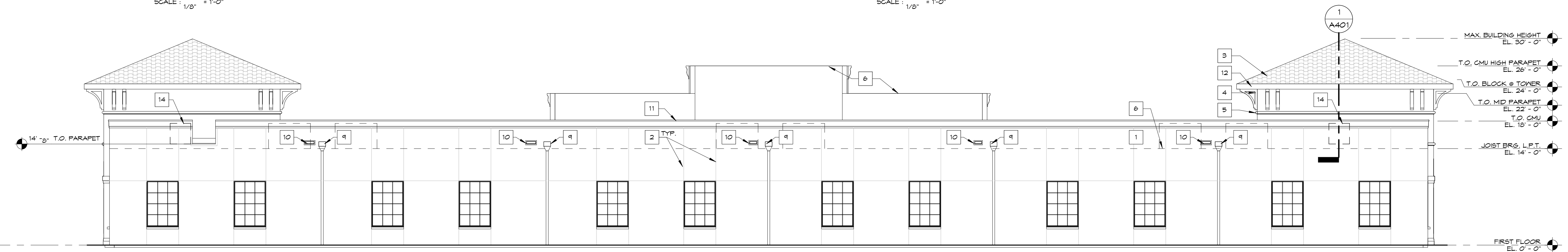
SOUTH ELEVATION

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



NORTH ELEVATION

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

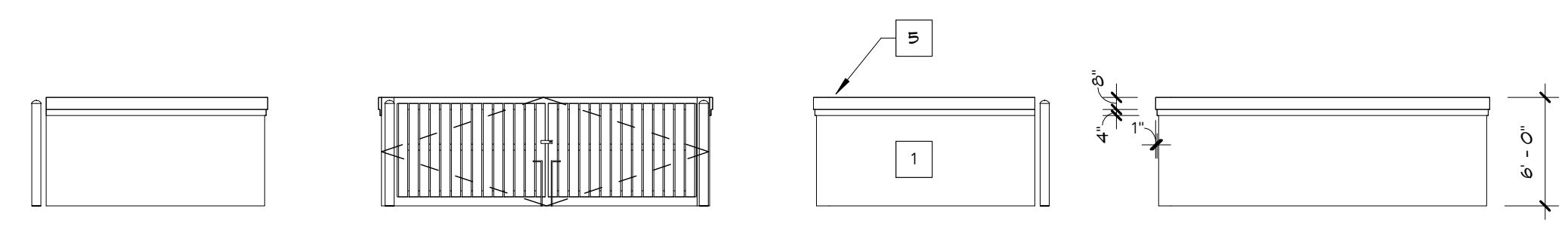


WEST ELEVATION

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

ELEVATION KEY NOTES

- 1 PAINTED STUCCO FINISH.
- 2 STUCCO SCORE LINE, TYP.
- 3 CEM. TILE ROOF SYSTEM.
- 4 DECORATIVE BRACKET.
- 5 PAINTED, RAISED STUCCO TRIM/ DECORATIVE BANDING.
- 6 LINE OF ROOF, BEYOND.
- 7 WALL MOUNTED TRELLIS, BY OWNER.
- 8 MANUFACTURED STACKED STONE VENEER.
- 9 PTD. 4"x8" COLLECTION BOX AND 4" DOWNSPOUT
- 10 4"x8" OVERFLOW SCUPPER.
- 11 PTD. METAL CAP FLASHING.
- 12 PTD. METAL FASCIA.
- 13 FUTURE SIGN, N.I.C.
- 14 INSULATED METAL ATTIC/TOWER ACCESS DOOR, 36"x36", INSTALL PER MFR. RECOMMENDATIONS, (BEYOND).



PROVIDE MIN. 216 SF (12X18) DUMPSTER ENCLOSURE. REFER TO CIVIL PLANS FOR DUMPSTER ENCLOSURE DETAILS. ENCLOSURE TO RECEIVE PAINTED STUCCO FINISH TO MATCH BUILDING.

DUMPSTER ENCLOSURE ELEVATIONS

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

NEW MEDICAL OFFICE BUILDING SHELL FOR:
JDM DEVELOPMENT
 22904 Lyden Drive
 Estero, FL 33428

ADG
 ARCHITECTURE, LLC
 ARCHITECTURE • PLANNING • INTERIOR DESIGN

4161 Tamiami Trail #501
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AA-26002422

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ISSUED FOR P.O.
 06 - 01 - 2020

REVISIONS
 02 - 05 - 2021

1 COMMENTS

STATE OF FLORIDA
 ROBERT T. TAYLOR
 ARCHITECT
 AR0012888
 REGISTERED ARCHITECT

ROBERT T. TAYLOR
 AR0012668

03 - 30 - 2020

A201

PROJECT NO. 2019-143

VILLAGE OF ESTERO DEVELOPMENT ORDER

FOR

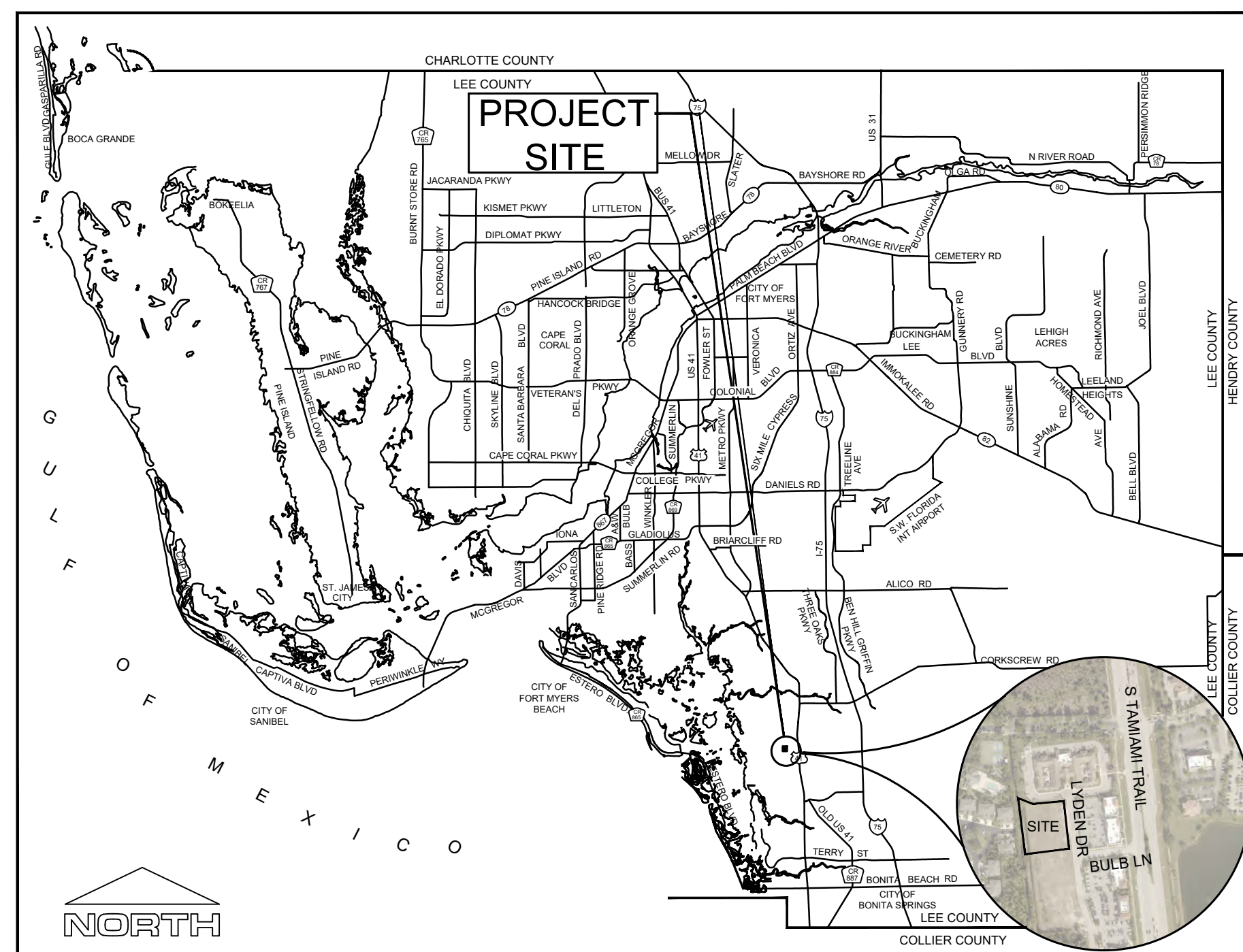
JDM DEVELOPMENT

22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

OWNER / DEVELOPER:

JDM DEVELOPMENT COCONUT TRACE
14290 METROPOLIS AVE STE 1
FORT MYERS FL 33912
LEE COUNTY

LOCATION MAP



LEE COUNTY, FLORIDA

SECTION 04, TOWNSHIP 47S, RANGE 25E
STRAP # 04-47-25-E3-5100E.0000
QAI PROJECT # 190902

SHEET INDEX

SITE DEVELOPMENT: SD

- SD-01 COVER SHEET
- SD-02 EXISTING CONDITIONS PLAN
- SD-03 AERIAL & FLUCCS PLAN
- SD-04 SWP3 & EXISTING HYDROLOGY PLAN
- SD-05 SWP3 DETAILS
- SD-06 SITE PLAN
- SD-07 DRAINAGE PLAN
- SD-08 PAVING & GRADING PLAN
- SD-09 TYPICAL PROJECT CROSS SECTIONS
- SD-10 MASTER UTILITY PLAN
- SD-11 PLAN & PROFILES
- SD-12 & 13 TYPICAL PROJECT DETAILS A & B
- SD-14 TYPICAL PROJECT NOTES
- SD-15-18 BONITA SPRINGS UTILITIES - DETAILS 1,2,3 & 4

ATTACHMENTS

BOUNDARY SURVEY

LANDSCAPE:

- L-1 SITE LANDSCAPE CALCULATIONS
- L-2 LANDSCAPE PLAN
- L-3 IRRIGATION PLAN

LIGHTING:

- E101 LIGHTING PLAN

SITE PERMIT REQUIREMENTS		
AGENCY	STATUS	NOTES
VILLAGE OF ESTERO DEVELOPMENT ORDER	REQUIRED	DOS2020-E0001
LEE COUNTY PORT AUTHORITY	N/A	-
BONITA SPRINGS UTILITY	REQUIRED	DOS2020-E0001
S.F.W.M.D. ENVIRONMENTAL RESOURCE	REQUIRED	APP# 200128-2644
S.F.W.M.D. WATER USE	REQUIRED	APP# 200130-6
HRS WATERLINE EXTENSION PERMIT	REQUIRED	-
FDEP SEWER MAIN EXTENSION PERMIT	REQUIRED	SELF CERTIFICATION

REV	REVISION	DATE
R1	DRB COMMENTS 01-19-2021	2/1/21
	VILLAGE OF ESTERO COMMENTS 04-27-2020	5/1/20
	BSU APPROVAL COMMENTS 04-22-2020	4/23/20
	VILLAGE OF ESTERO COMMENTS 03-09-2020	4/16/20
	BSU COMMENTS 03-05-2020	4/3/20
	SPWMD COMMENTS 02-10-2020	4/3/20

CONTRACTOR STAKEOUT SHALL BE FROM THE APPROVED
CAD FILE BY QUATTRONE AND ASSOCIATES

ALFRED QUATTRONE, P.E.
FL. REG #52741
DATE:

P:\2019 Projects\190902_COCONUT_TRACE\ACTIVE\JOB_CADD\VERSION E\02-PRODUCTION PLANS\190902-SD

EXISTING CONDITION LEGEND:

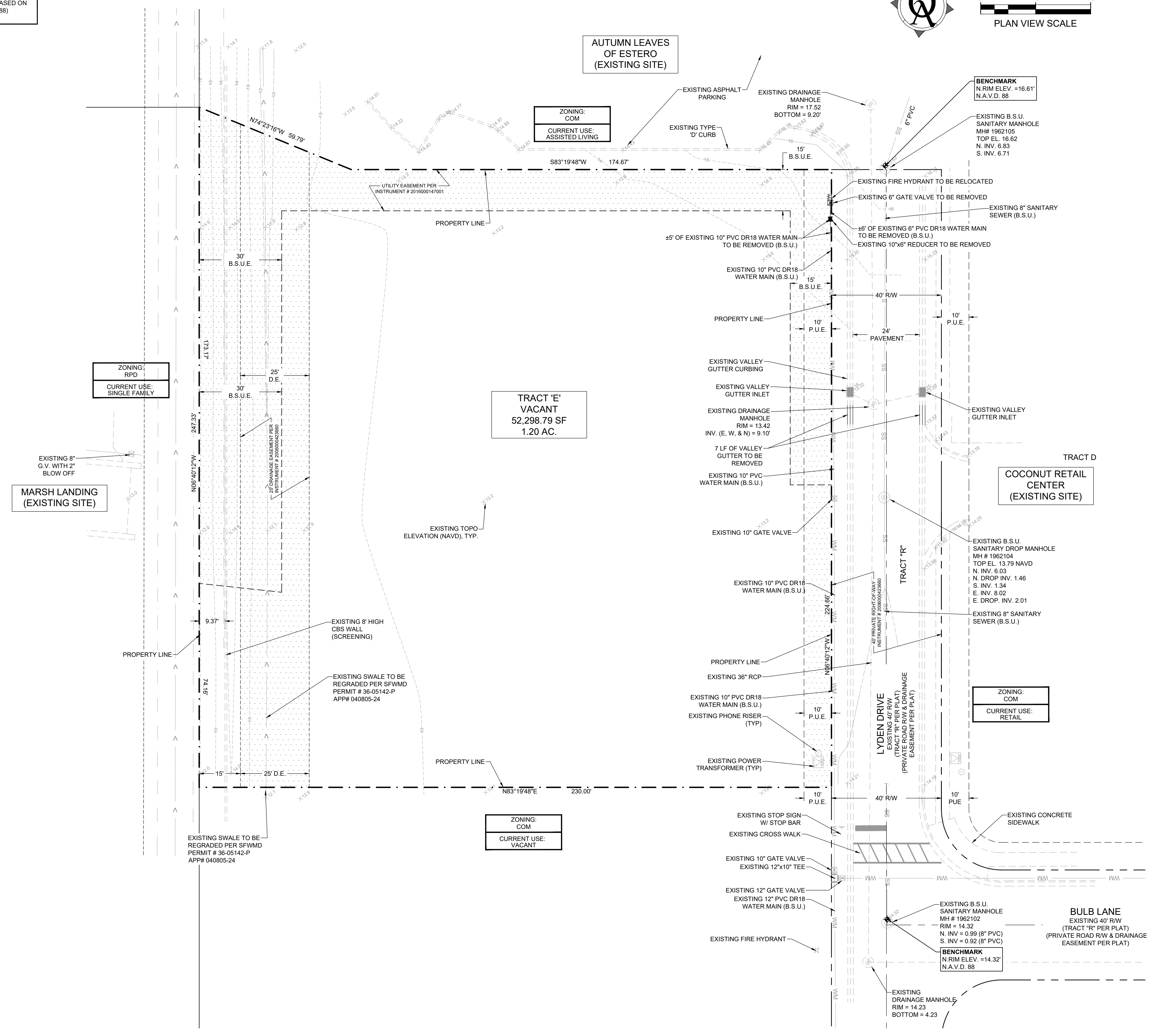
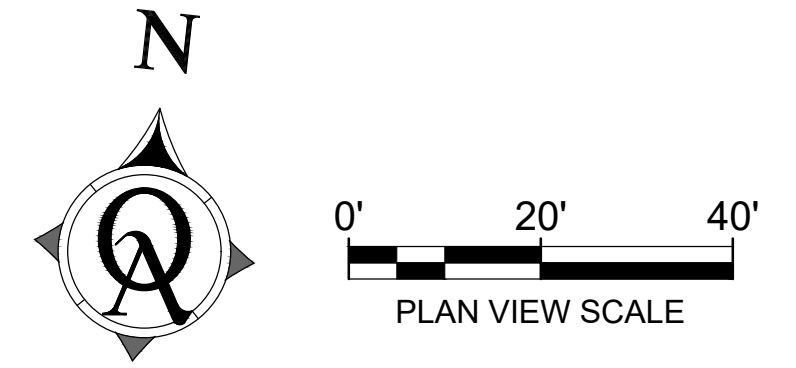
TYPICAL ITEMS	
	EXISTING TOPOGRAPHIC ELEV.
	EASEMENTS
	SURVEYOR'S BENCH MARK AND OR CONTROL POINT
	CONCRETE OR ASPHALT DRIVEWAY
	GRAVEL DRIVEWAY
	MATERIAL TO BE REMOVED
	CENTER LINE
	EXIST. FEATURES (ROADS, WALKS, ECT.)
	RIGHT OF WAY
	SITE BOUNDARY
	LOT LINE
	CONCRETE OR ASPHALT DRIVEWAY
	GRAVEL DRIVEWAY

TYPICAL EXISTING UTILITIES			
	CABLE TELEVISION RISER		SEWER C.O.
	CATCHBASIN		STORM DRAIN MANHOLE
	ELECTRIC VAULT BOX (SQUARE)		TELEPHONE RISER
	FIBER OPTIC CABLE MARKER		WATER METER BOX
	FIRE HYDRANT		WATER VALVE
	POWER POLE (WOOD)		SANITARY MANHOLE
	POWER POLE (WOOD) W/ ANCHOR SIGN		STORM INLET

EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY
 BISMAN SURVEYING & MAPPING INC.
 32 W. PLANT ST. WINTER GARDEN, FL. 34787
 407-905-8877
 LB 7274

VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2



REV	REVISION	DATE
1	ISSUE FOR PERMIT	3/17/21
2	ISSUE FOR PERMIT	6/17/20
3	ISSUE FOR PERMIT	4/23/20
4	ISSUE FOR PERMIT	4/16/20
5	ISSUE FOR PERMIT	4/9/20
6	ISSUE FOR PERMIT	4/9/20

**JDM DEVELOPMENT
 EXISTING CONDITIONS PLAN**

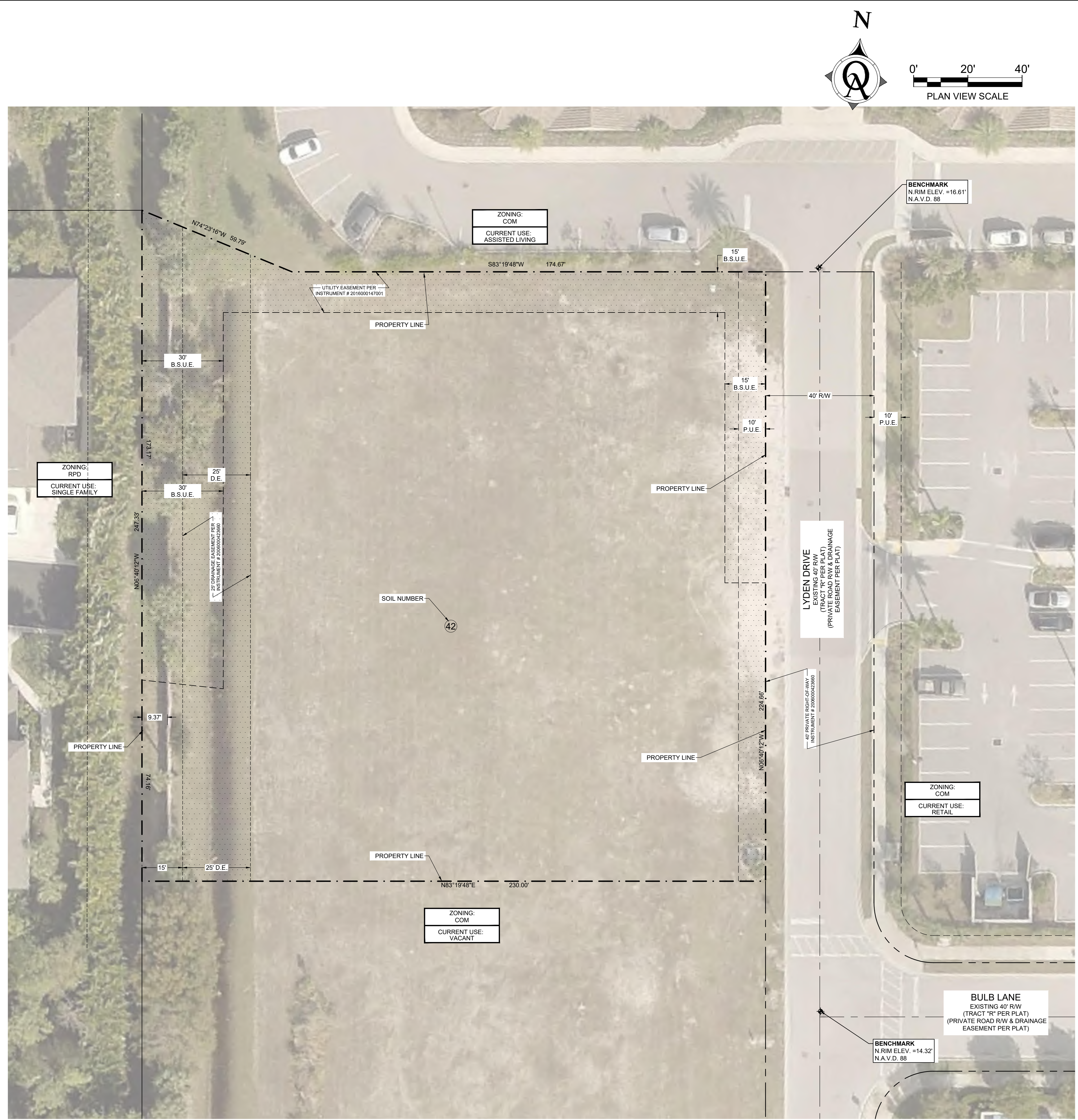
22904 LYDEN DRIVE
 ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

P:\2019 Projects\190902 COCONUT TRACE\ACTIVE\1-CADD FILES\01-CADD - VERSION E\02-PRODUCTION PLANS\190902-SD

FLUCCS LEGEND:		
1900	OPEN LAND	93.16 %
1330	RESIDENTIAL, HIGH DENSITY	6.84 %

SOILS LEGEND:		
42	WABASSO SAND, LIMESTONE SUBSTRATUM	100%



REV	REVISION	DATE
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	
7	DATE	
8	DATE	
9	DATE	
10	DATE	

JDM DEVELOPMENT
AERIAL & FLUCCS PLAN
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 FL REG #52741
VALID ONLY WITH STAMPED SEAL
 SAVED BY: Rich
 SAVED ON: 2/1/21

SHEET
SD-03
 OF 18

STORM WATER POLLUTION PREVENTION NOTES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25 FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

WETLANDS/BUFFERS
NO WETLANDS OR BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT
THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS BY WATER, AIR, VEHICLE TRACKING OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN IT FOR FUTURE REFERENCE. THE CONTRACTOR SHALL READ AND UNDERSTAND THE PERMIT, AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

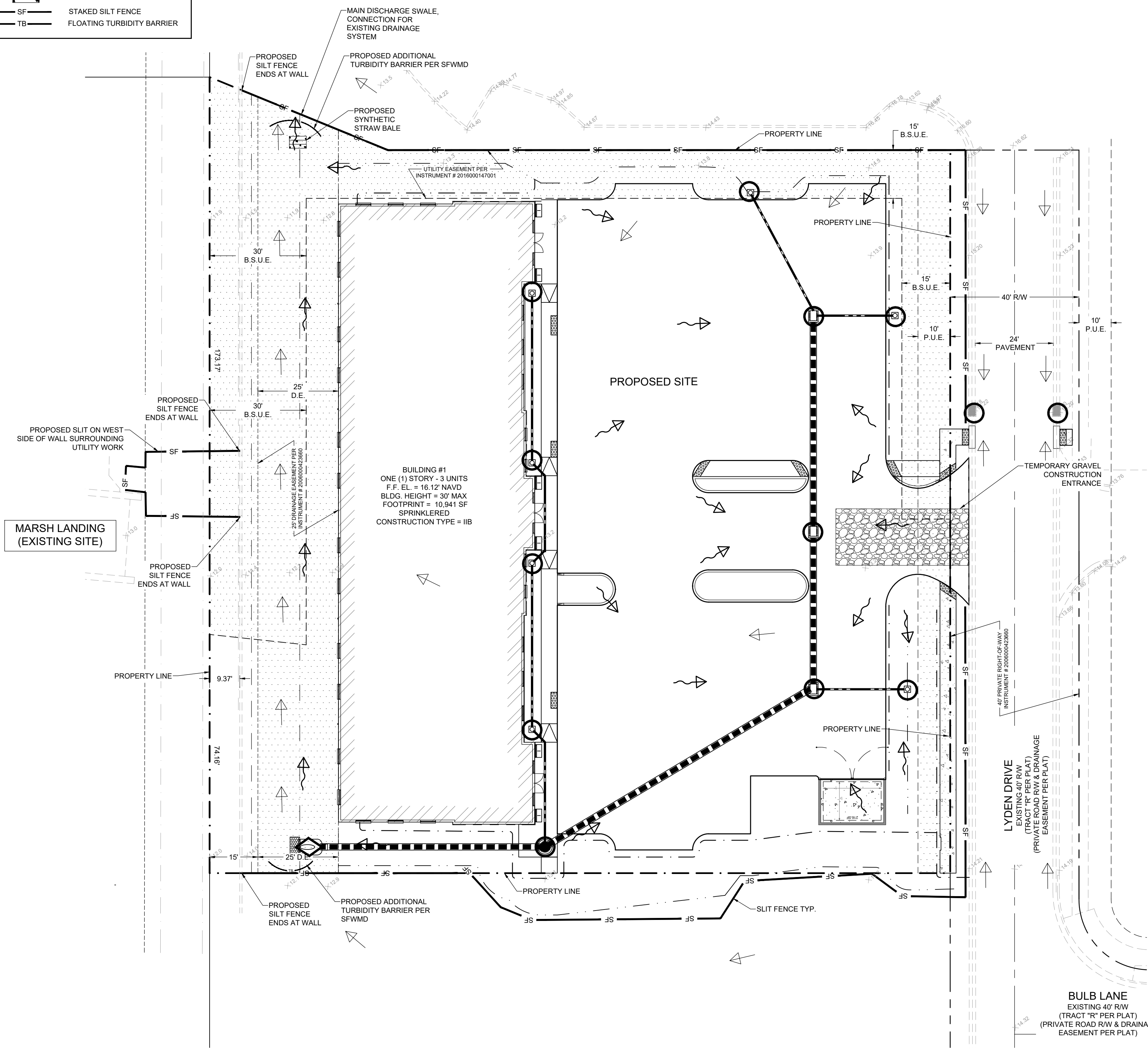
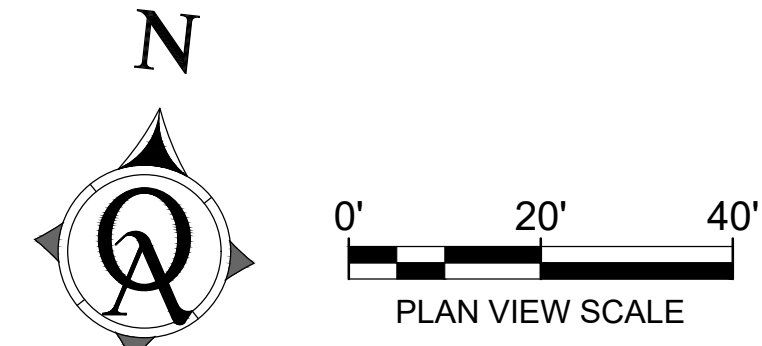
POTENTIAL SOURCES OF POLLUTION
THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZERS, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

GENERAL NOTES
A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES" (DSP FORM #247-30000) OR LATEST REVISION TO THE DEP TO THE FOLLOWING ADDRESS OR THROUGH THE DEP ONLINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION:
NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2300 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400
B. THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 CALENDAR DAYS AFTER THE SITE HAS ACHIEVED FINAL STABILIZATION (I.E. ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED). TEMPORARY BMP'S HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.
C. AN ENVIRONMENTAL RESOURCE PERMIT, PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT HAS BEEN OBTAINED FOR THIS PROJECT. PERMIT # 36-103221-P, APPLICATION # 200128-2644.
D. MS4 OPERATOR NAME (IF ANY) VILLAGE OF ESTERO
E. THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGMENT LETTERS FOR THE NOI OR NOT TO THE MS4 WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE MS4 TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.
F. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.
G. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC. THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.
D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.
E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE ALL NECESSARY TEMPORARY BMP'S. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMP'S.
F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMP'S AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND THE SWPPP. FOR NO ADDITIONAL COMPENSATION, THE CONTRACTOR SHALL CONSULT WITH THE DEC PRIOR TO ADJUSTING, ADDING OR MODIFYING BMP'S THAT AFFECT THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMP'S NOT DETAILED IN THE SWPPP.
G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.
H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION AND SEDIMENT CONTROL MEASURES PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION, THE SEVERITY OF THE RAINFALL INTENSITY AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTION BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMP'S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN SDOT INDEXES #10 THROUGH #110 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.
I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP THEM AS ATTACHMENTS TO THE ORIGINAL PLAN. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:
I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT.
II. THERE IS A NEW DISCHARGE POINT OR OUTFALL.
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL.
IV. AN INSPECTION REVEALS THAT BMP'S ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP.
VI. A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD.
J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.
K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF BMP'S AND PRIOR TO GROUND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.
STABILIZATION
A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED, PERIODICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE TEMPORARY GROUND COVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.
B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SOODED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

STORM WATER POLLUTION PREVENTION NOTES AND LEGEND:

- PRIOR TO COMMENCEMENT OF CONSTRUCTION APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTOR'S MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO FILE A NPDES NOTICE OF INTENT WITH THE EPA AND VILLAGE OF ESTERO DEVELOPMENT SERVICE DIVISION AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT VILLAGE OF ESTERO NPDES STORMWATER REVIEWER PRIOR TO ANY DEWATERING OPERATIONS.
 - ALL PROPOSED AND EXISTING INLETS SUBJECT TO SEDIMENTATION SHALL BE COVERED WITH FILTER FABRIC (HELD IN PLACE BY THE GRATE).
 - THERE ARE NO APPARENT CONTRIBUTING UPSTREAM FLOWS FROM ADJACENT PROPERTIES; AND DURING CONSTRUCTION SURROUNDING FLOWS PATTERNS MUST BE MAINTAINED.
- NOTE: THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND/OR SPECIFIC PERMIT CONDITIONS.
- | | | | |
|--|--------------------------|--|---------------------------------------|
| | EX. SURFACE HYDROLOGY | | STAKED SYNTHETIC STRAW BALE AT INLETS |
| | PRO. SURFACE HYDROLOGY | | SYNTHETIC STRAW BALE |
| | INLET FABRIC PROTECTIONS | | STAKED SILT FENCE |
| | | | FLOATING TURBIDITY BARRIER |



REV	REVISION	DATE
01	ISSUE FOR PERMIT	01/18/2021
02	FOR APPROVAL	01/22/2021
03	FOR APPROVAL	04/22/2020
04	FOR APPROVAL	04/22/2020
05	FOR APPROVAL	04/16/2020
06	FOR APPROVAL	04/16/2020
07	FOR APPROVAL	04/05/2020
08	FOR APPROVAL	02/10/2020
09	FOR APPROVAL	04/13/2020

JDM DEVELOPMENT
SWP3 & EXISTING HYDROLOGY PLAN

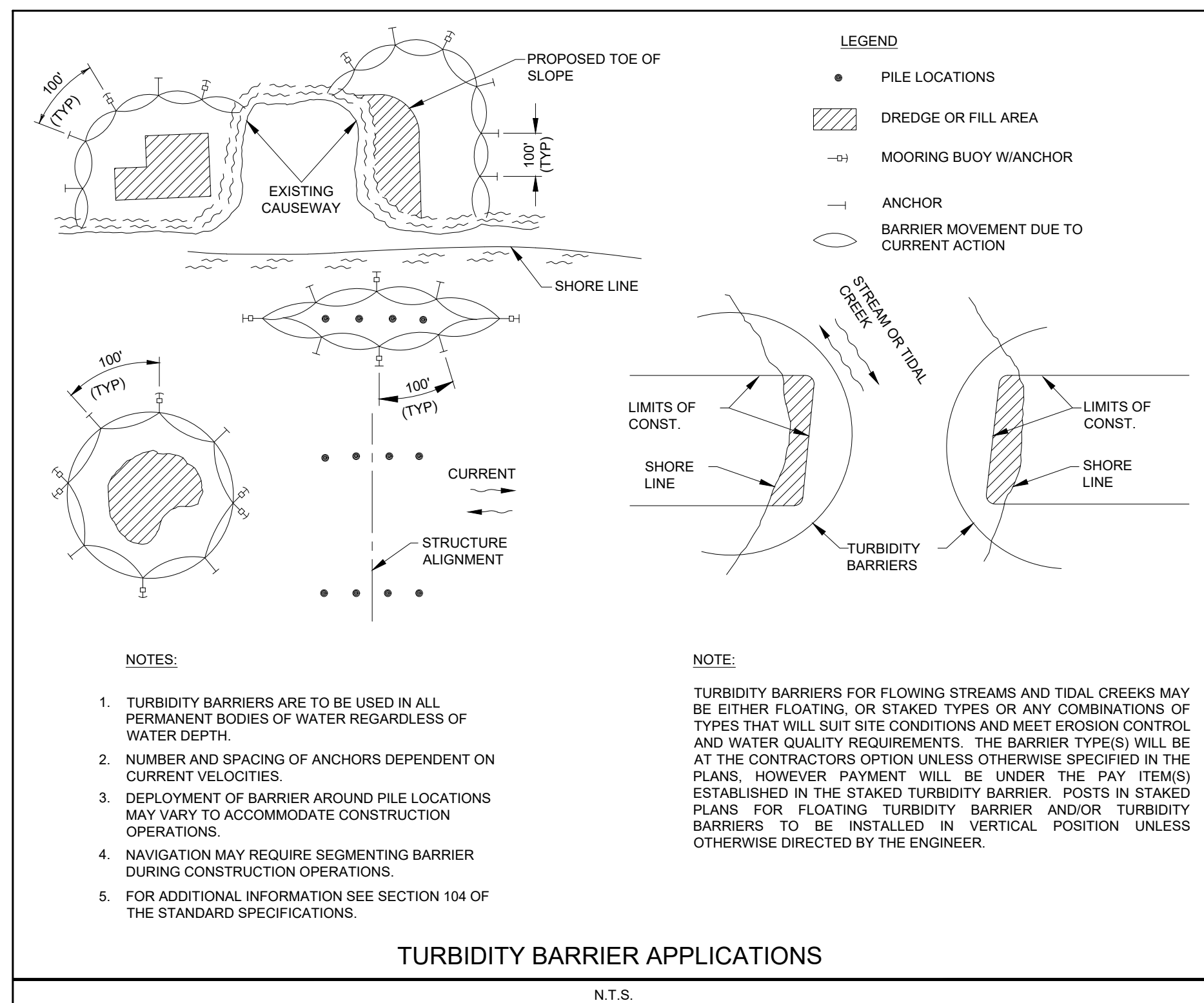
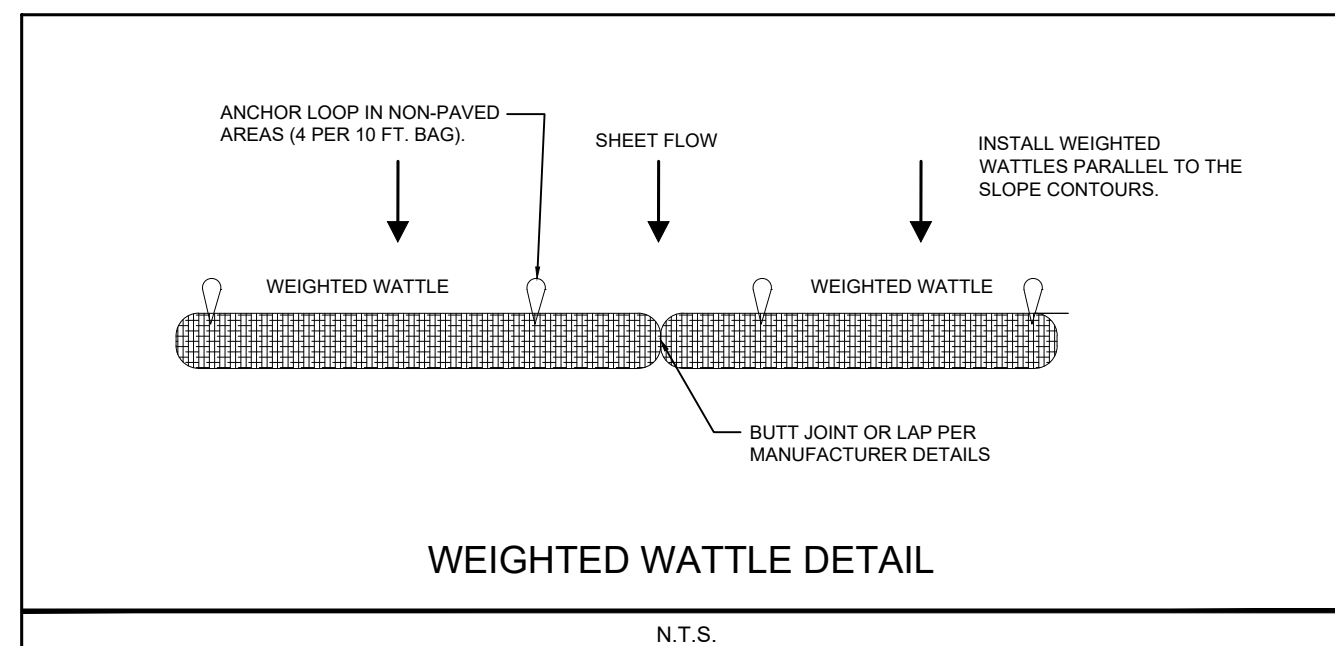
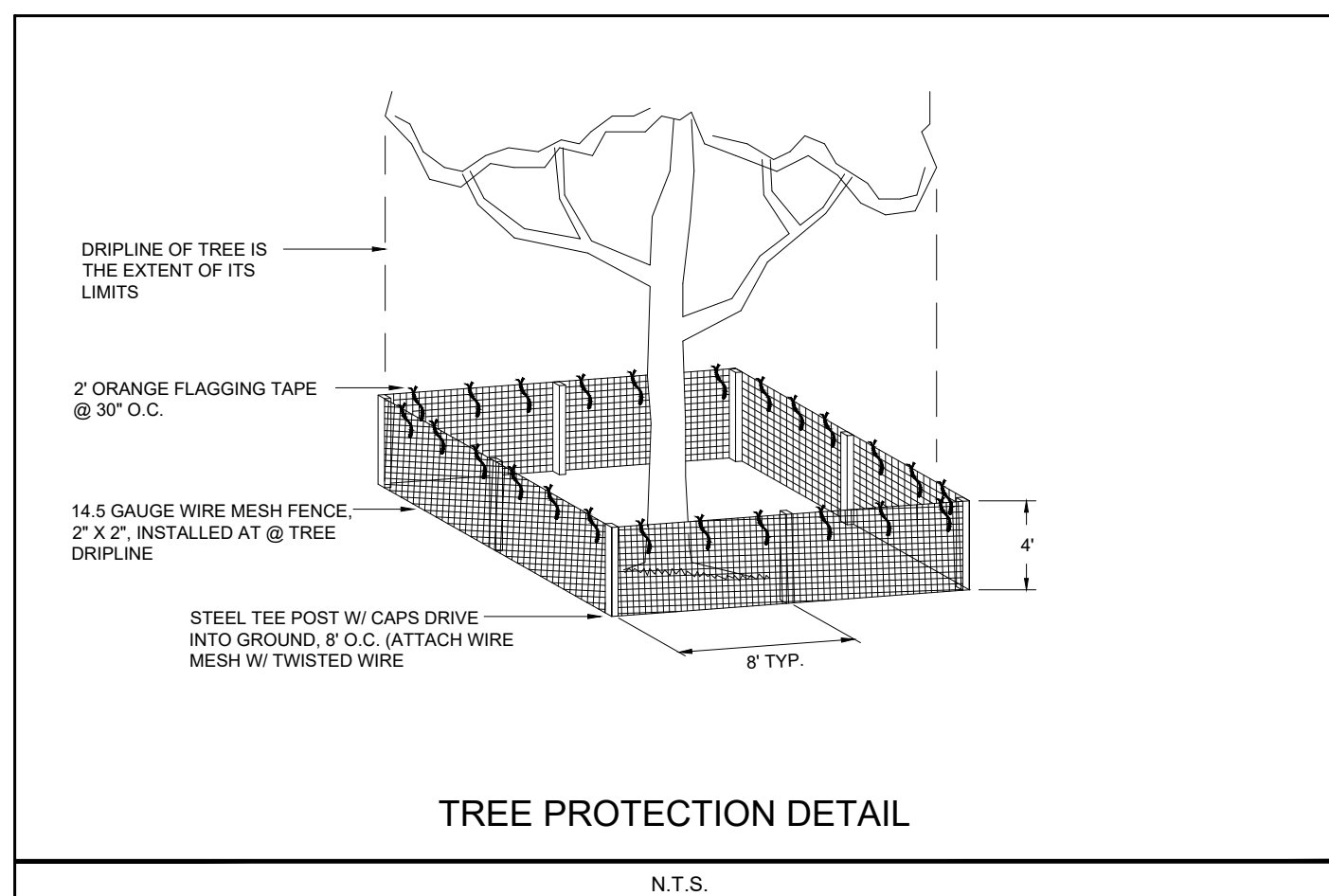
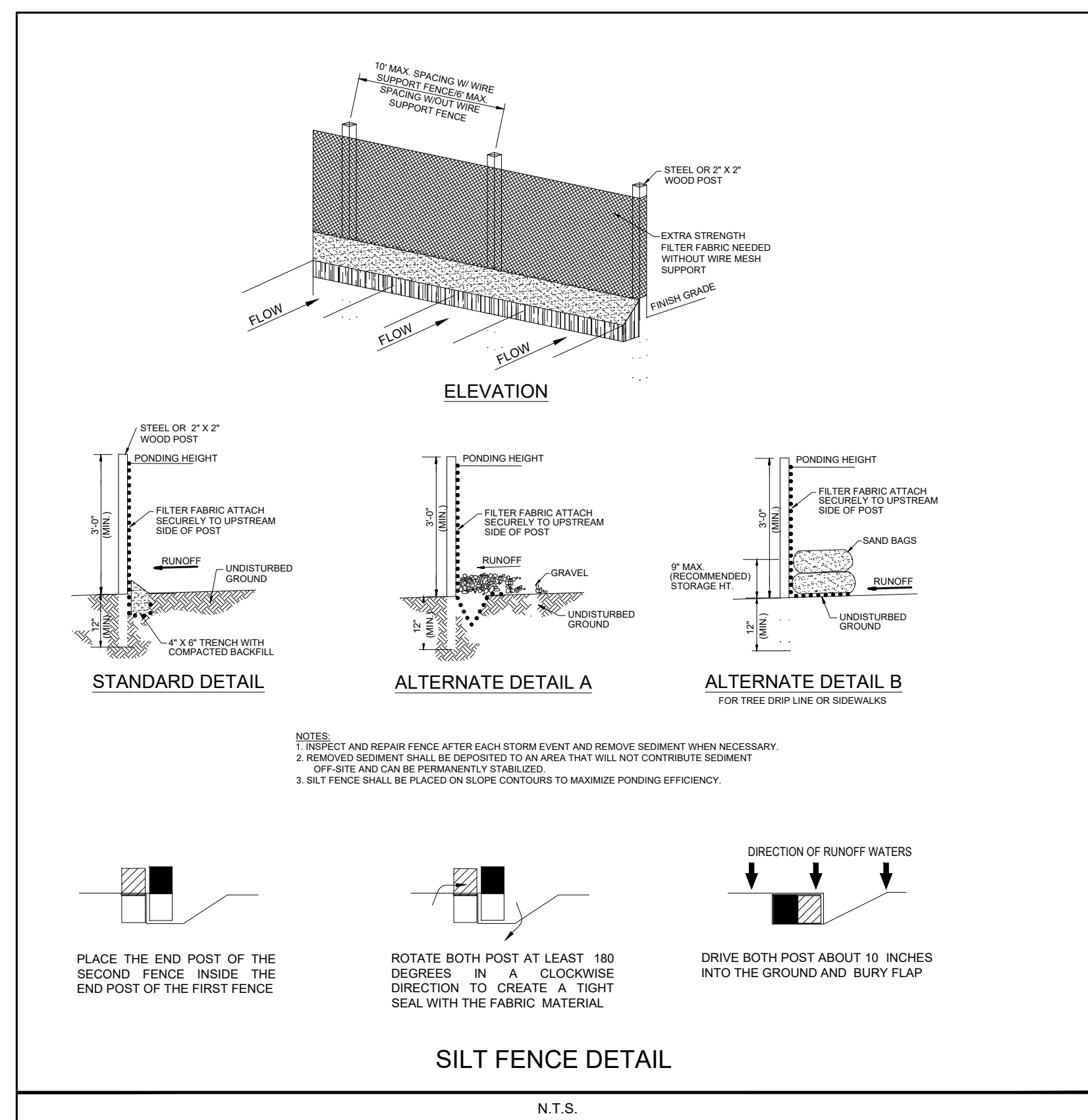
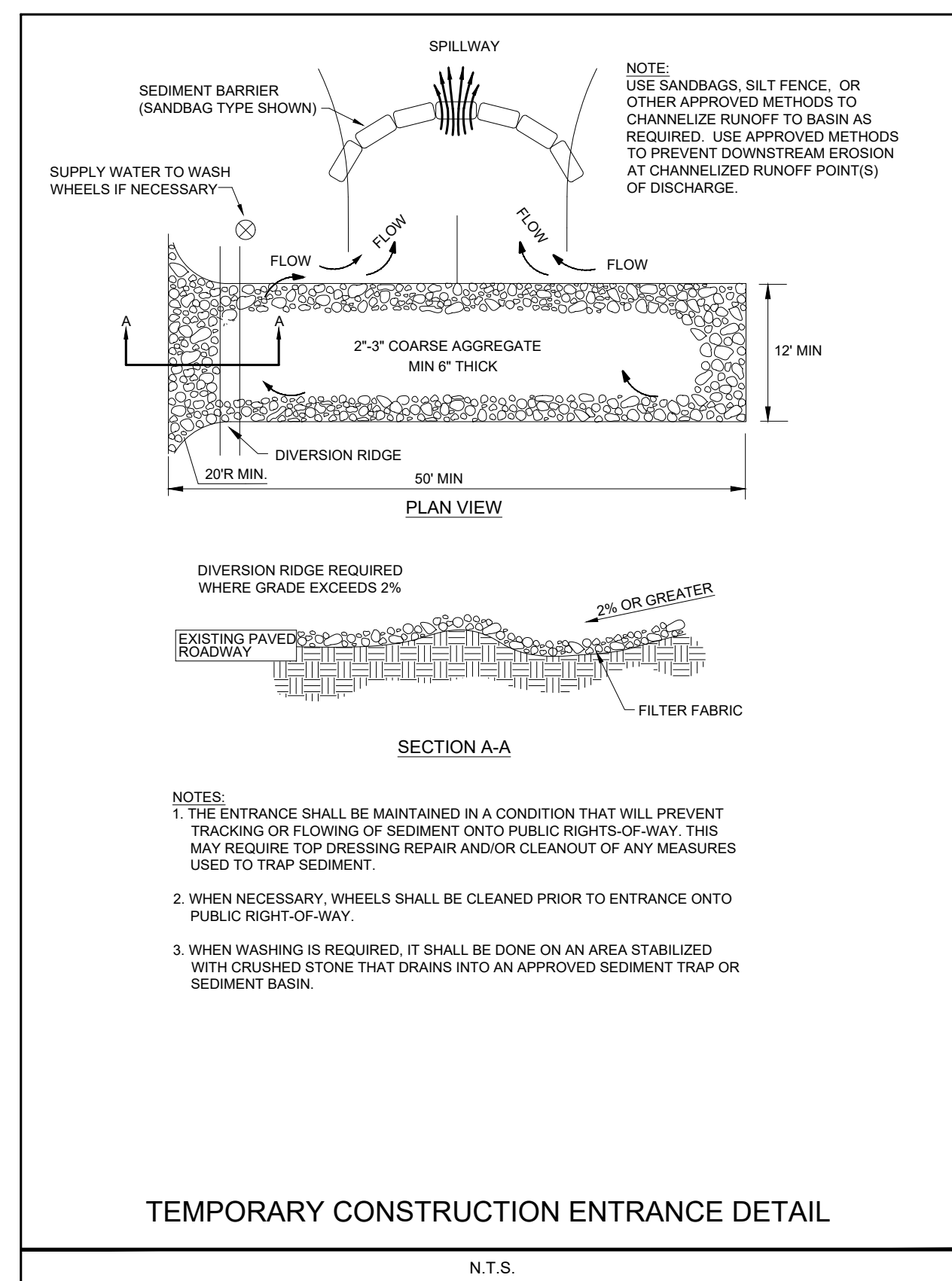
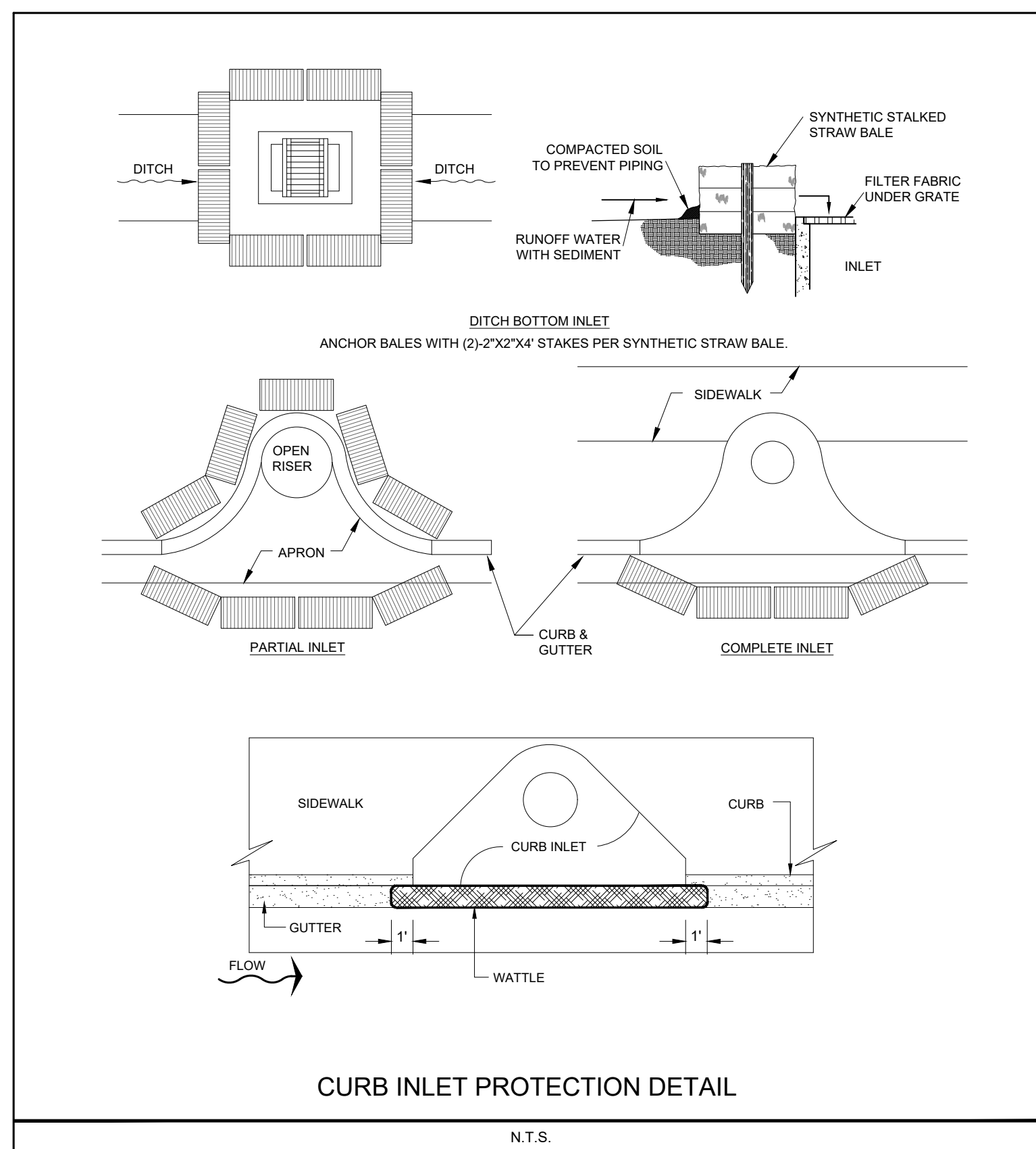
Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants

ALFRED QUATRONE, P.E.
FL REG #52741

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SAVED ON: 2/1/21

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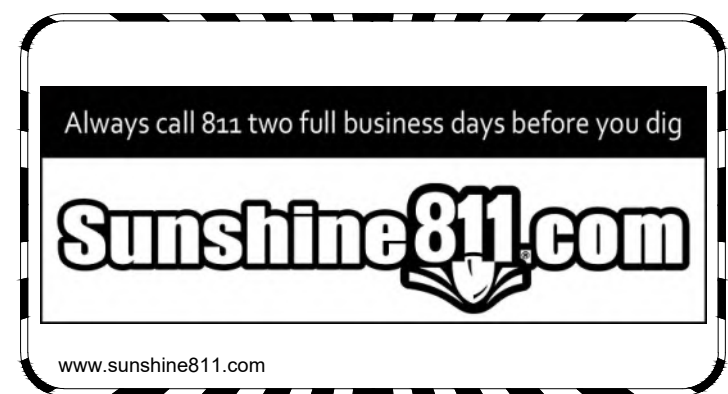


REV	DATE	REVISION
1	2/1/21	DRB COMMENTS 03-18-2021
2	6/1/20	VILLAGE OF ESTERO COMMENTS 04-27-2020
3	4/23/20	BSU APPROVAL COMMENTS 04-22-2020
4	4/16/20	VILLAGE OF ESTERO COMMENTS 03-09-2020
5	4/9/20	BSU COMMENTS 03-05-2020
6	4/9/20	SPW/D COMMENTS 02-10-2020

JDM DEVELOPMENT
SWP3 DETAILS
22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

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SITE PLAN LEGEND:

	PROPOSED PAVEMENT		DUMPSTER W/ ENCLOSURE
	PROPOSED CONCRETE / WALKS		SIGN AND POST
	PROPOSED BUILDING LINE		
	PAINTED HANDICAP PARKING SYMBOL		
	PROPOSED STOP SIGN		
	NUMBER OF PARKING SPACES IN ROW		

SITE DATA:

MINIMUM PAVEMENT ELEV.	ELEV. 13.55' NAVD	CONTROL ELEVATION:	ELEV. 11.3' NAVD
MINIMUM FINISH FLOOR ELEVATION:	ELEV. 16.12' NAVD	PERIMETER BERM ELEVATION:	ELEV. 14.55' NAVD
AVERAGE EXISTING GROUND ELEVATION:	ELEV. 13.2' NAVD	STRAP NUMBERS:	04-47-25-E3-5100E.0000
ZONING:	COM - COMMERCIAL		
PROPOSED USE:	MEDICAL		
FEMA FLOOD ZONE:	THIS PROPERTY IS LOCATED FLOOD ZONE X IN FIRM COMMUNITY*		
	PANEL NO. *	MAP # *	DATED: * = REFER TO TABLE ABOVE

SITE DEVELOPMENT REGULATIONS: PRE Z-00-010

REQUIRED	PROVIDED
LOT AREA/DIMENSIONS:	
AREA:	>43,560 SF
WIDTH:	>100 FT
DEPTH:	>100 FT
SETBACKS:	
ROAD:	20 FT
SIDE YARD:	15 FT
REAR YARD:	25 FT
MAX. BUILDING HEIGHT:	30' (3 STORIES)
SIDE YARD (ANCILLARY):	10'
MAX. LOT COVERAGE:	55%

ZONING NOTES:

THE PROPOSED DEVELOPMENT COMPLIES WITH THE COMMERCIAL SUBDIVISION APPROVED UNDER RESOLUTION NUMBER Z-00-010.

- THE PROPOSED USES OF HEALTH CARE FACILITIES (GROUP III), MEDICAL OFFICES AND OTHER USES FOR TRACTS "E" AND "F".

PROJECT PHASING PLAN:

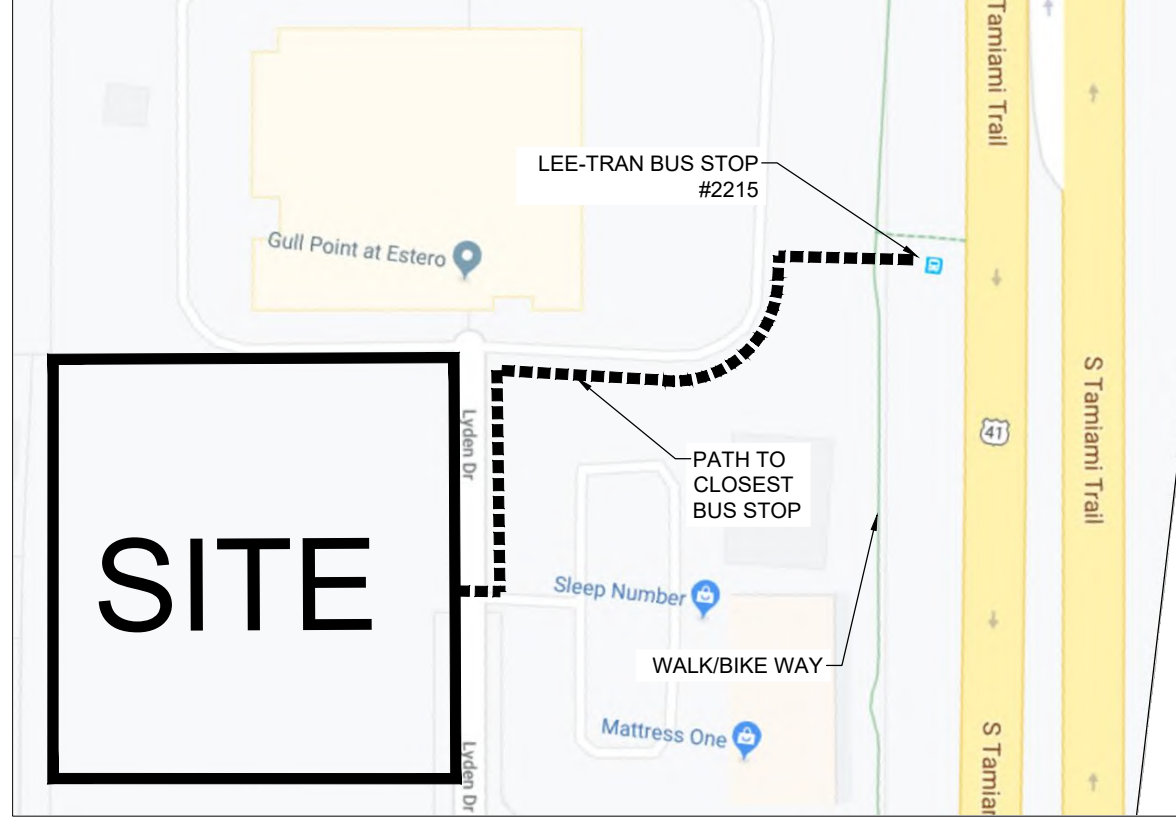
THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN 1 PHASE.

PARKING CALCULATIONS: LDC 34-2020

MEDICAL FACILITIES	
PARKING SPACES REQUIRED: MEDICAL FACILITIES = 4.5 SPACES PER 1,000 SQ.FT.	
TOTAL FLOOR AREA	10,941 SF
TOTAL NUMBER OF SPACES REQUIRED	50
TOTAL NUMBER OF HANDICAP REQUIRED	2
5% REDUCTION FOR BIKEWAYS / WALKWAYS (LDC 34-2020 (c)(3))	50 - 3 = 47 REQ.
ADJUSTED PARKING PROVIDED	
TOTAL NUMBER OF SPACES PROVIDED	50
TOTAL NUMBER OF HANDICAP SPACES PROVIDED *	2
* HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED	

PUBLIC TRANSIT: LDC 10-441

DISTANCE TO NEAREST PUBLIC TRANSIT ROUTE: 500 LF. LEE TRAN ROUTE 140 / U.S. 41. BUS STOP #2215



LAND USE BREAKDOWN:

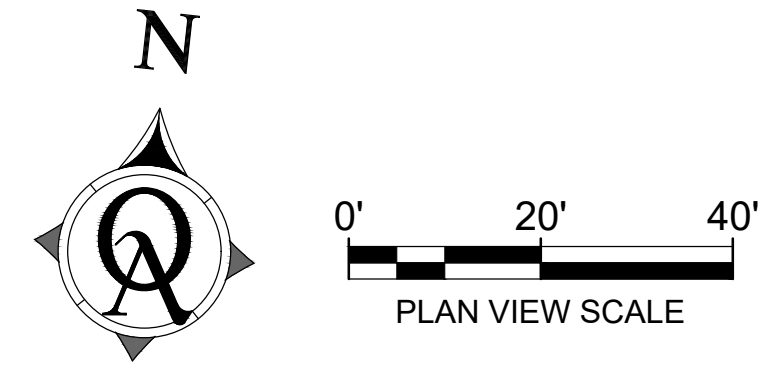
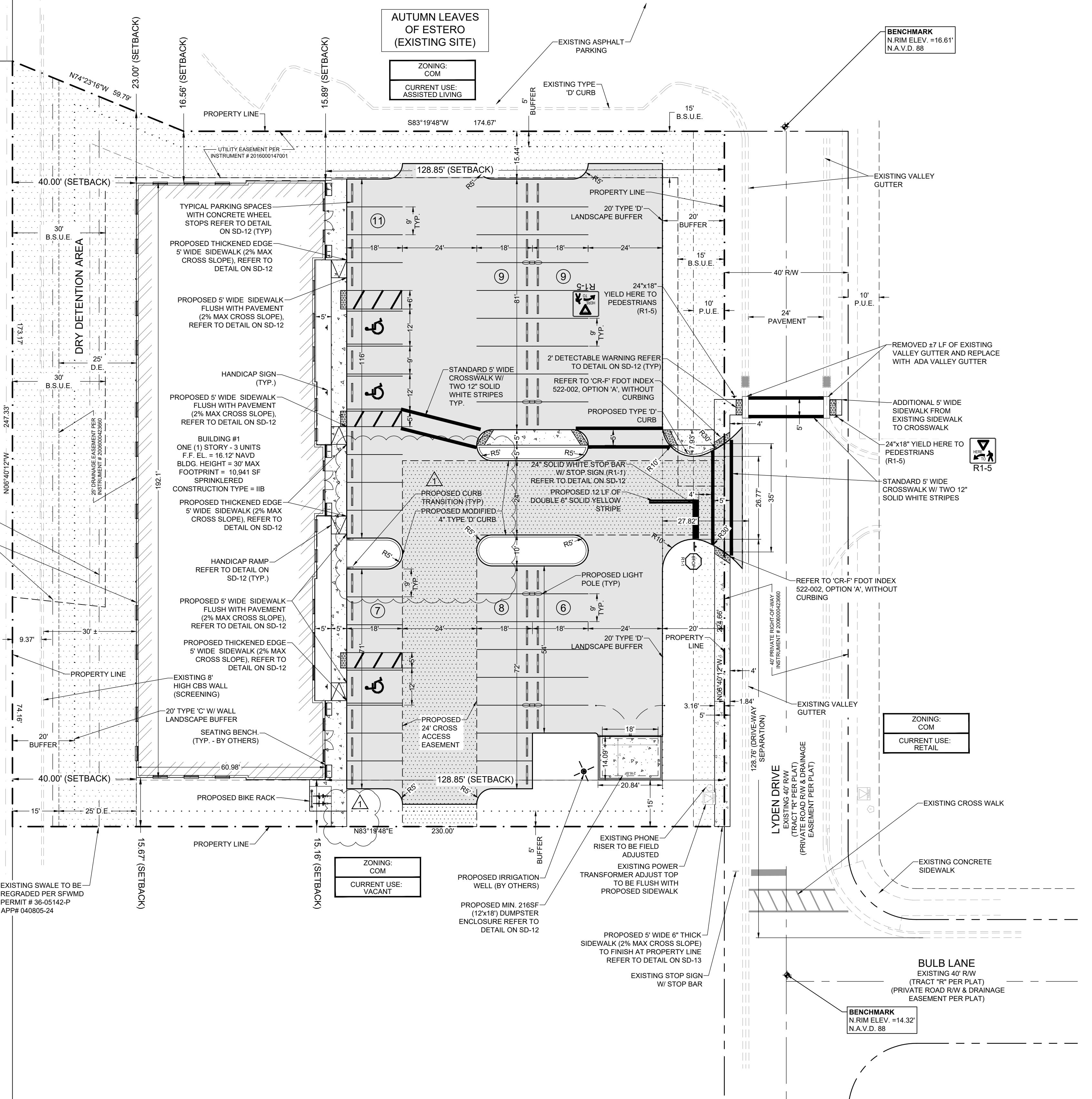
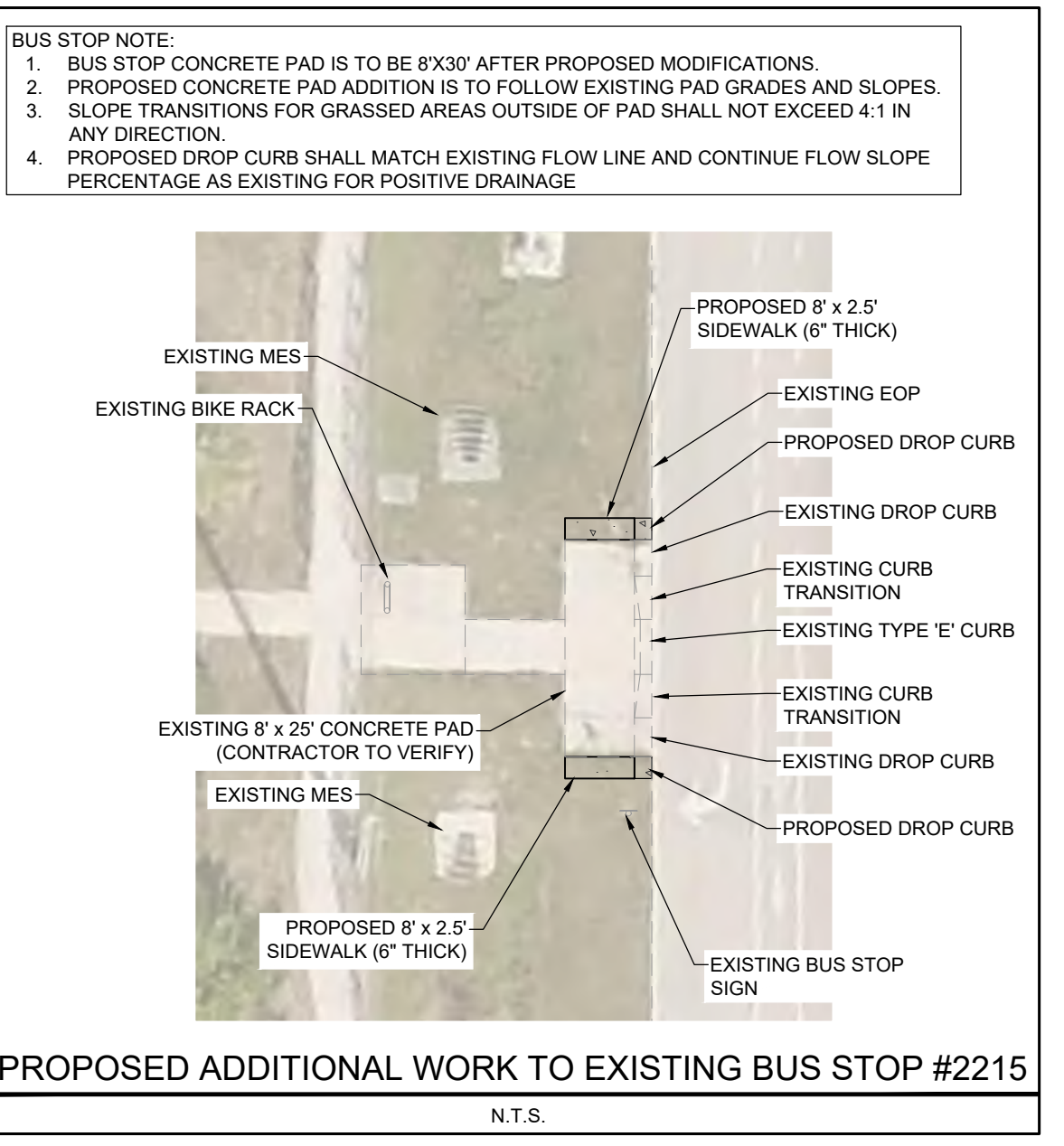
TOTAL SITE AREA	52,299 SF	1.20 AC.	
BUILDING AREA	10,941 SF	0.25 AC.	20.92%
PAVEMENT AREA (ON-SITE)	20,187 SF	0.46 AC.	38.60%
CONCRETE AREA	1,795 SF	0.04 AC.	3.43%
OPEN SPACE	19,376 SF	0.44 AC.	37.05%
DRY DETENTION AREA	6,385 SF	0.15 AC.	
CONCRETE / PAVEMENT AREA (OFF-SITE)	458 SF	0.01 AC.	0.88%
TOTAL IMPERVIOUS AREA	32,923 SF	0.76 AC.	62.95%
TOTAL PERVIOUS AREA	19,376 SF	0.44 AC.	37.05%
			100.00%

REFUSE AND SOLID WASTE DISPOSAL FACILITIES: LDC 10-261

- A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED AND A 12' WIDE UNOBSTRUCTED ACCESS OPENING MUST BE PROVIDED TO ACCOMMODATE ALL STORAGE AREAS/CONTAINERS.
- ALL STORAGE AREAS / CONTAINERS MUST BE ADEQUATELY SHIELDED BY LANDSCAPED SCREEN OR SOLID FENCING ALONG AT LEAST THREE SIDES. USE OF CHAIN LINK FENCING TO MEET THIS REQUIREMENT IS PROHIBITED. REFER TO VILLAGE OF ESTERO LCD 10-610(c)(2) FOR GUIDELINES.
- COMMERCIAL, INDUSTRIAL & MULTIFAMILY DEVELOPMENT USING A COMPACTOR FOR GARBAGE COLLECTION MUST PROVIDE SUFFICIENT SPACE FOR THE COMPACTOR (INCLUDING RECEIVER) IN ADDITION TO SPACE REQUIRED FOR RECYCLABLE COLLECTION.
- ENCLOSURE SETBACKS. CONTAINER SPACE ENCLOSURES USES AS PROVIDED IN ACCORD WITH VILLAGE OF ESTERO LDC 10-416(c)(3) & (4). CONCRETE WALL ENCLOSURES MAY NOT BE LOCATED WITHIN A PUBLIC UTILITY OR DRAINAGE EASEMENT.

0-5,000 SF REQUIRE 60 SF (GARBAGE) & 24 SF (RECYCLABLE), TOTAL = 84 SF
5,001 - 10,000 SF REQUIRE 80 SF (GARBAGE) & 48 SF (RECYCLABLE), TOTAL = 128 SF
10,001 - 25,000 SF REQUIRE 120 SF (GARBAGE) & 96 SF (RECYCLABLE), TOTAL = 216 SF
25,000 SF + REQUIRE 216 SF FOR THE FIRST 25,000 SF PLUS 8 SF FOR EACH ADDITIONAL 1,000 SF.

BUILDING USE: 10,760 SF COMMERCIAL BUILDING
PROVIDE CALCULATIONS:
TOTAL REQUIRED DISPOSAL AREA (SF) = 216 SF
TOTAL PROVIDED DISPOSAL AREA (SF) = 216 SF



REV	DATE	REVISION
1/1	01/15/2021	ORR COMMENTS 01-15-2021
2/1	01/20/2021	VILLAGE OF ESTERO COMMENTS 01-20-2021
3/1	02/02/2021	BSU APPROVAL COMMENTS 02-02-2021
4/1	02/20/2021	VILLAGE OF ESTERO COMMENTS 02-20-2021
5/1	03/05/2021	BSU COMMENTS 03-05-2021
6/1	03/20/2021	SFVWD COMMENTS 03-20-2021

JDM DEVELOPMENT
SITE PLAN
22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

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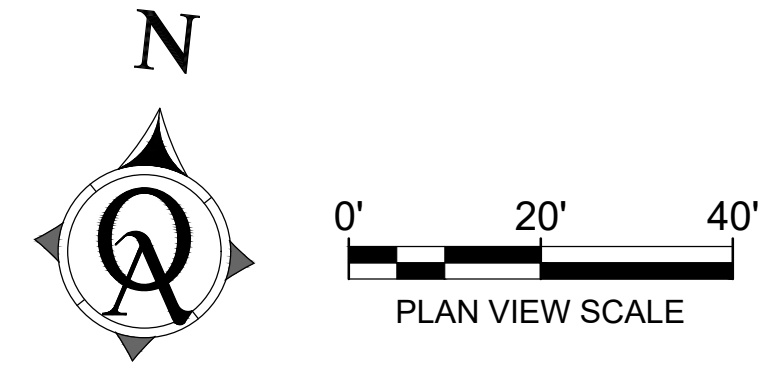
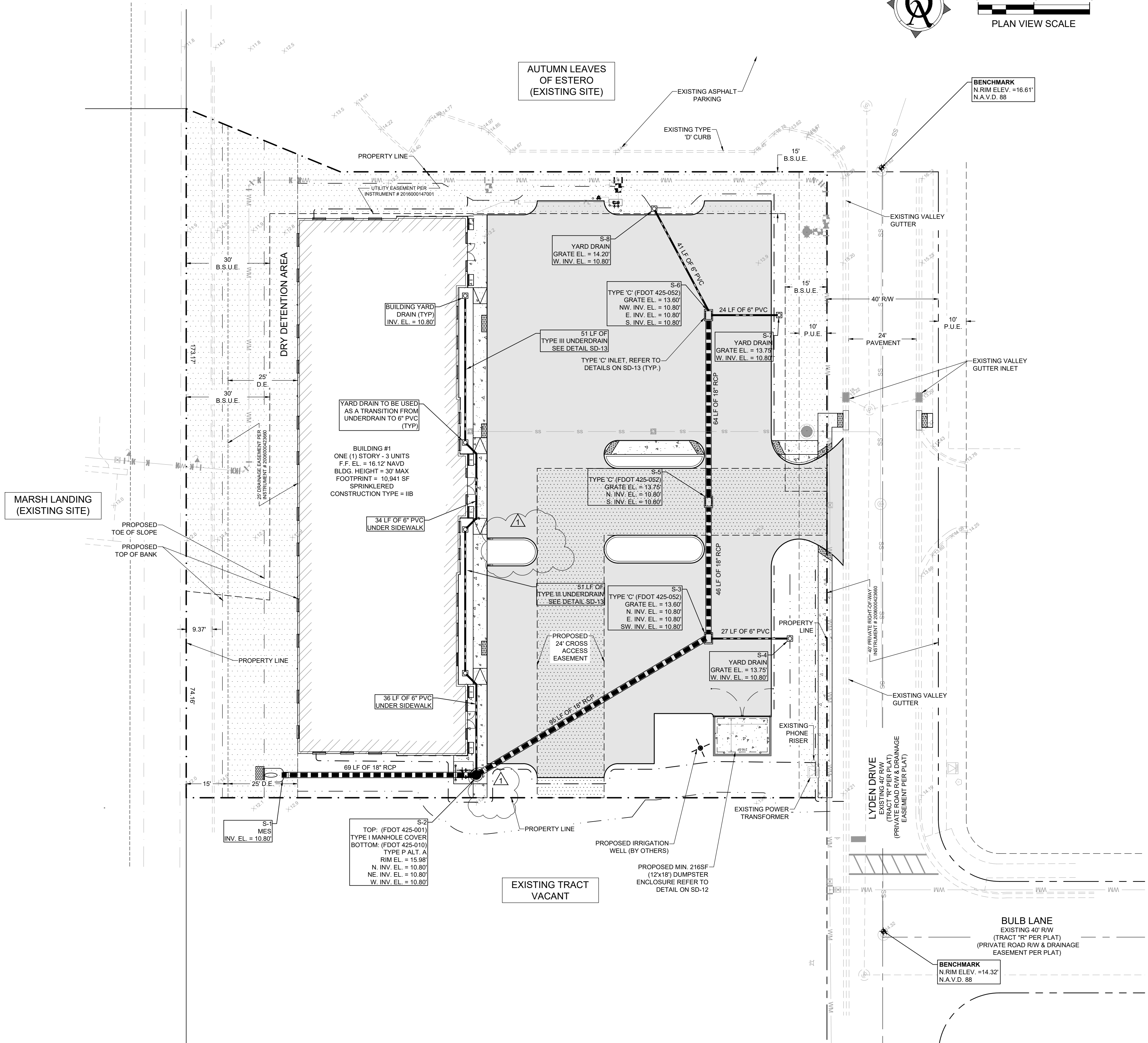
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SAVED ON: 2/1/21
SHEET SD-06 OF 18

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DRAINAGE PLAN LEGEND:	
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED ELEVATIONS
	(TC) TOP OF CURB
	(PC) PAVEMENT @ CURB/WALK
	GROUND
	EXISTING
	DRAINAGE DIRECTION ARROW
	CROSS SECTION LOCATION B = NAME OF SECTION SD-2 = SHEET WITH SECTION
	RIP-RAP
	DRAINAGE PIPE W/ MES
	DRAINAGE PIPE W/ INLET
	PROJECT PHASE LINE
	TOP OF BANK
	TOE OF SLOPE

VERTICAL DATUM: NAVD
 THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88)
 ADD 1.2' TO CONVERT TO NGVD 29

ROOF DRAINS:
 CONTRACTOR AND/OR DEVELOPER SHALL COORDINATE BETWEEN THE ARCHITECT AND THE SITE ENGINEER TO ENSURE THAT ADEQUATE MEASURES ARE IN PLACE FOR ROOF DRAINS (I.E. DOWN SPOUTS ARE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM. DOWN SPOUTS DISCHARGE DIRECTLY INTO DETENTION AREAS WITH ADEQUATE RIP-RAP PROPOSED. AND/OR DOWN SPOUTS SHEET FLOW ACROSS PAVEMENT AREAS THAT HAVE ADEQUATE STABILIZATION AT THE TRAILING EDGE OF THE PAVEMENT). THE SITE ENGINEER IS NOT RESPONSIBLE FOR EROSION ASSOCIATED WITH ROOF DRAINS.



REV	REVISION	DATE
1	REVISED PER COMMENTS 03-18-2021	3/17/21
2	REVISED PER COMMENTS 04-27-2020	6/17/20
3	REVISED PER COMMENTS 04-27-2020	4/23/20
4	REVISED PER COMMENTS 03-09-2020	4/16/20
5	REVISED PER COMMENTS 03-05-2020	4/9/20
6	REVISED PER COMMENTS 02-10-2020	4/9/20

**JDM DEVELOPMENT
 DRAINAGE PLAN**
 22904 LYDEN DRIVE
 ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

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 FL REG #52741
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SAVED BY: Rich
 SAVED ON: 2/1/21
**SHEET
 SD-07
 OF 18**

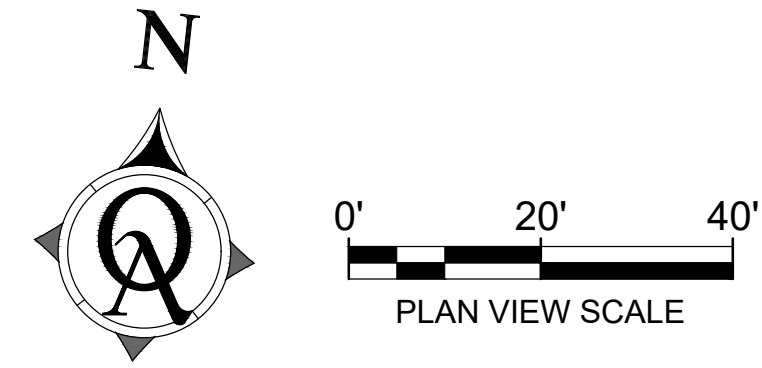
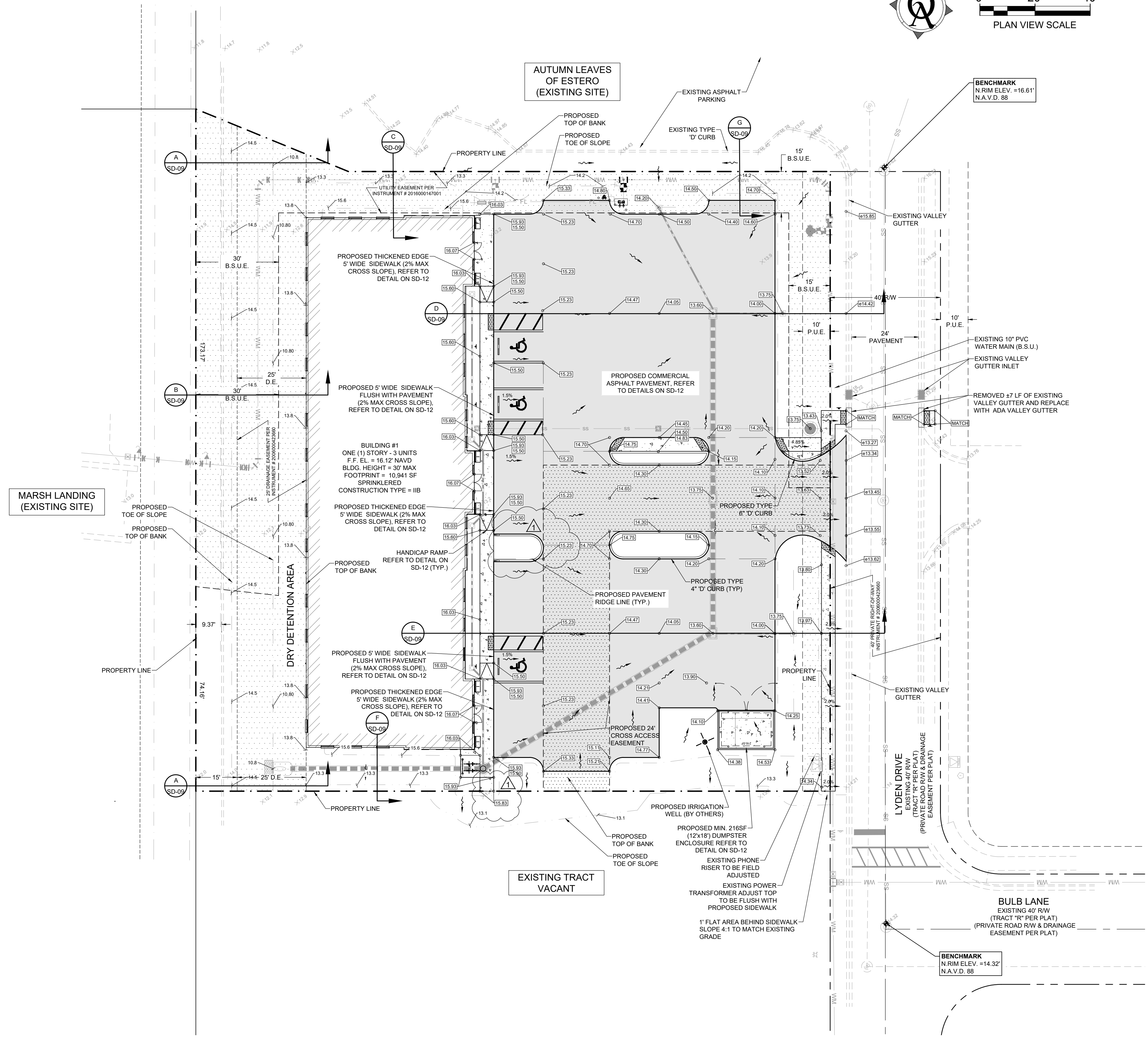
DRAINAGE PLAN LEGEND:

	PROPOSED PAVEMENT		RIP-RAP
	PROPOSED CONCRETE		DRAINAGE PIPE W/ MES
	PROPOSED ELEVATIONS		DRAINAGE PIPE W/ INLET
	(TC) TOP OF CURB		PROJECT PHASE LINE
	(PC) PAVEMENT @ CURB/WALK		TOP OF BANK
	GROUND		TOE OF SLOPE
	EXISTING		
	DRAINAGE DIRECTION ARROW		
	CROSS SECTION LOCATION B = NAME OF SECTION SD-2 = SHEET WITH SECTION		

VERTICAL DATUM: NAVD
 THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2

TABLE :
 SFWMD SUMMARY PER 36-05142-P APP. # 040805-24

WATER MANAGEMENT PARAMETERS	NGVD	NAVD
CONTROL ELEVATION	12.5	11.3'
5 - YEAR, 1 - DAY RAINFALL (INCHES)		5.5"
25 - YEAR, 3 - DAY RAINFALL (INCHES)		10.55"
100 - YEAR, 3 - DAY RAINFALL (INCHES)		13.0"
PEAK 5 - YEAR, 1 - DAY STORM STAGE	14.63'	13.43'
PEAK 25 - YEAR, 3 - DAY STORM STAGE	15.54'	14.34'
PEAK 100 - YEAR, 3 - DAY ZERO DISCHARGE STORM STAGE	16.31'	15.11'
MINIMUM REQUIRED PAVEMENT ELEVATION	14.75'	13.55'
MINIMUM FINISHED FLOOR ELEVATION (PER SFWMD CRITERIA)	16.75'	15.55'



REV	DATE	REVISION
1	3/17/21	DRG COMMENTS 03-18-2021
2	6/17/20	VILLAGE OF ESTERO COMMENTS 04-27-2020
3	4/16/20	BSU APPROVAL COMMENTS 04-22-2020
4	4/16/20	VILLAGE OF ESTERO COMMENTS 03-09-2020
5	4/9/20	BSU COMMENTS 03-05-2020
6	4/9/20	SFWMD COMMENTS 02-10-2020

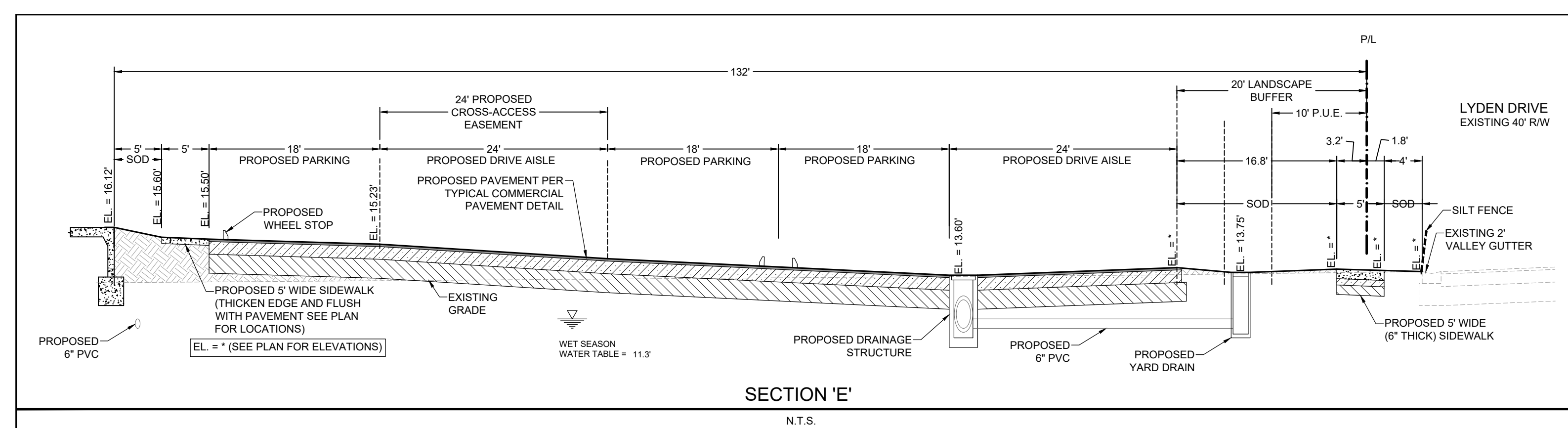
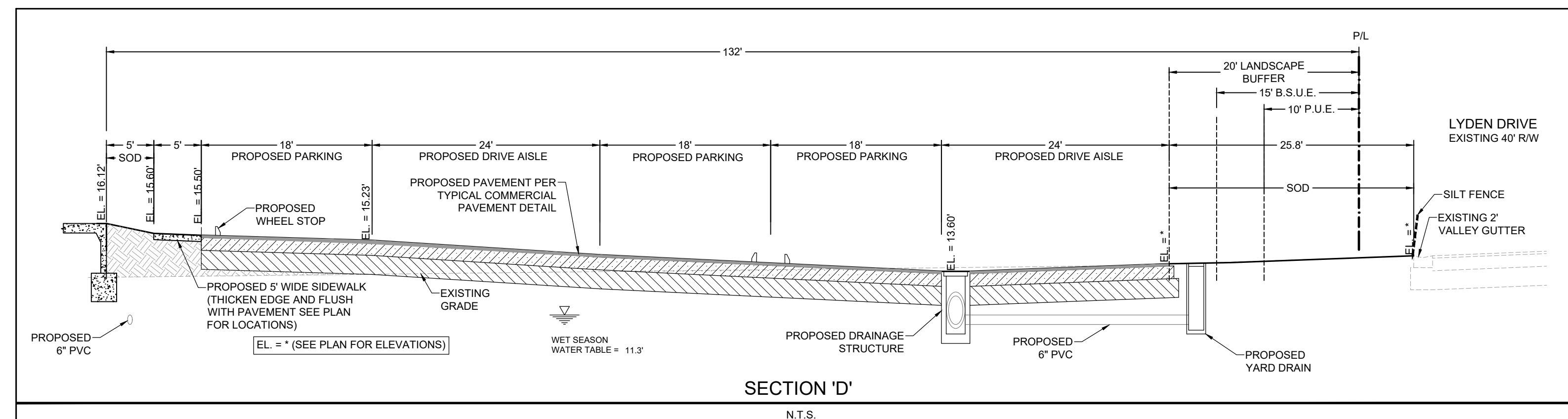
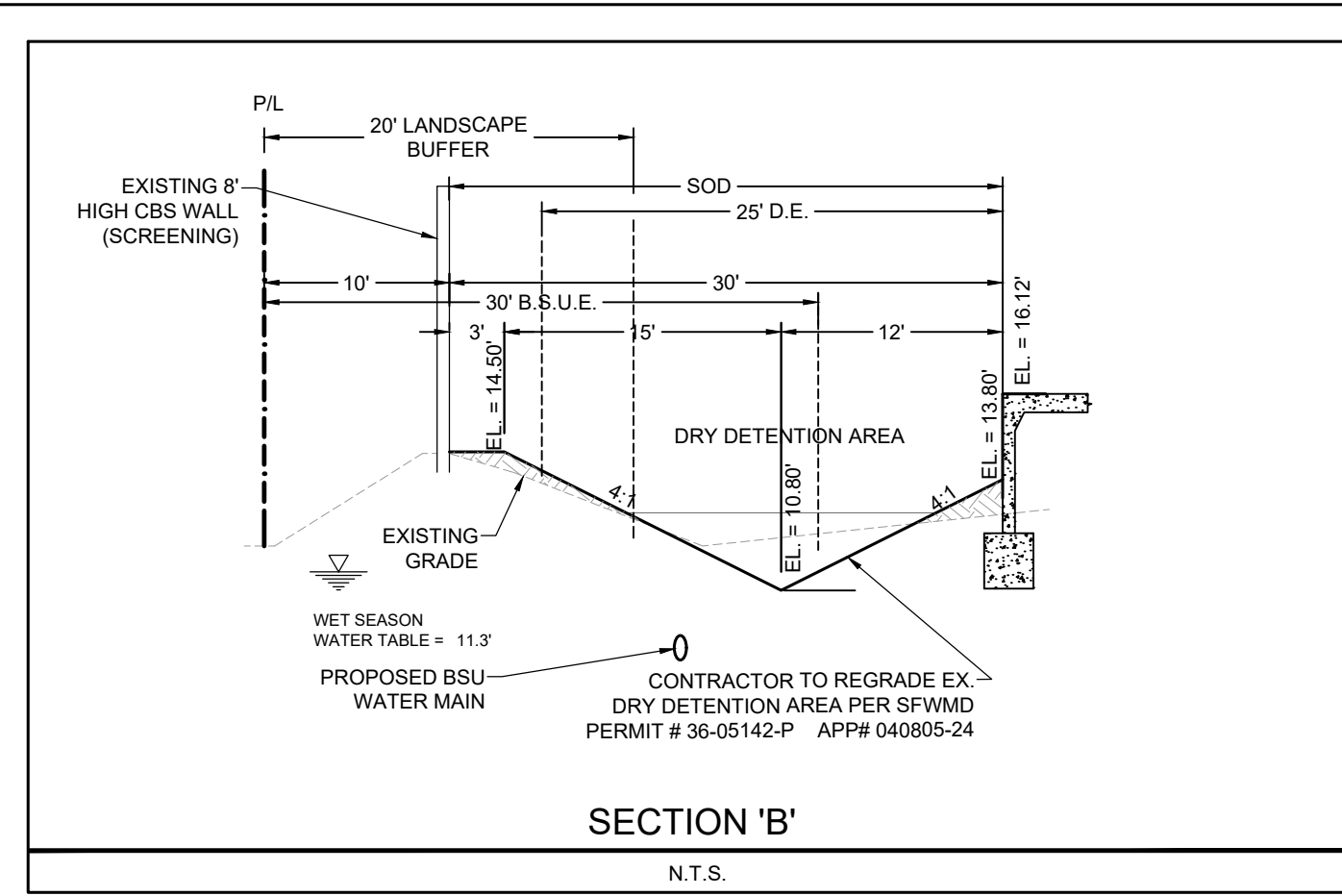
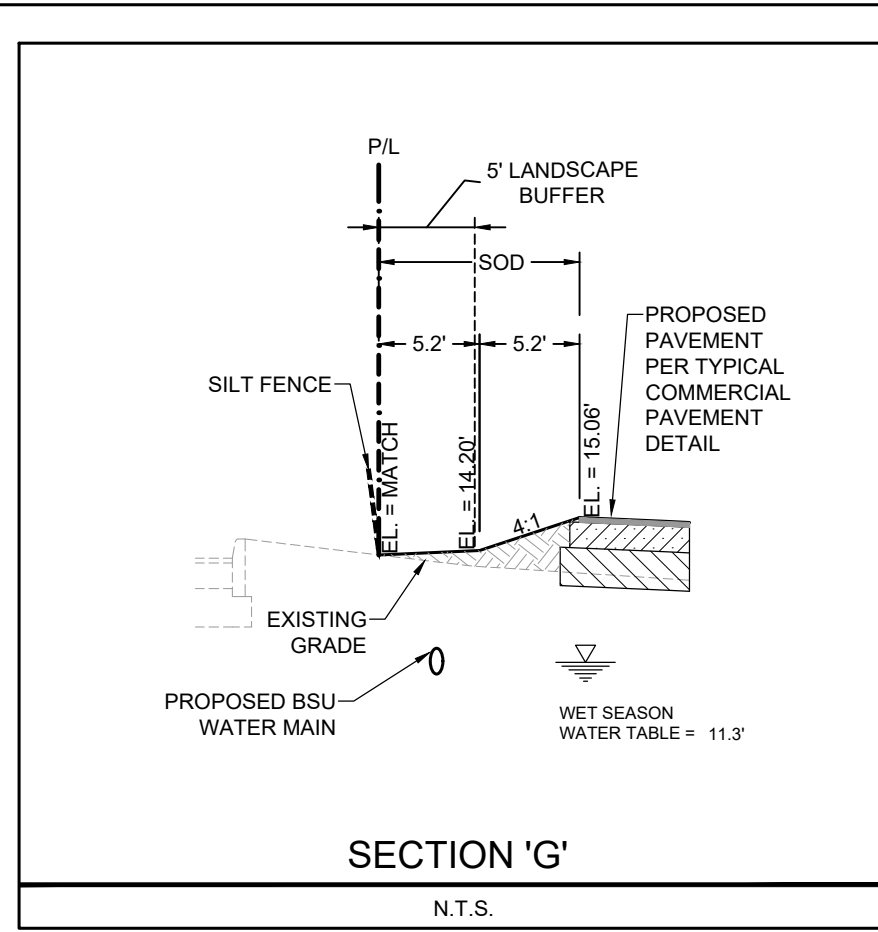
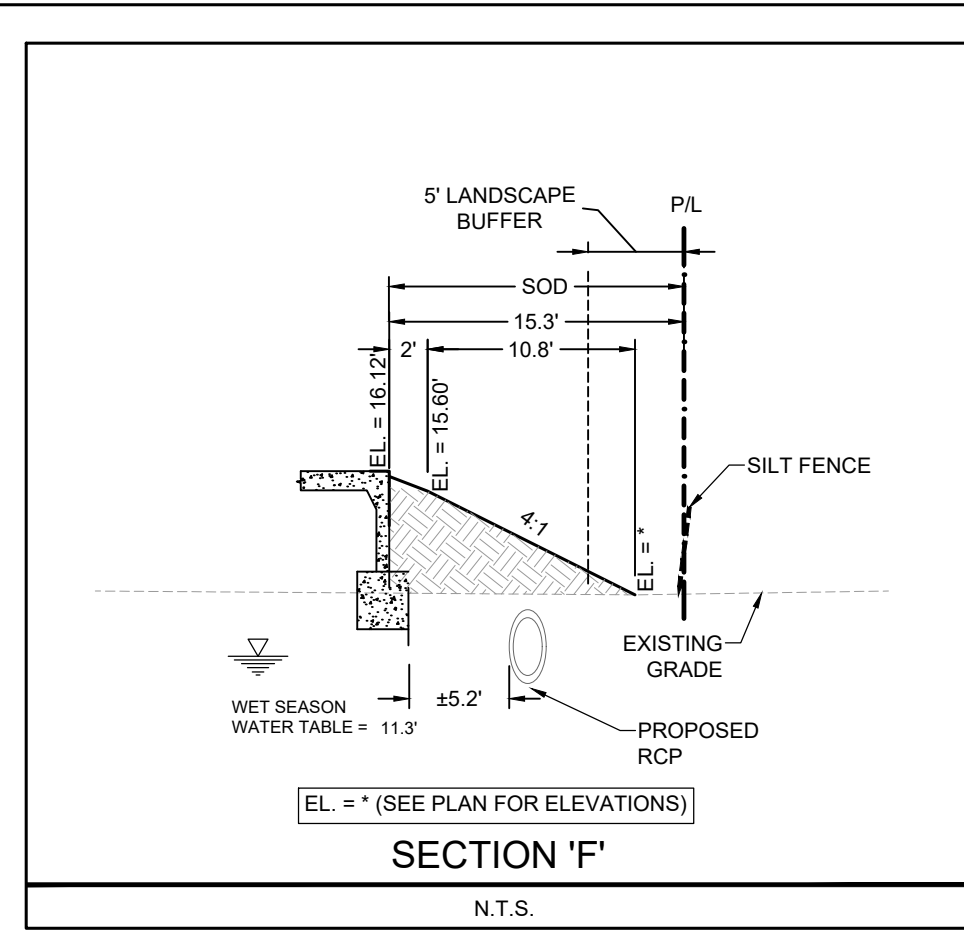
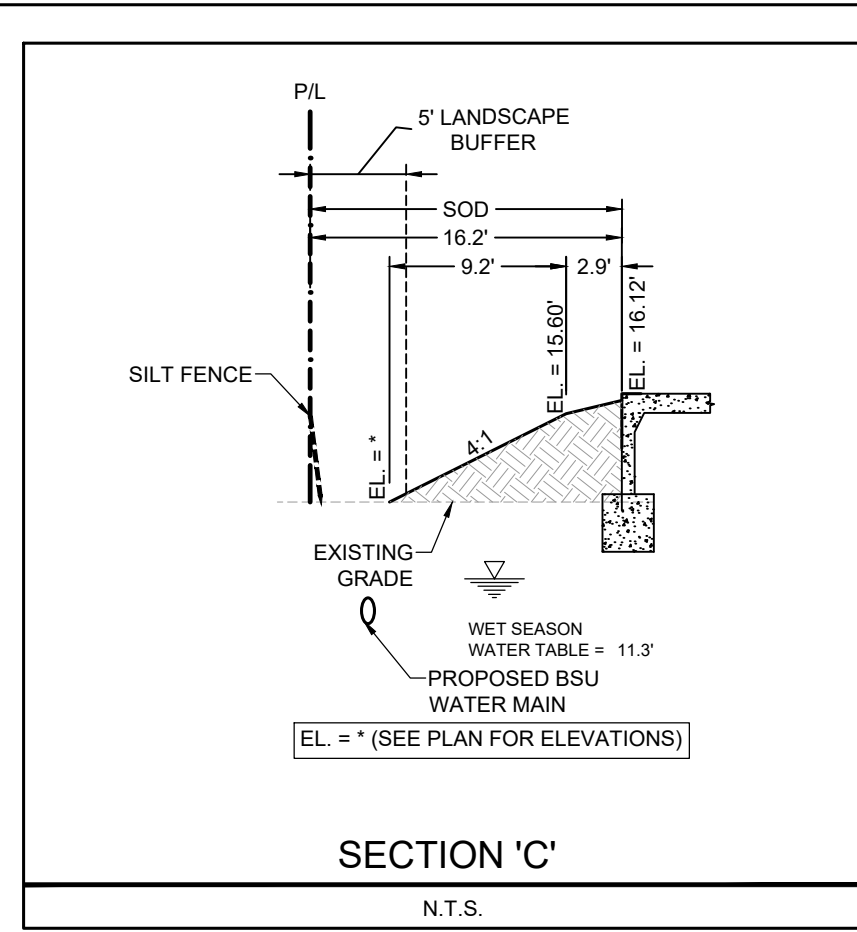
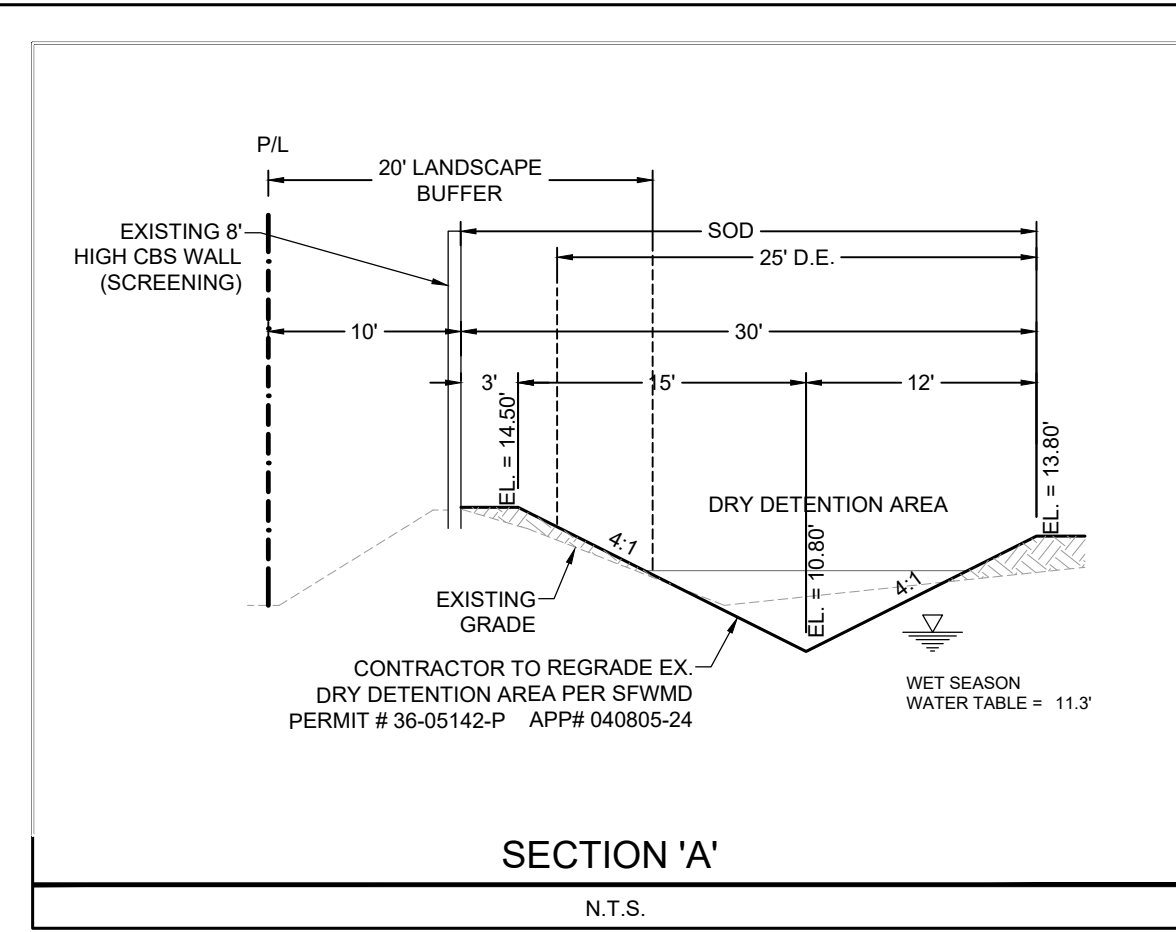
JDM DEVELOPMENT
PAVING & GRADING PLAN
 22904 LYDEN DRIVE
 ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

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 FL REG #52741
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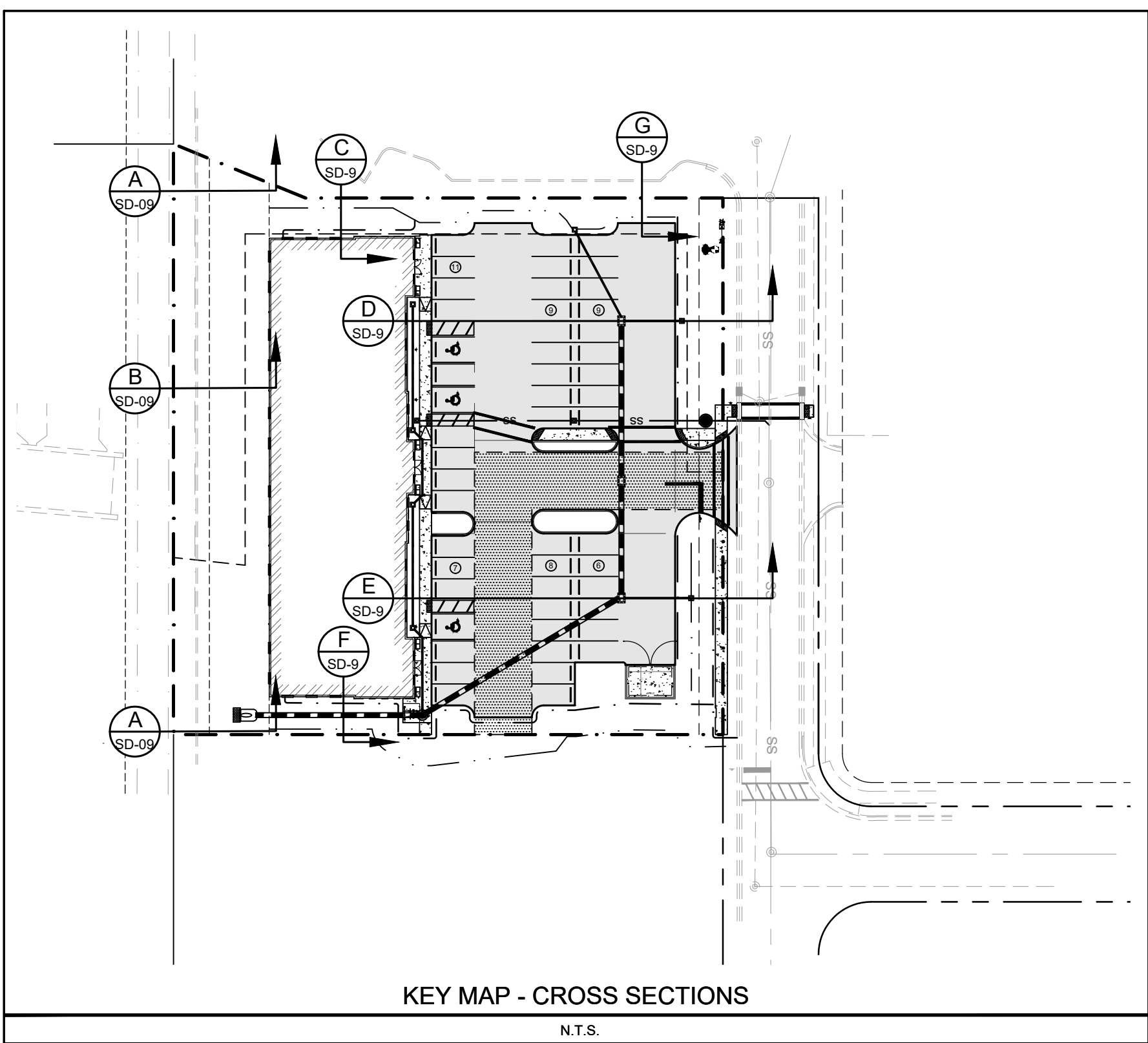
SAVED BY: Rich
 SAVED ON: 2/1/21
SHEET SD-08
 OF 18

P:\2019 Projects\190902 COCONUT TRACE\ACTIVE\1-CADD FILES\01-CADD - VERSION E\02-PRODUCTION PLANS\190902-SD



CROSS SECTION NOTE:
SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ANY NATURAL GROUND AREA DISTURBED BY THE CONTRACTOR SHALL BE FERTILIZED, MULCHED, AND SEED.

VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2



REV	REVISION	DATE
1/1	BSU COMMENTS 03-18-2021	3/17/21
2/1	VILLAGE OF ESTERO COMMENTS 04-27-2020	6/1/20
3/1	BSU APPROVAL COMMENTS 04-27-2020	4/23/20
4/1	VILLAGE OF ESTERO COMMENTS 03-09-2020	4/16/20
5/1	BSU COMMENTS 03-05-2020	4/9/20
6/1	SFWMD COMMENTS 02-10-2020	4/9/20

JDM DEVELOPMENT
TYPICAL PROJECT CROSS SECTIONS
22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

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UTILITY SERVICE PROVIDERS:	
POTABLE WATER	SANITARY SEWER
BONITA SPRINGS UTILITIES 11900 E. TERRY ST. BONITA SPRINGS, FL. 33135 (239) 992-0711	BONITA SPRINGS UTILITIES 11900 E. TERRY ST. BONITA SPRINGS, FL. 33135 (239) 992-0711
ELECTRIC:	GAS:
FLORIDA POWER AND LIGHT COMPANY 1833 LEE ST FT. MYERS, FLORIDA 33901 1-239-334-7754 OR 1-800-226-3545	TECO PEOPLES GAS 5901 ENTERPRISE PKWY. FORT MYERS, FLORIDA 33905 1-239-690-5506 OR 1-877-832-6741
WASTE PRO 13110 RICHENBACKER PARKWAY FORT MYERS, FL 33913-8847 (239) 337-0800	CEMENTRYLINK 5100 DANIELS PKWY, #300 FT. MYERS, FL. 33912 (239) 590-0440
UTILITY LOCATING SERVICE	FIRE CONTROL DISTRICT:
SUNSHINE STATE ONE CALL CENTER PHONE: (800) 432-4770 OR 811 (MINIMUM 48 HOURS NOTICE REQUIRED)	BONITA SPRINGS FIRE DEPARTMENT STATION 27701 BONITA GRANDE DR. BONITA SPRINGS, FLORIDA 34135 (239) 949-6200
IRRIGATION WATER	
ON-SITE WELL	

WATERLINE AND IRRIGATION NOTES:

- ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 30" AND MAXIMUM COVER OF 48". PER NFPA 24 UNDERGROUND LINES REQUIRED TO BE 36" UNDER DRIVES AND ROADS.
- THE ENDS OF ALL CAPPED IRRIGATION AND POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2"x4" STAKES 5' IN LENGTH WITH 2" ABOVE GROUND.
- ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C-900, DR18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL VERTICAL DEFLECTIONS AND WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE D.I.P. CLASS 50 OR HDPE DR-11.
- CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG, TYLER MUR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 75% OF THE MANUFACTURERS RECOMMENDED MAXIMUM PIPE DEFLECTION.
- PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
- THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN, AND AVOID TO GREATEST EXTEND PLACE VALVE BOX LOCATED IN PAVEMENT, BRICK PAVERS, SIDEWALKS OR DRIVEWAY AREAS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE / BLUE REFLECTIVE MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
- ALL WATER SERVICES UNDER ROADWAY SHALL BE PLACED IN A HDPE DR-11 CASING PIPE.
- ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
- WHERE HORIZONTAL CLEARANCE FROM WATERLINE TO DRAINAGE STRUCTURE IS LESS THAN 5' CENTER A 20° SECTION OF 8" D.I.P. CL50 AT DRAINAGE STRUCTURE.
- WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRING HORIZONTAL DEFLECTION.
- WATER SERVICES TO MAINTAIN 5' SEPARATION FROM DRAINAGE STRUCTURES.

UTILITY CONTRACTOR:

- CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETINGS WITH THE UTILITY COMPANY AND NOTIFYING ENGINEER'S OFFICE OF TIME AND PLACE.
- CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ALL PRESSURE TESTS OF ALL LINES AND HYDRANTS SO OFFICE REPRESENTATIVE CAN BE PRESENT.
- CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ANY LIFT STATION START-UP SO COMPANY REPRESENTATIVE CAN BE PRESENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AN ASBUILT PLAN INCLUDING: HAVING AN ACCURATE ELEVATION OF TOP OF PIPE AT TEES, ACCURATE MEASUREMENTS OF LENGTHS OF PIPES AND LOCATIONS AND TIE-IN MEASUREMENTS TO ALL BENDS, VALVES AND HYDRANTS. ALL SUCH INFORMATION SHALL BE SUBMITTED TO ENGINEER'S OFFICE WITH A SIGNED (BY YOUR CONTRACTOR) COPY OF THE PLAN AS AN ASBUILT.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXPOSE, VERIFY, CONNECT AND/OR MATCH EXISTING UTILITIES AND IMPROVEMENTS, IN CONFORMANCE WITH THE INTENT OF THESE PLAN AND SPECIFICATION, TO PROVIDE COMPLETE AND/OR OPERATIONAL SYSTEMS.
- THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS OF DAMAGE OR COMPENSATION SHALL OCCUR TO THE CONTRACTOR FROM THE PRESENCE OF SUCH UTILITIES OR OTHER OBSTRUCTIONS OR FROM A DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

UTILITY PLAN LEGEND:

PROPOSED EASEMENT	FL	FL	PROPOSED FIRE LINE
PROPOSED SEWER C/O	SS	SS	PROPOSED SEWER LINE
EXISTING SEWER C/O	SS	SS	EXISTING SEWER LINE
PROPOSED WATER METER	SM	SM	PROPOSED SEWER SERVICE
EXISTING WATER METER	SM	SM	EXISTING SEWER SERVICE
EXISTING GATE VALVE	WM	WM	PROPOSED WATER MAIN
EXISTING FIRE HYDRANT	WM	WM	EXISTING WATER MAIN
EXISTING BOLLARD	WS	WS	EXISTING WATER SERVICE
EXISTING PHONE RISER	WS	WS	EXISTING WATER SERVICE
EXISTING TRANSFORMER	FM	FM	EXISTING FORCE MAIN
EXISTING LIGHT POLE	FM	FM	PROPOSED FORCE MAIN
	W	W	EXISTING POWER POLE W/ ANCHOR

FIRE FLOW TEST RESULTS

PERFORMED BY: ESTERO FIRE RESCUE
LOCATION: 22910 LYDEN DR IN OF VANDENBURG # 03-0170
DATE : OCTOBER 17, 2019
TEST RESULTS: STATIC 69, RESIDUAL 64, PILOT 50 , 1186 GPM @ 20 PSI RESIDUAL

FIRE FLOW SUMMARY

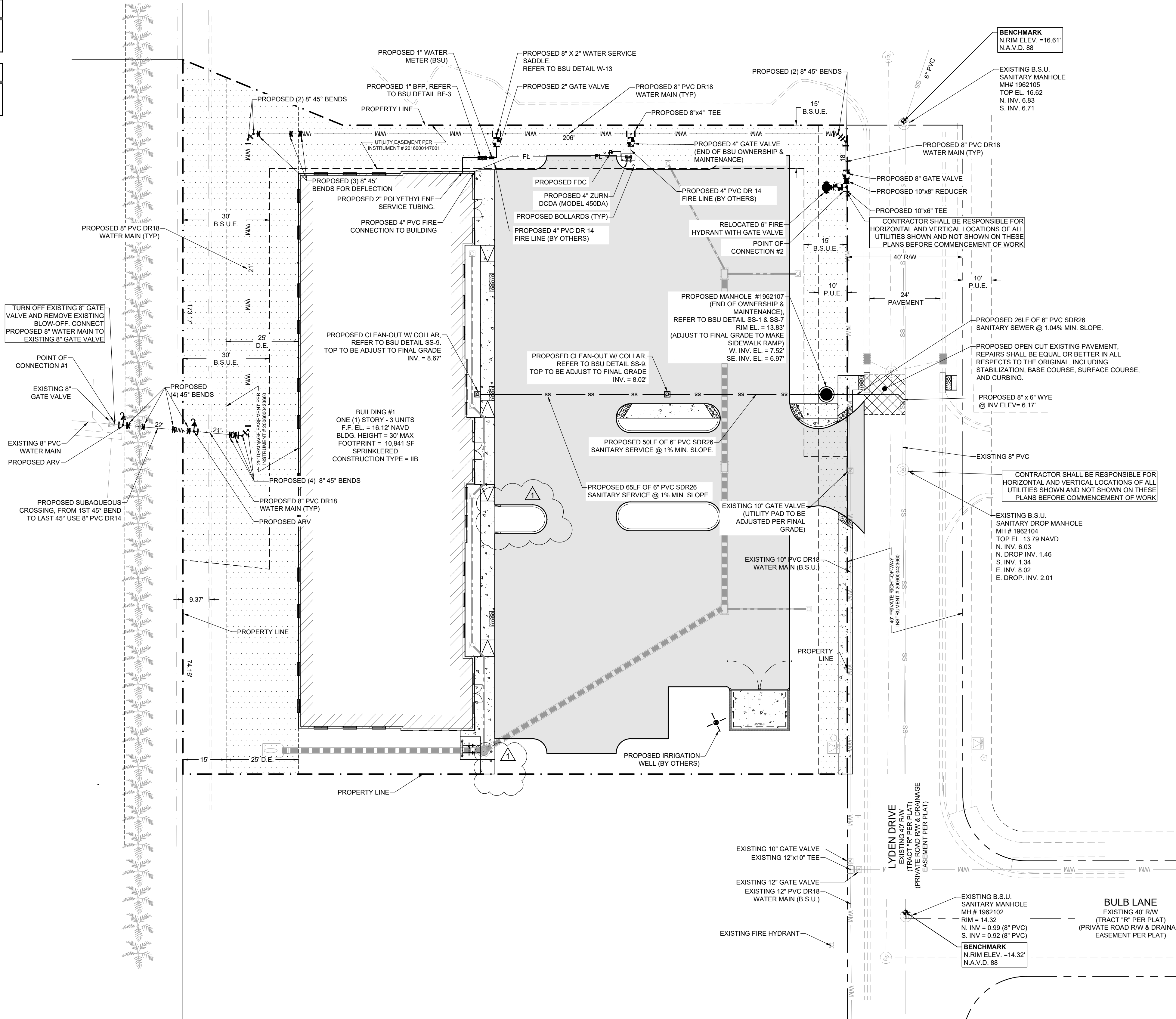
SEE CHART ON SHEET: SD-14
FIRE FLOW PROVIDED: 1186 GPM @ 20 PSI
NOTE: PROPOSED BUILDING WILL BE SPRINKLED.

CALL BEFORE YOU DIG:

SUNSHINE STATE ONE CALL CENTER
PHONE: (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88)
CONVERT TO NGVD 29 ADD: 1.2



REV	REVISION	DATE
1		
2		
3		
4		
5		
6		

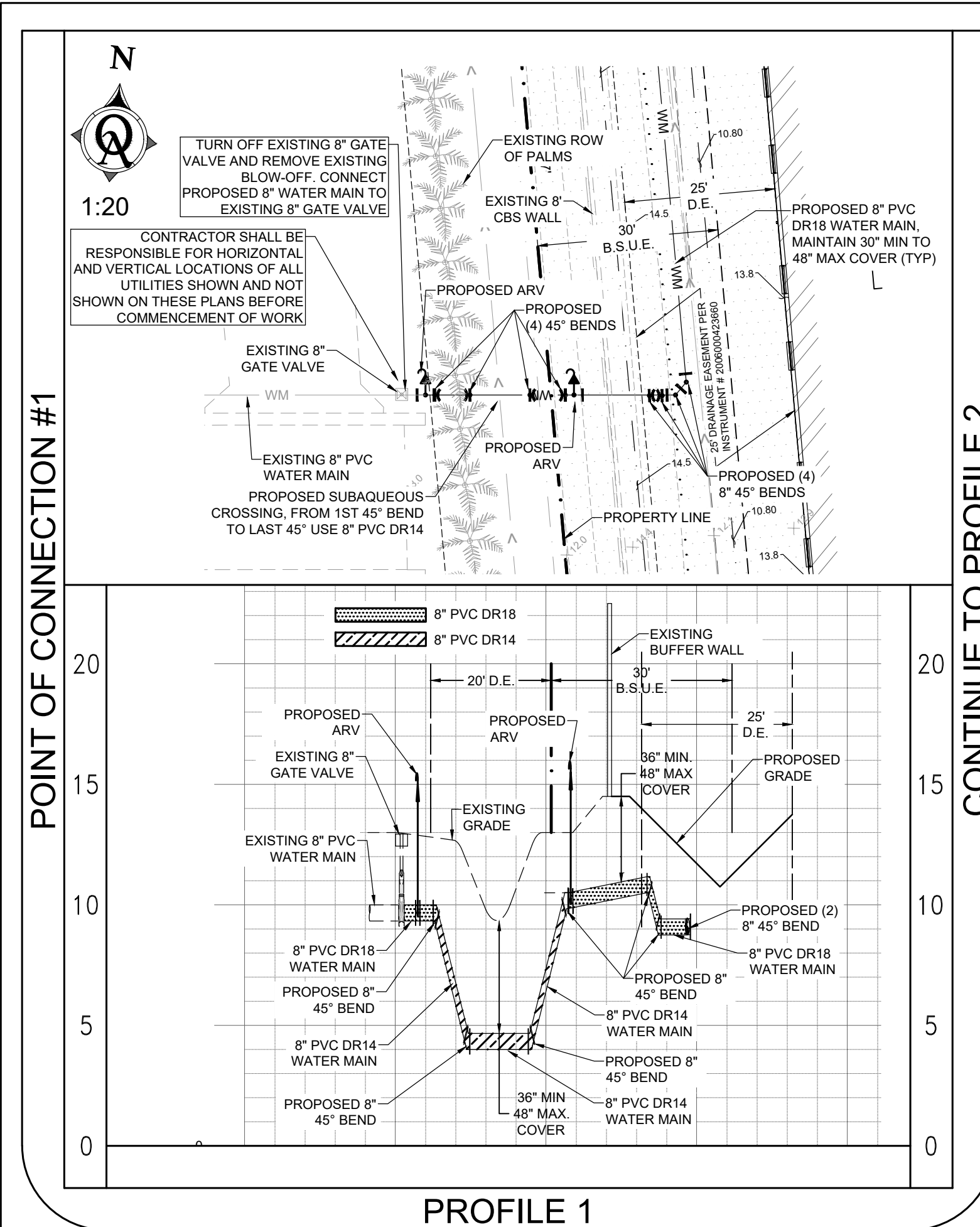
JDM DEVELOPMENT
MASTER UTILITY PLAN
22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

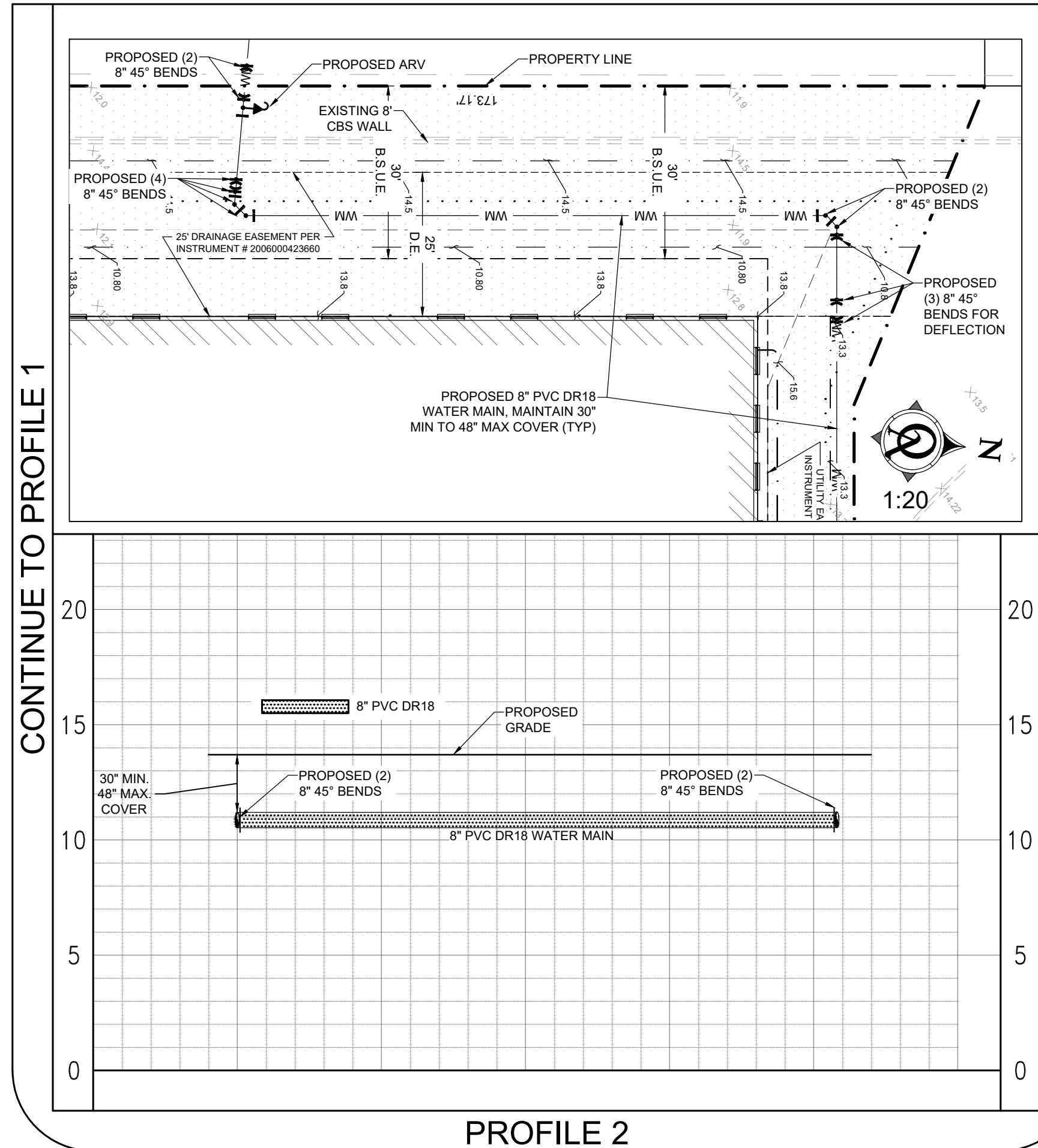
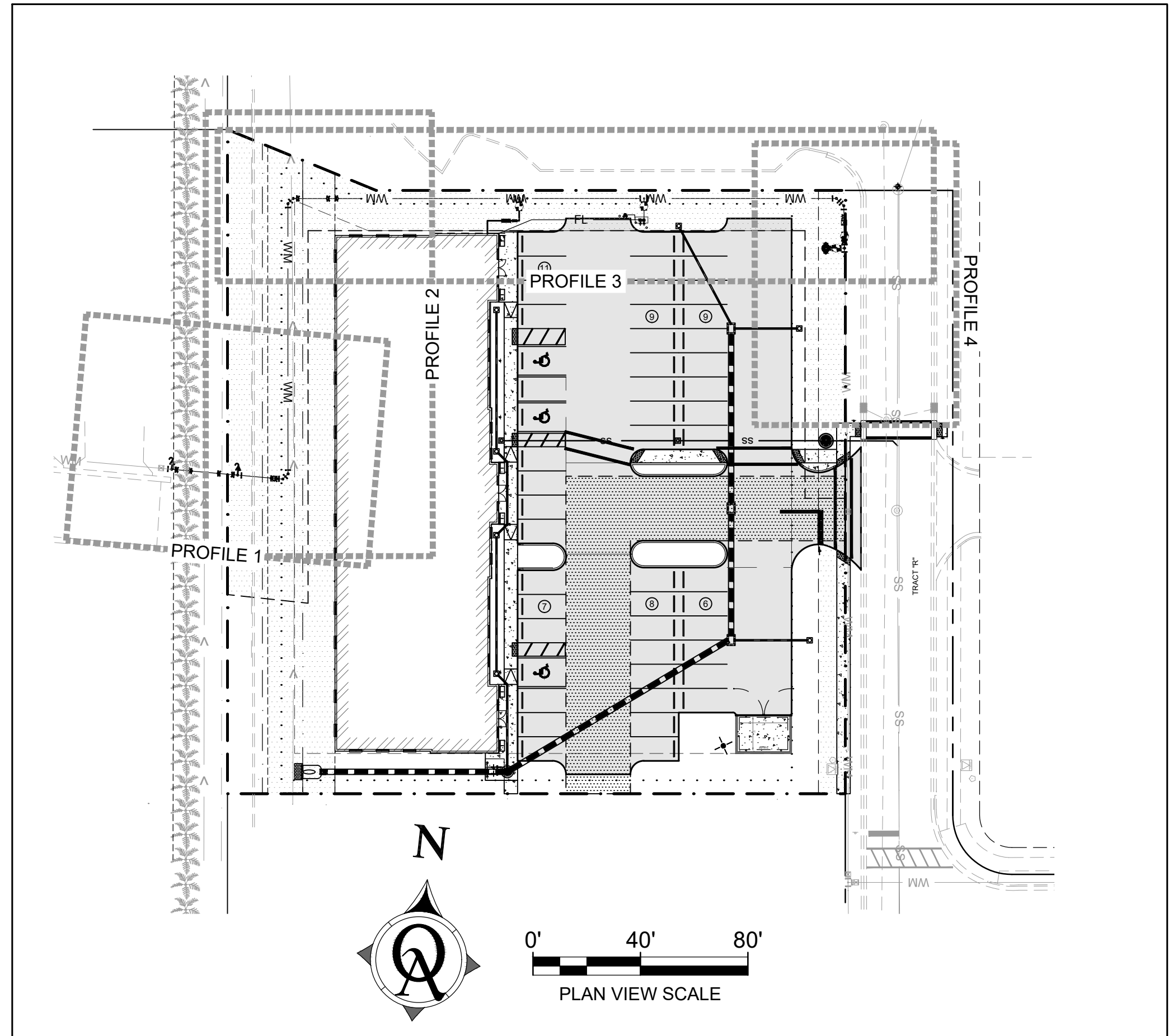
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SAVED BY: Rich
SAVED ON: 2/1/21

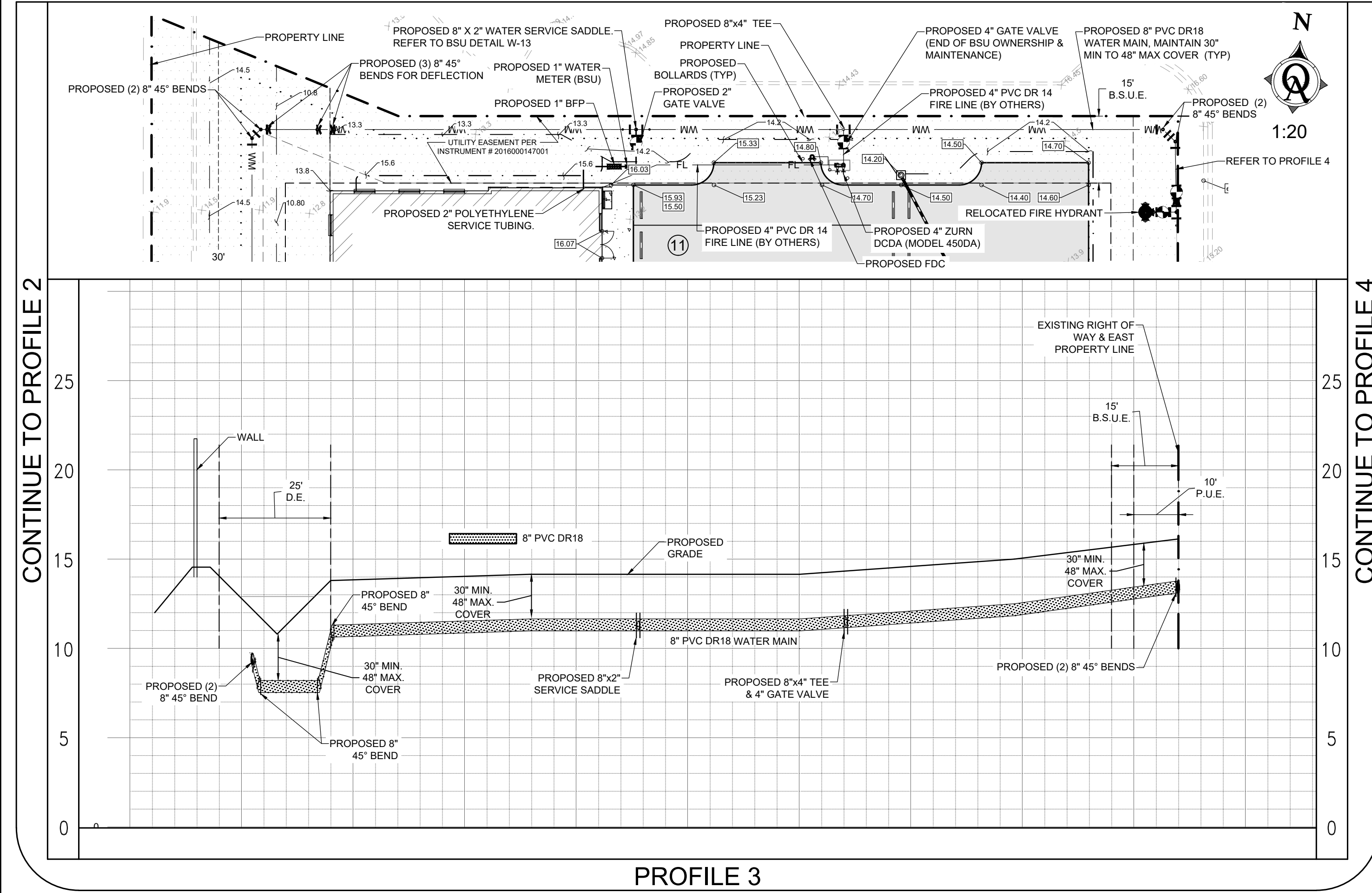
SHEET
SD-10
OF 18



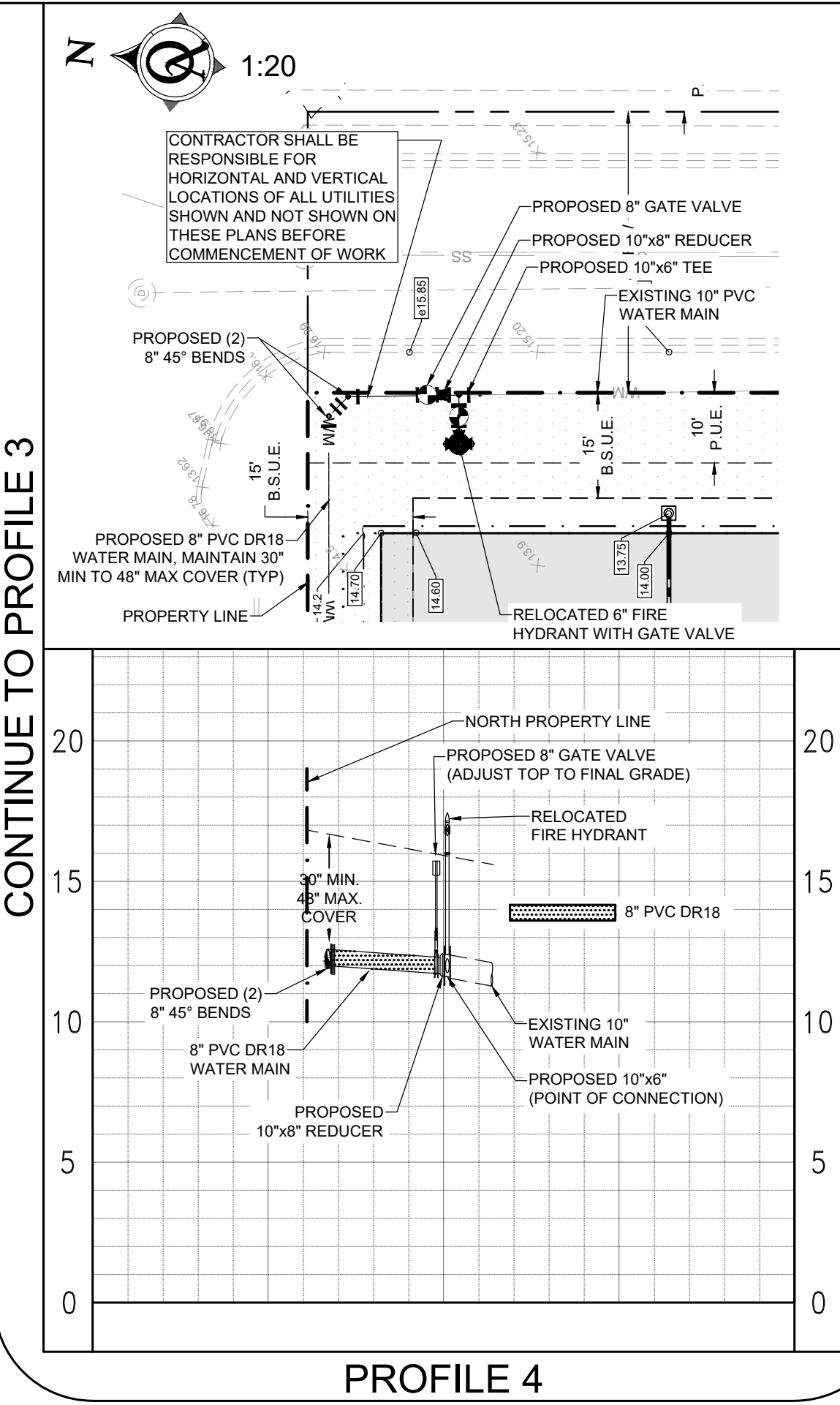
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CONTINUE TO PROFILE 3



CONTINUE TO PROFILE 4



CONTINUE TO PROFILE #2

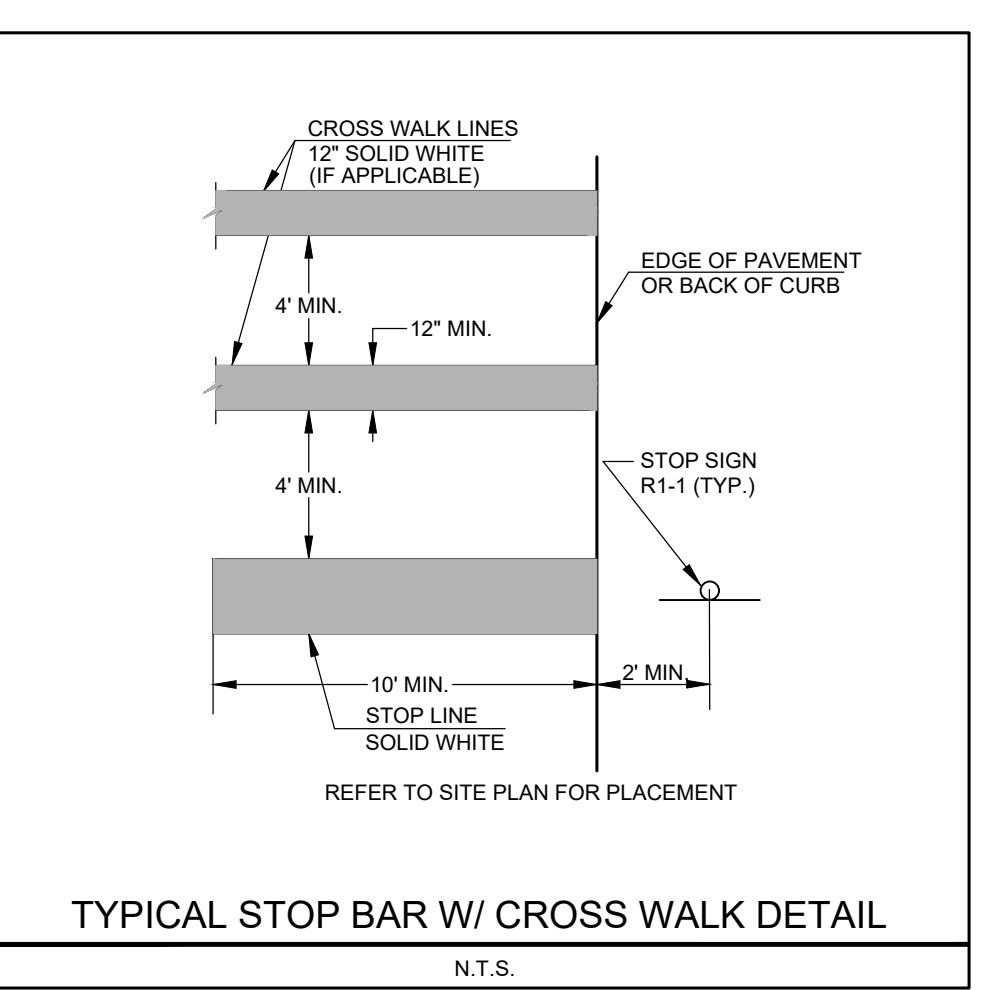
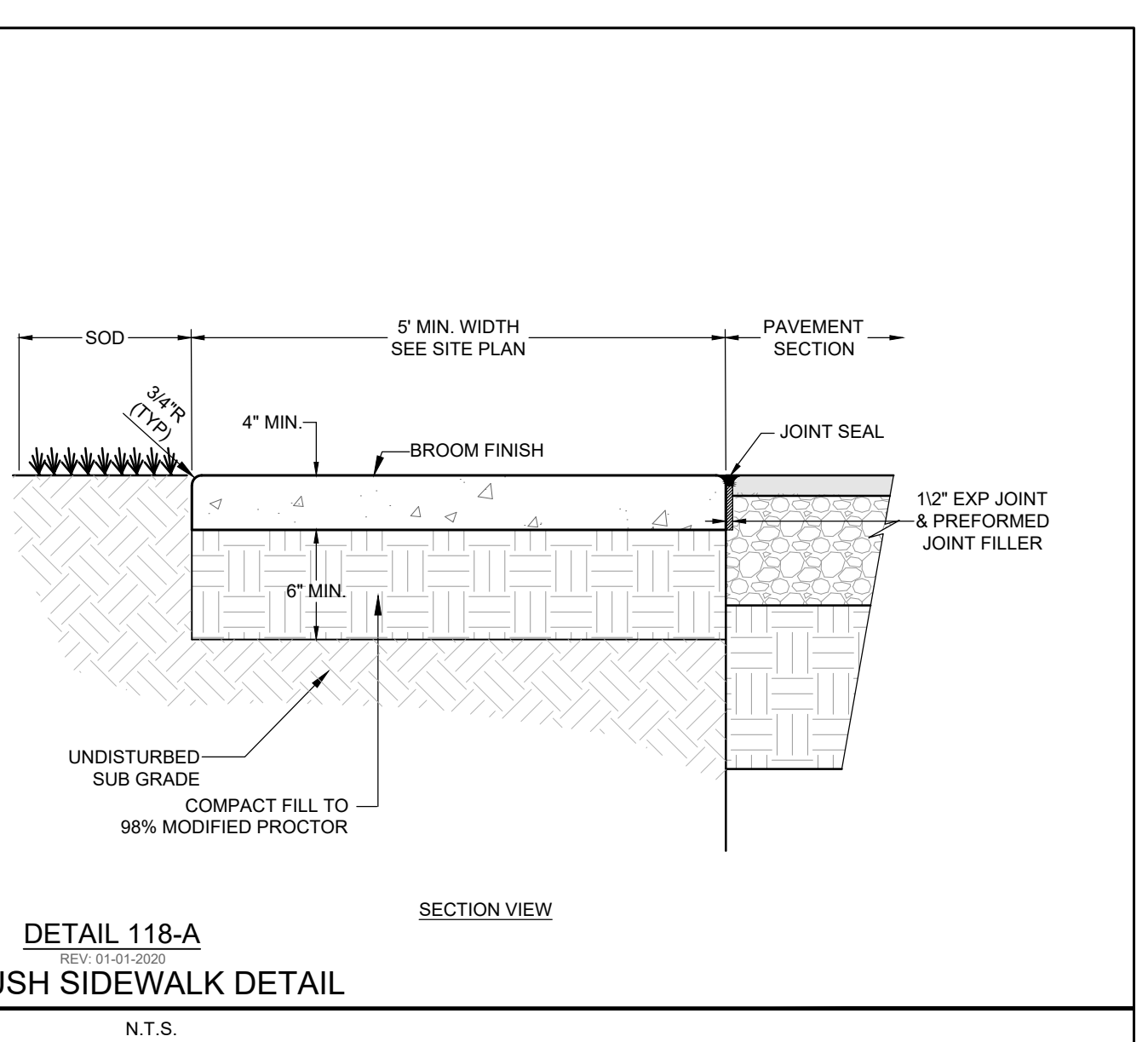
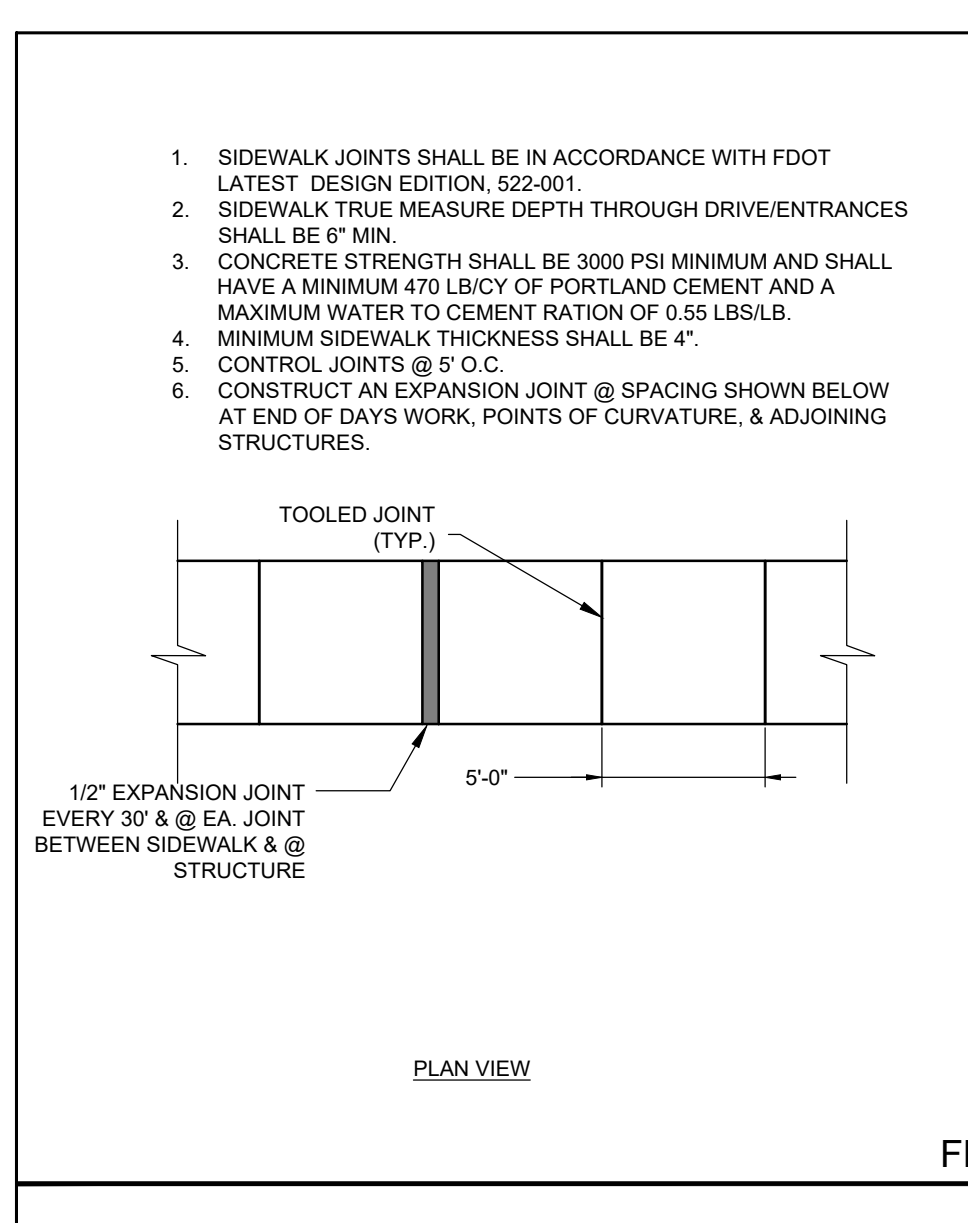
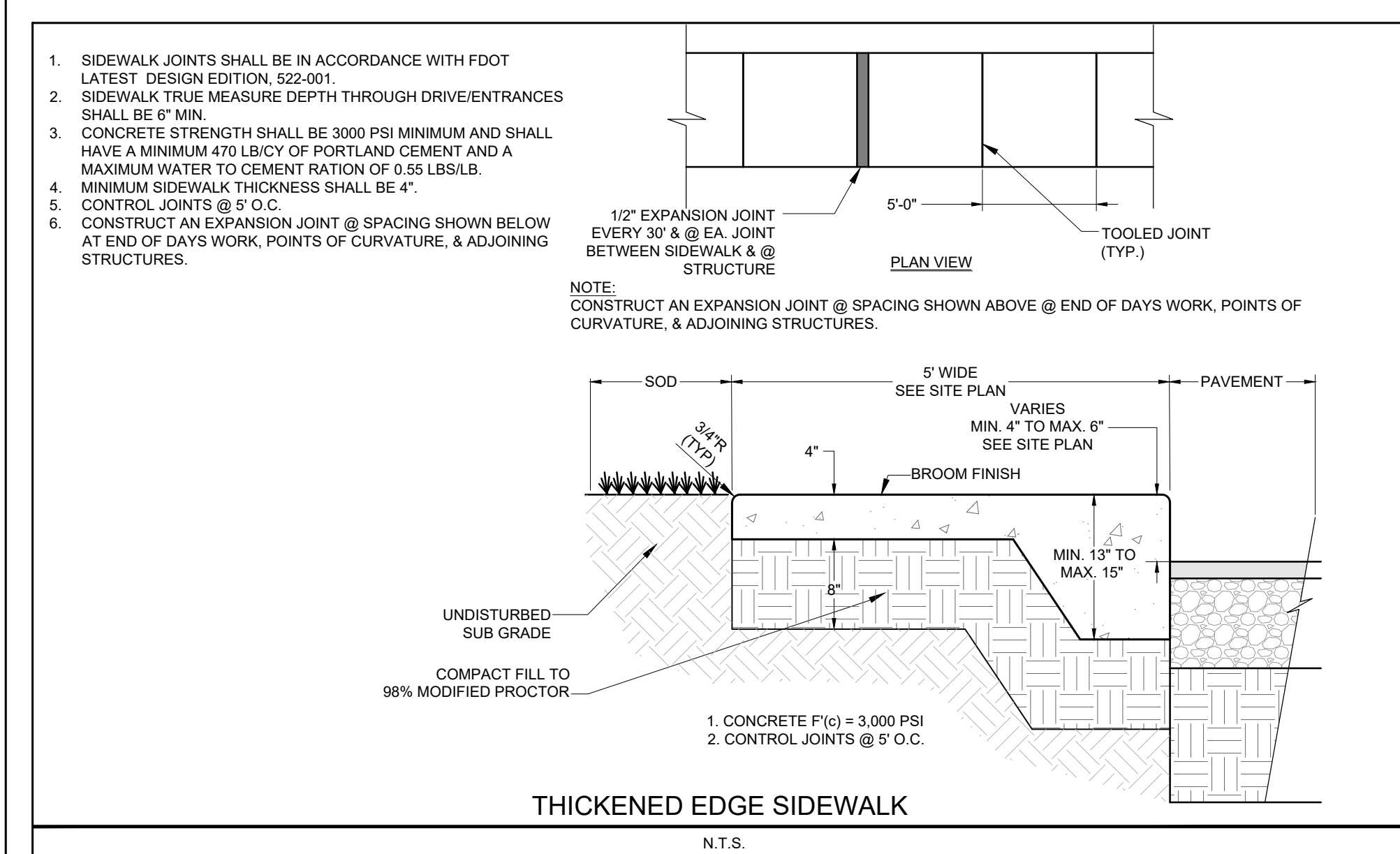
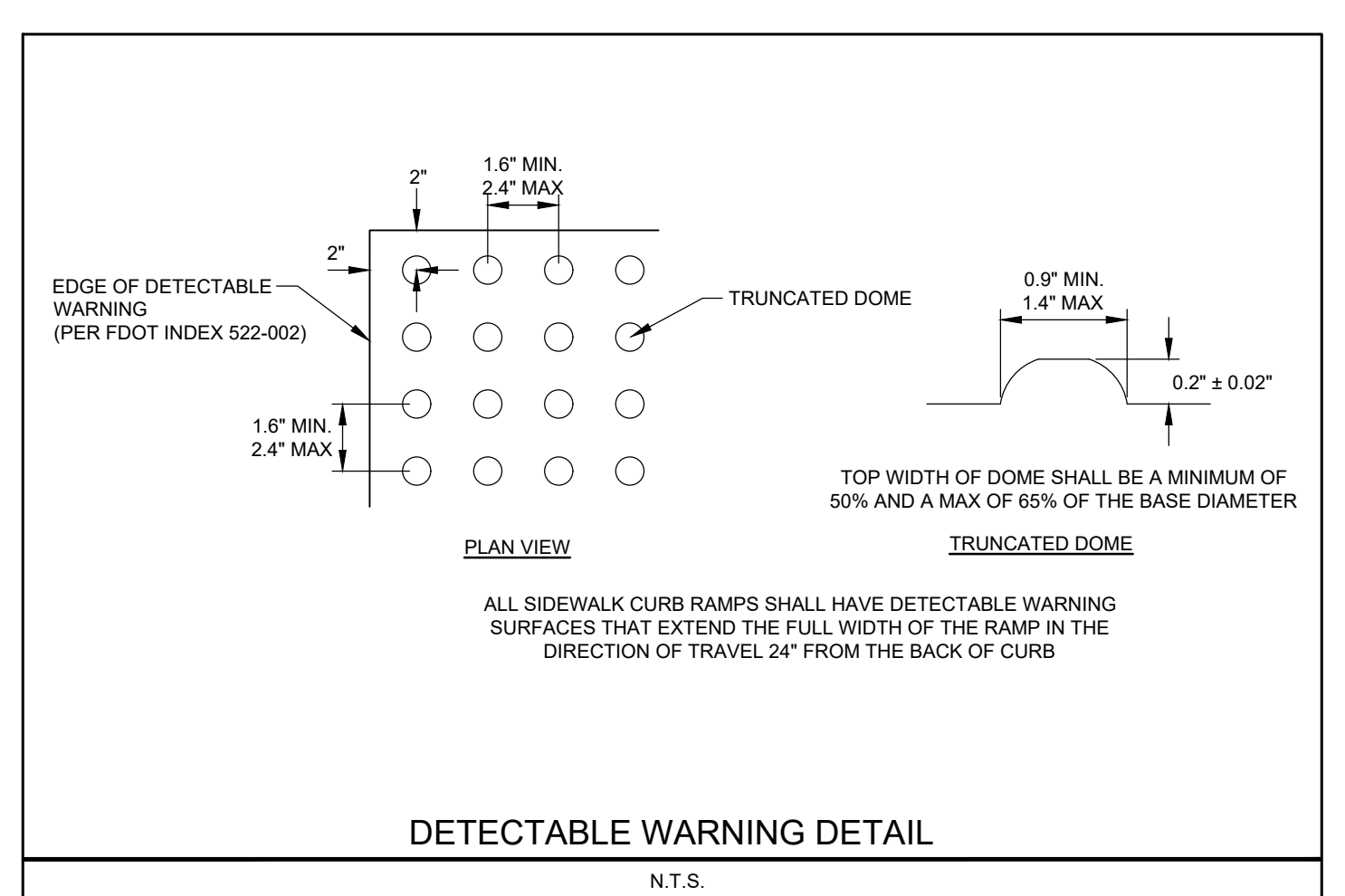
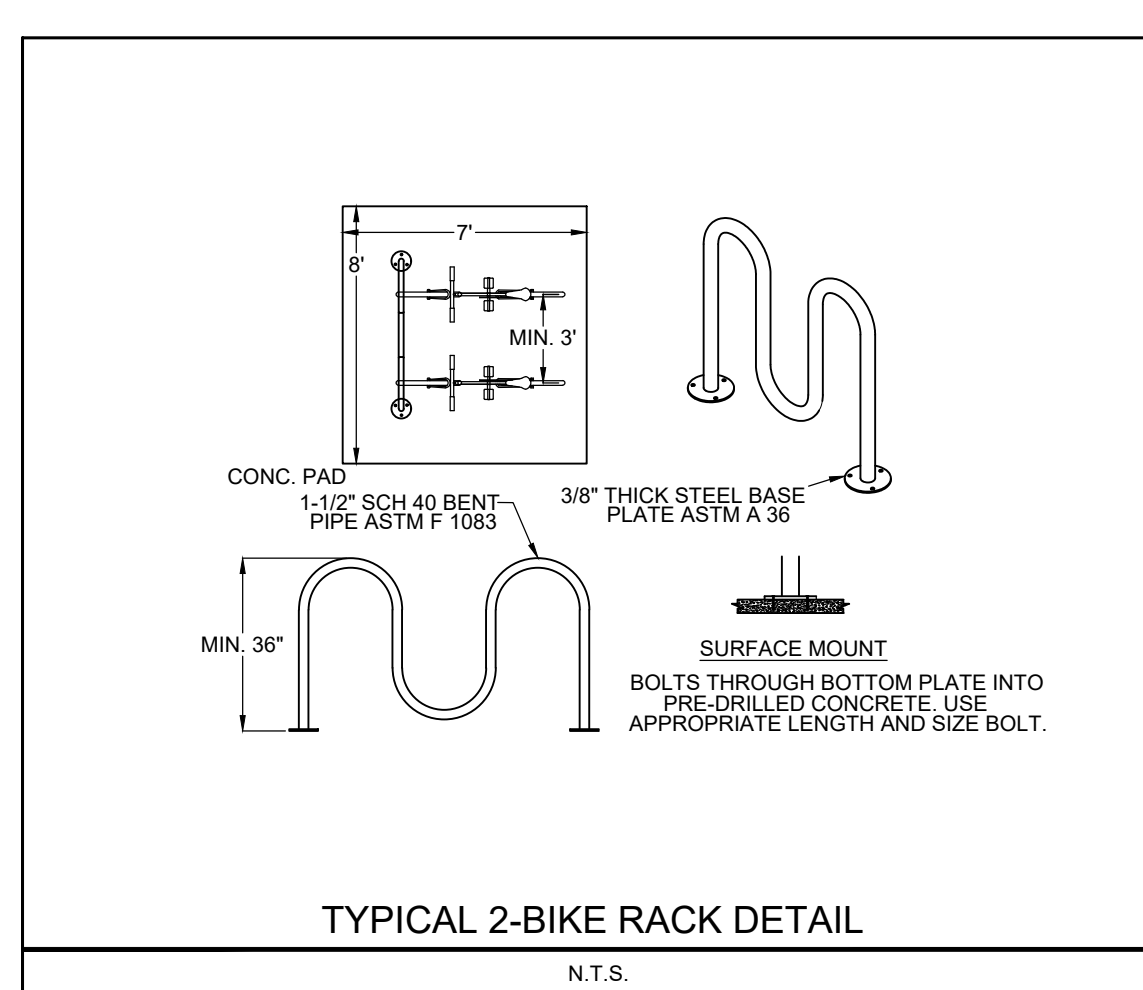
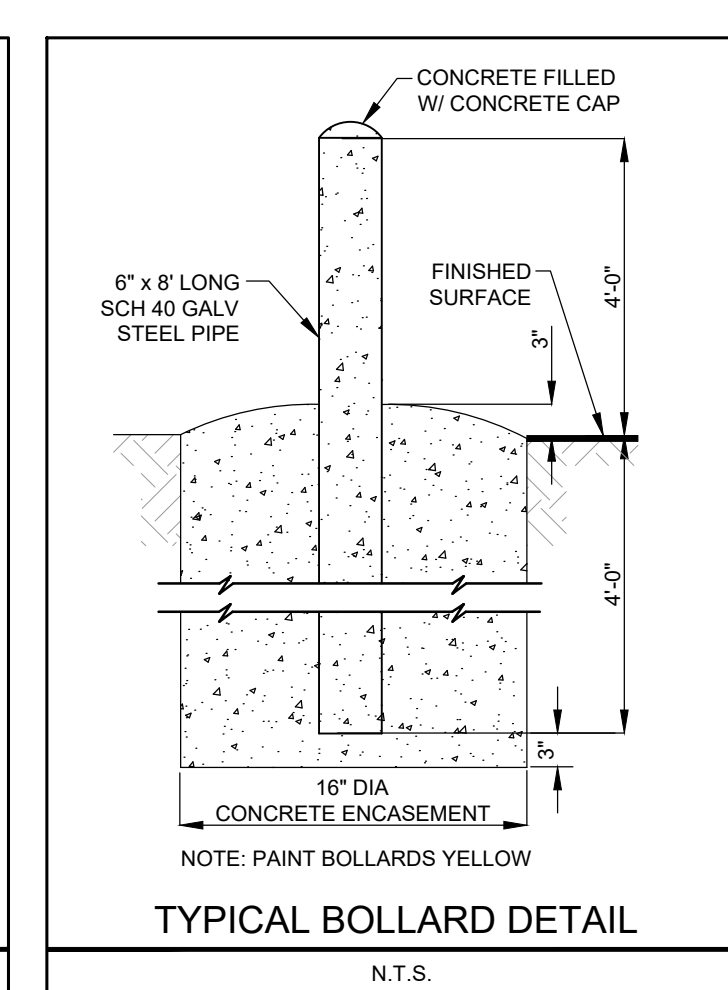
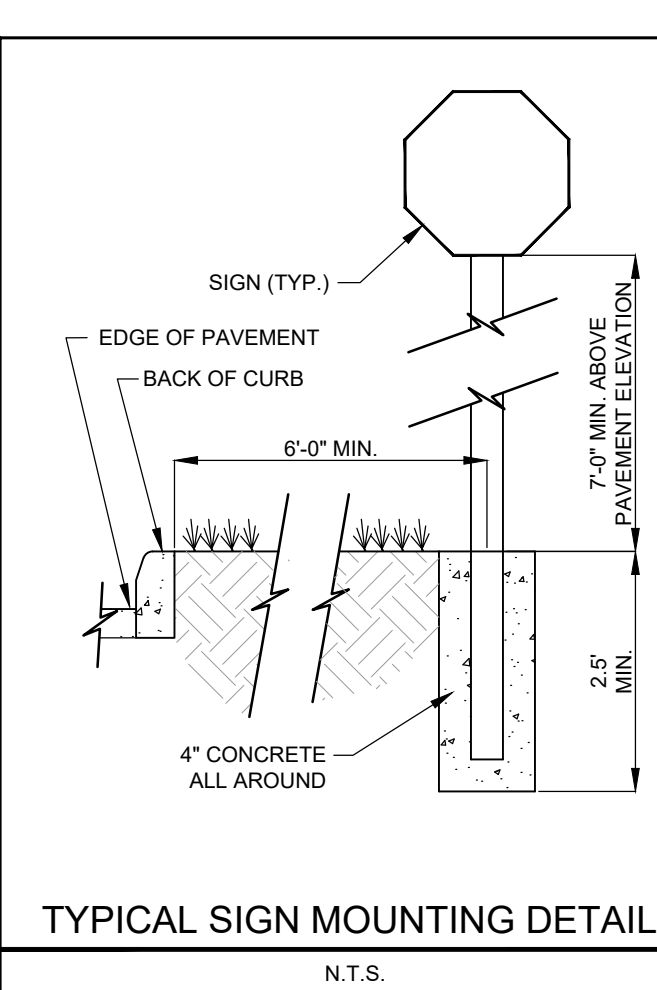
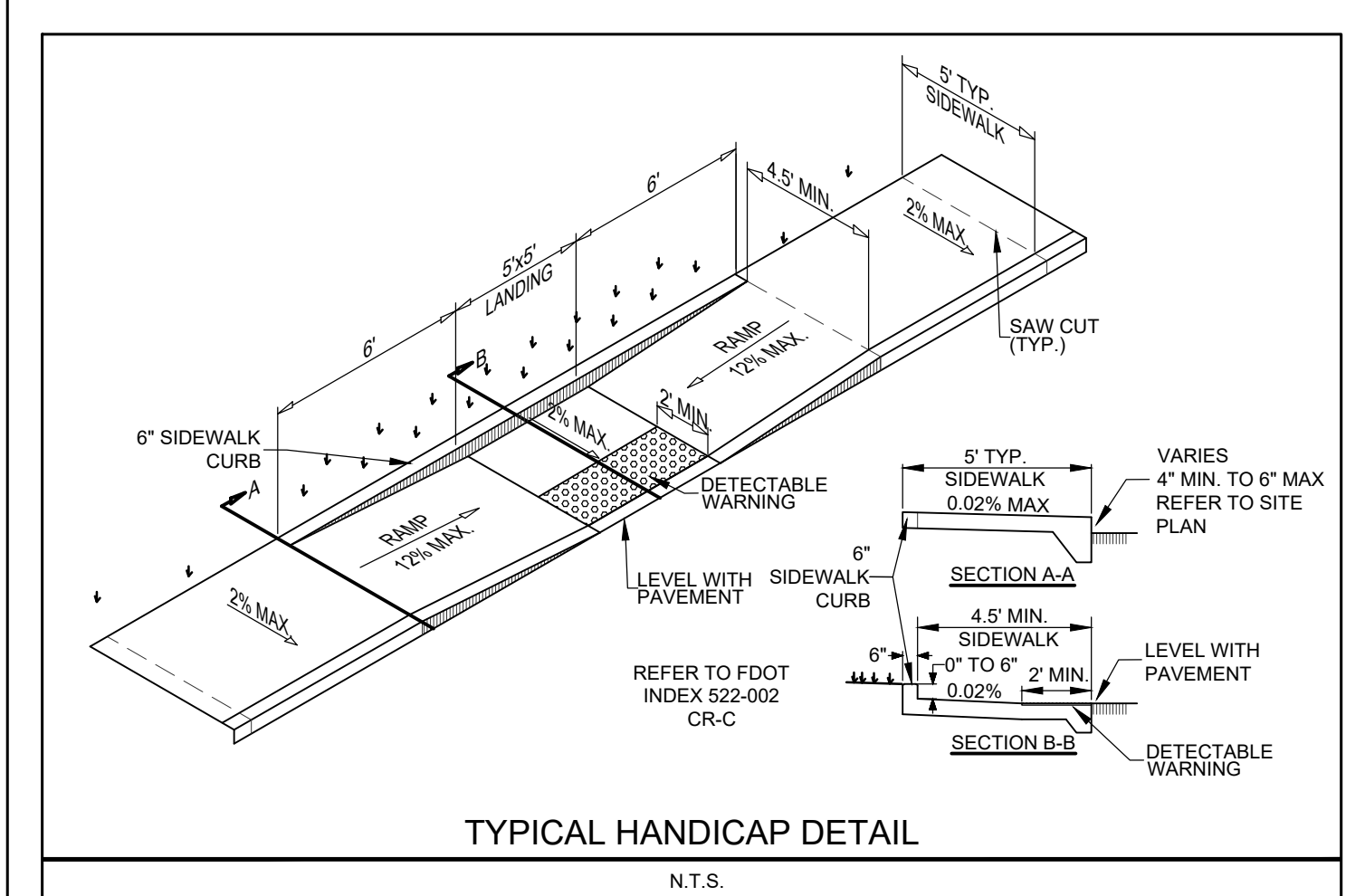
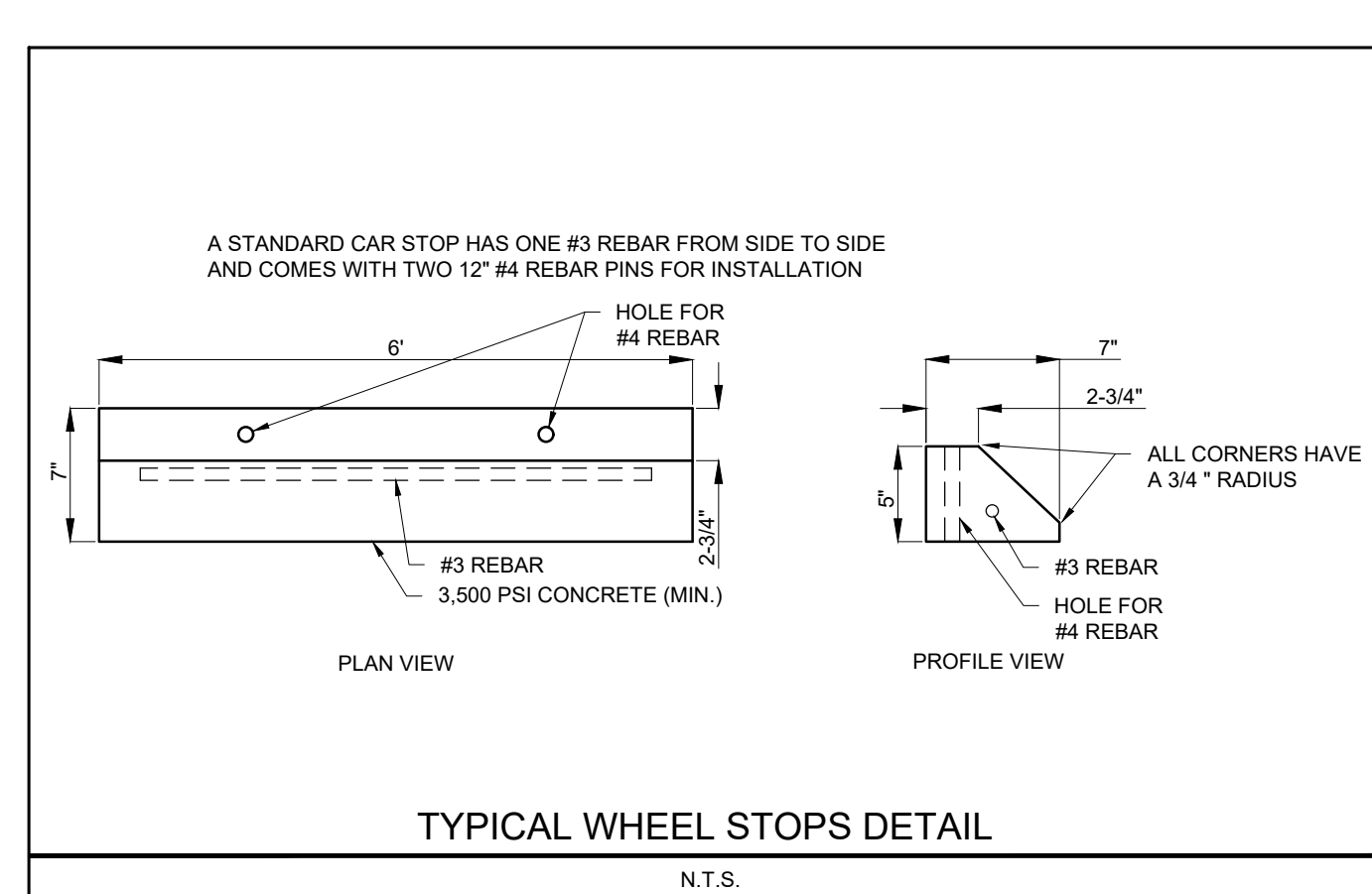
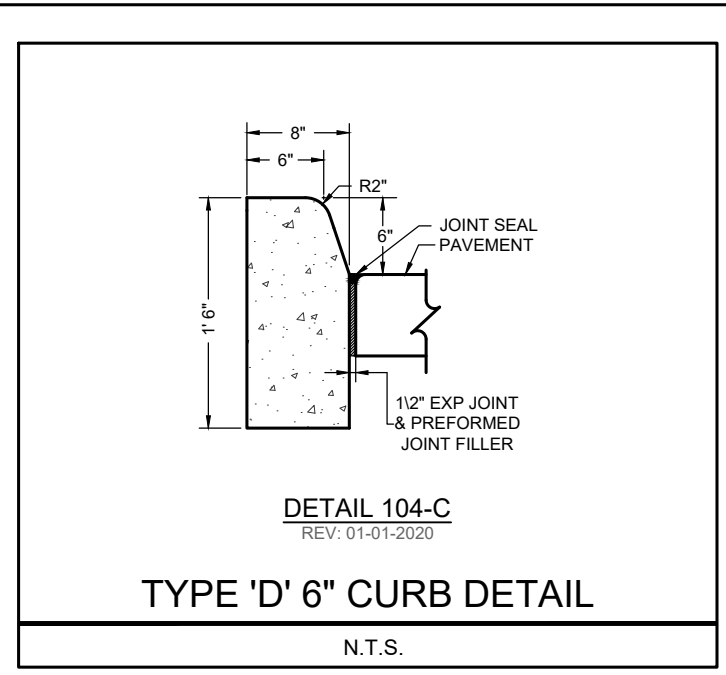
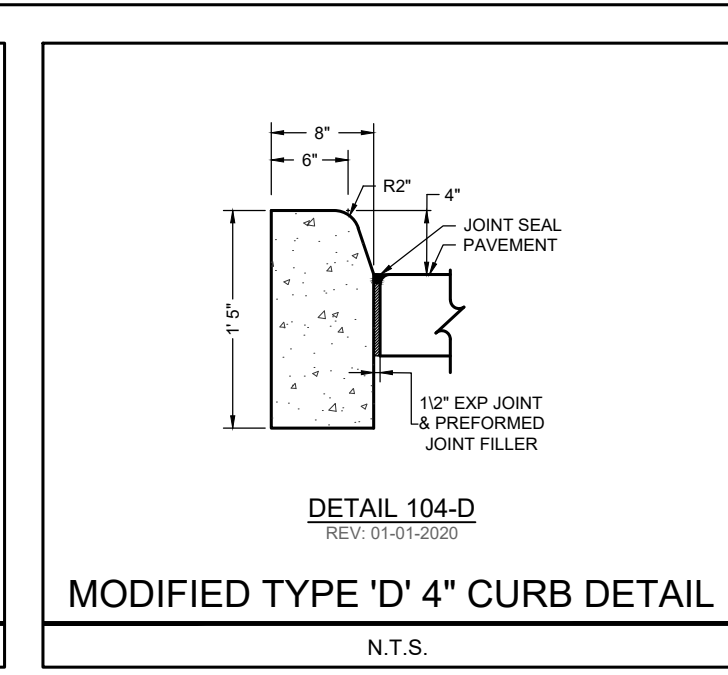
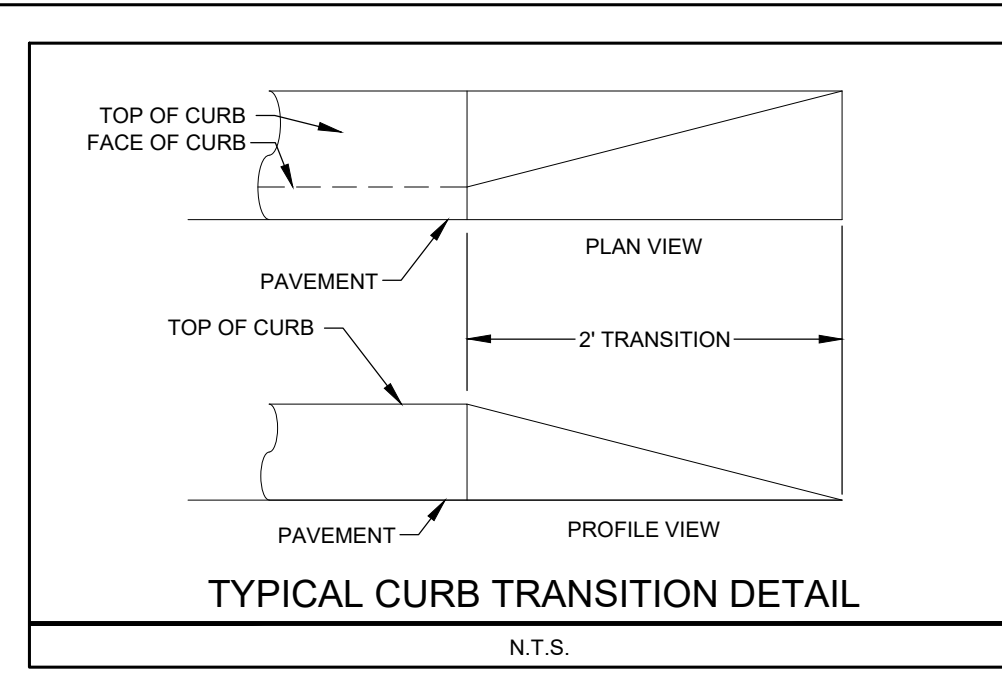
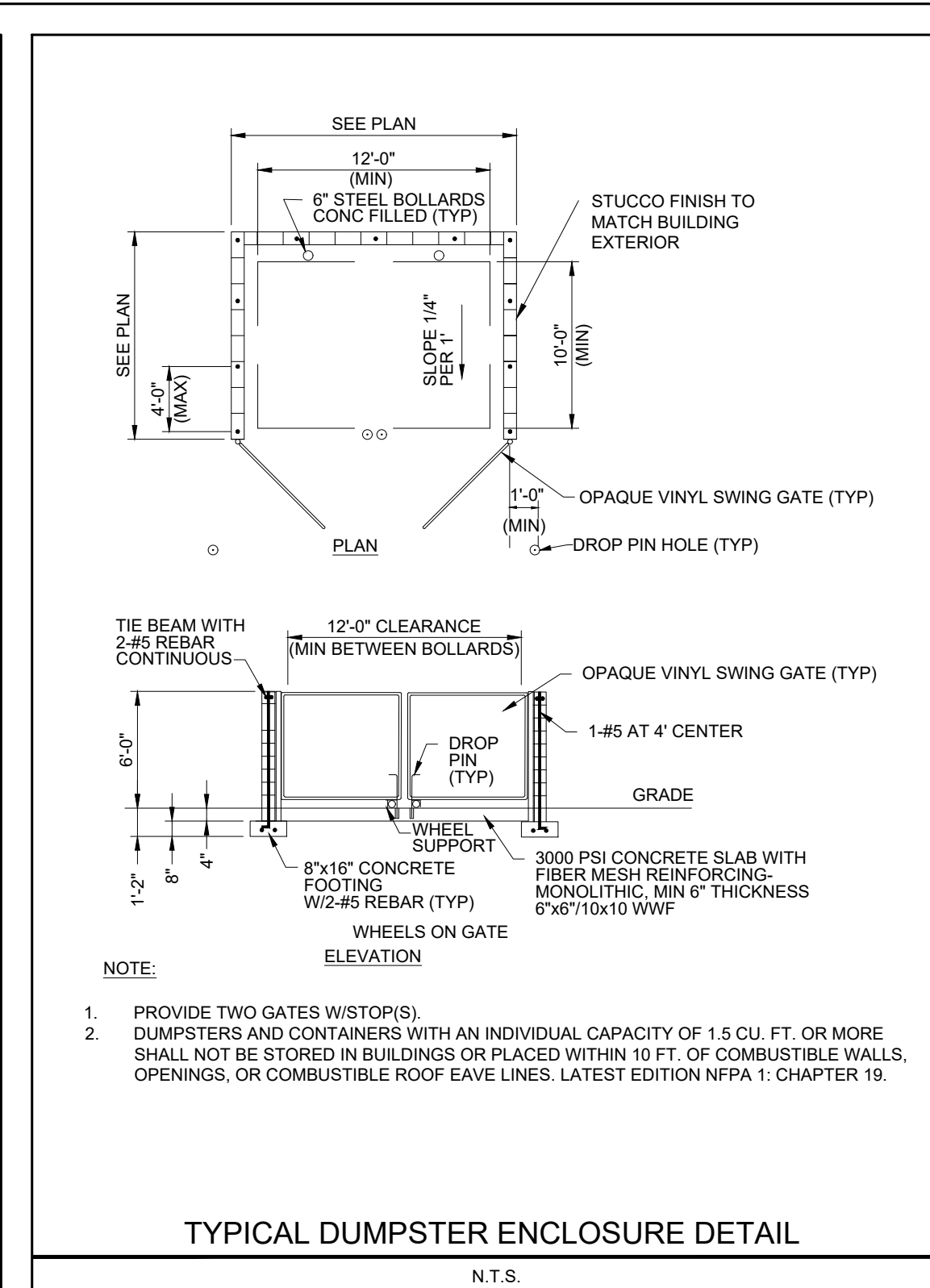
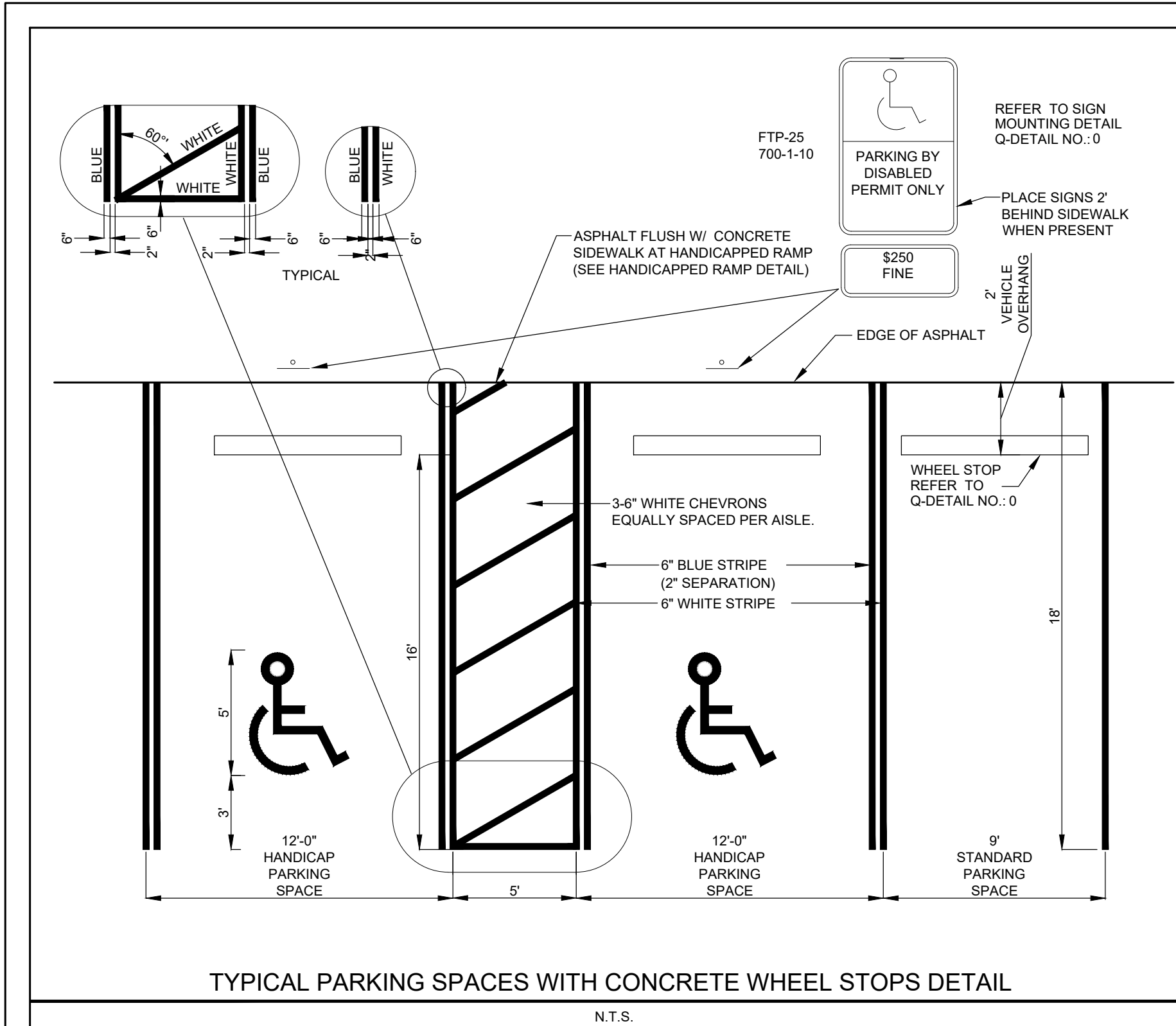
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2	BSU APPROVAL COMMENTS 04-27-2020	6/1/20
3	BSU APPROVAL COMMENTS 04-27-2020	4/23/20
4	BSU APPROVAL COMMENTS 03-09-2020	4/16/20
5	BSU COMMENTS 03-05-2020	4/9/20
6	SFWD COMMENTS 02-10-2020	4/2/20

JDM DEVELOPMENT
 PLAN & PROFILES
 22904 LYDEN DRIVE
 ESTERO, FLORIDA

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.
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 SAVED BY: Rich
 SAVED ON: 2/1/21
SHEET SD-11
 OF 18

P:\2019 Projects\190902 COCONUT TRACE\ACTIVE\1-CADD FILES\01-CADD -VERSION E\02-PRODUCTION PLANS\190902-SD

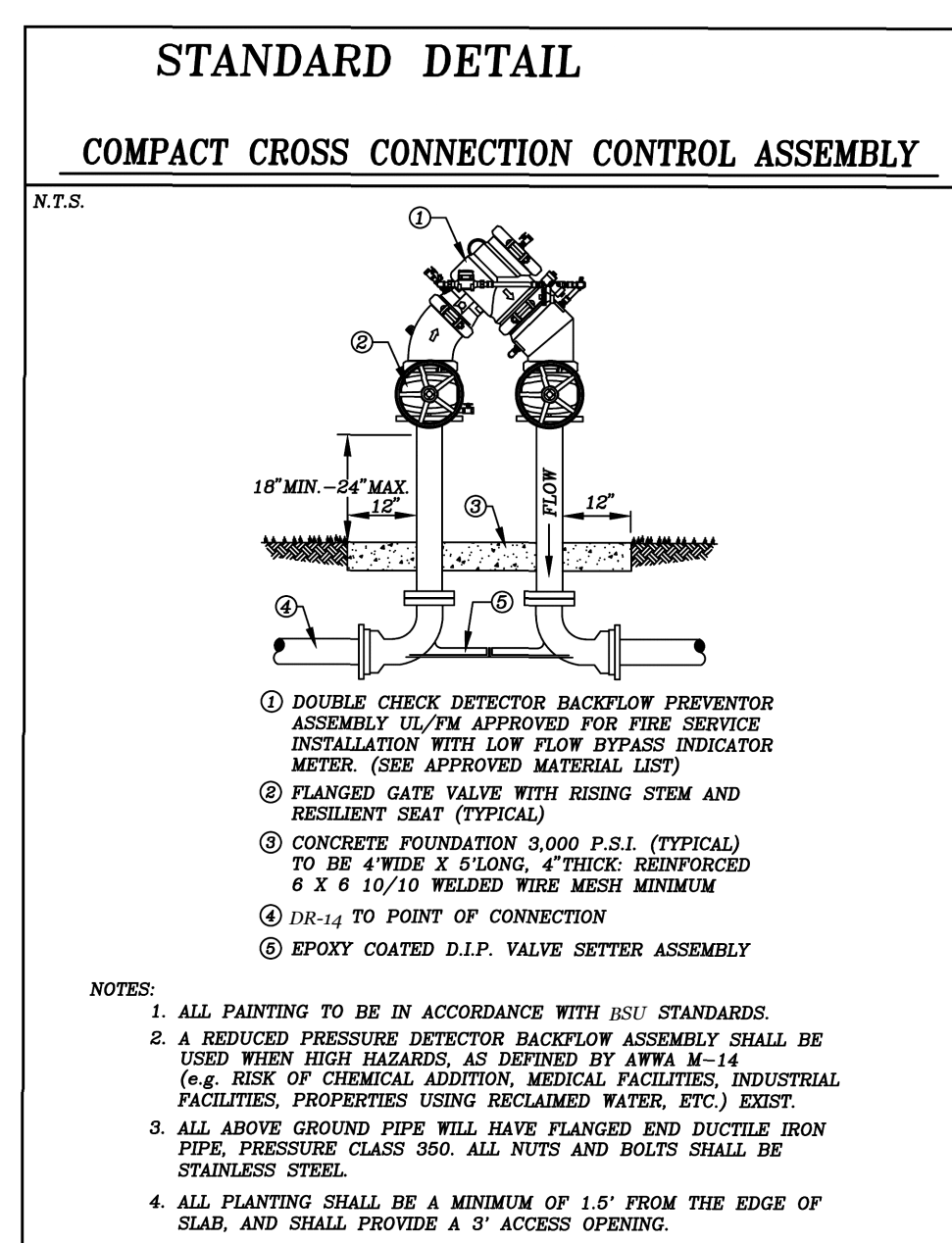
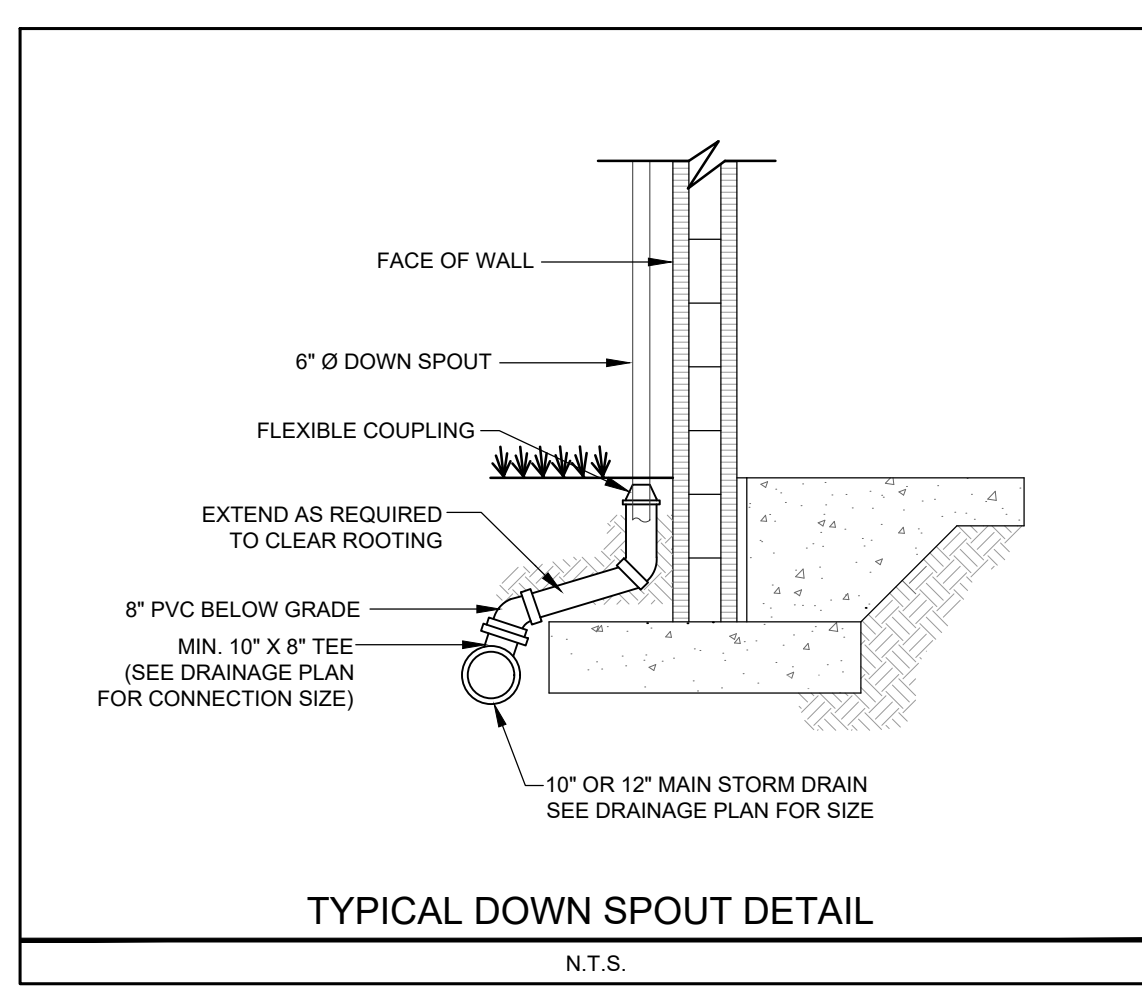
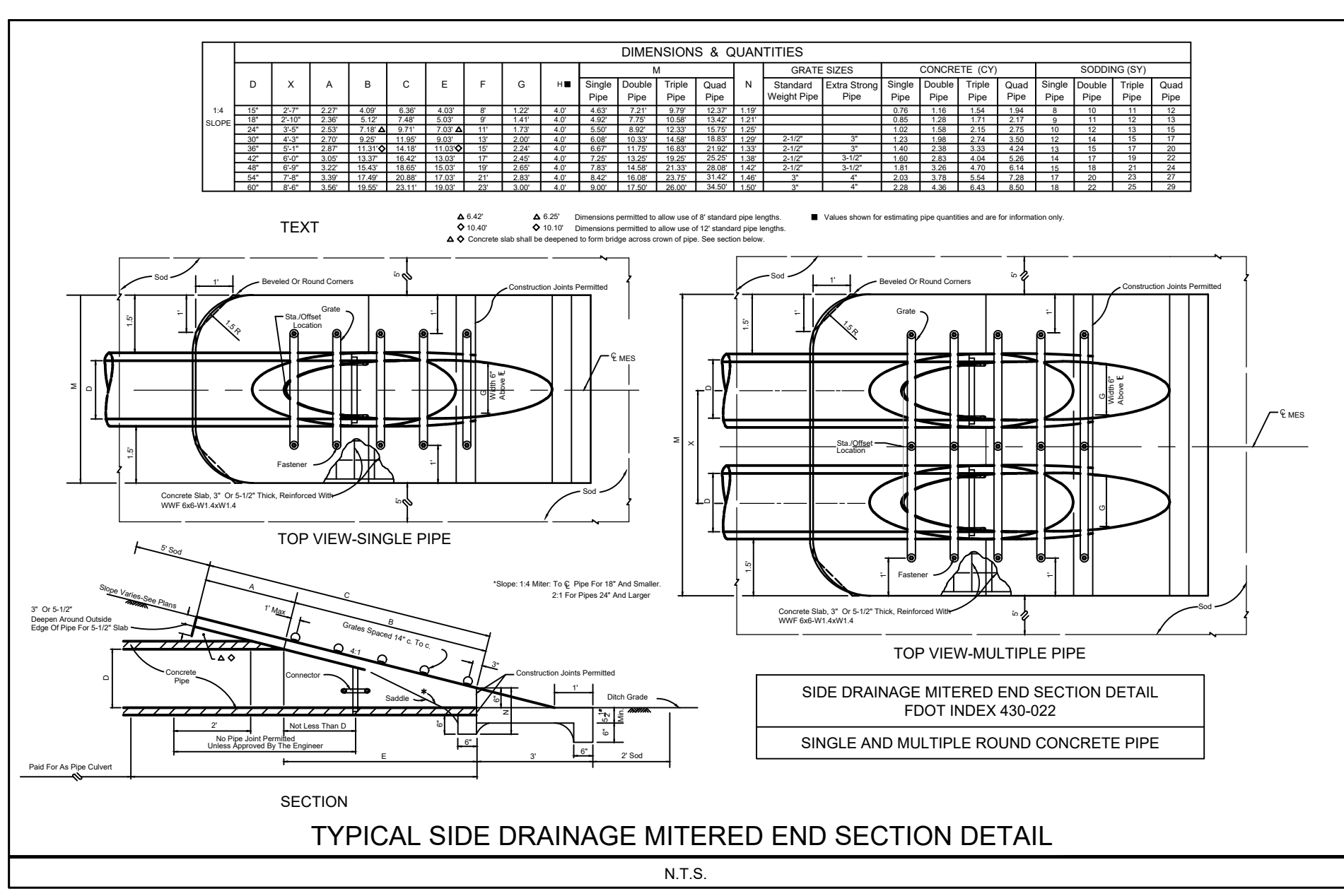
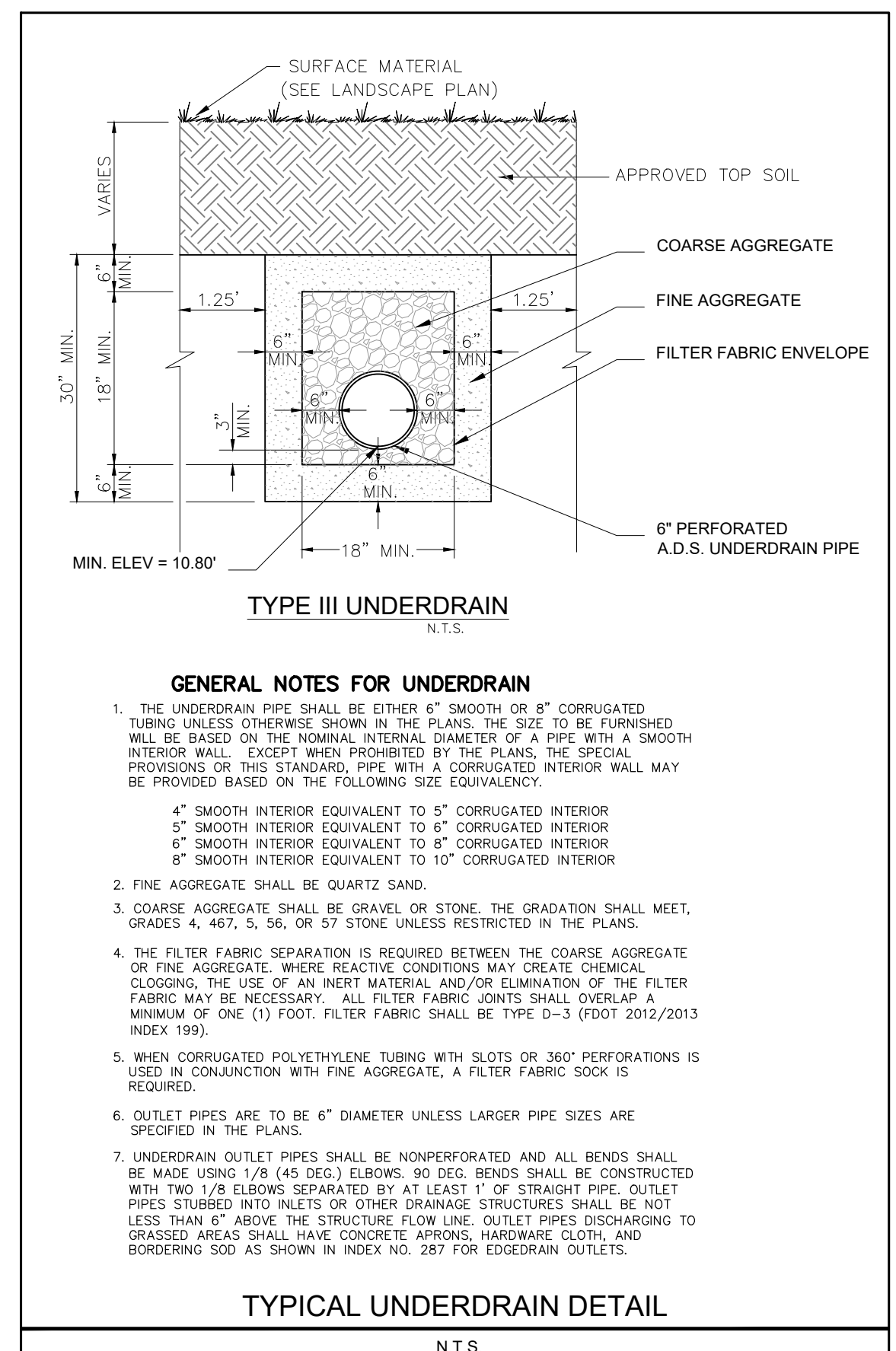
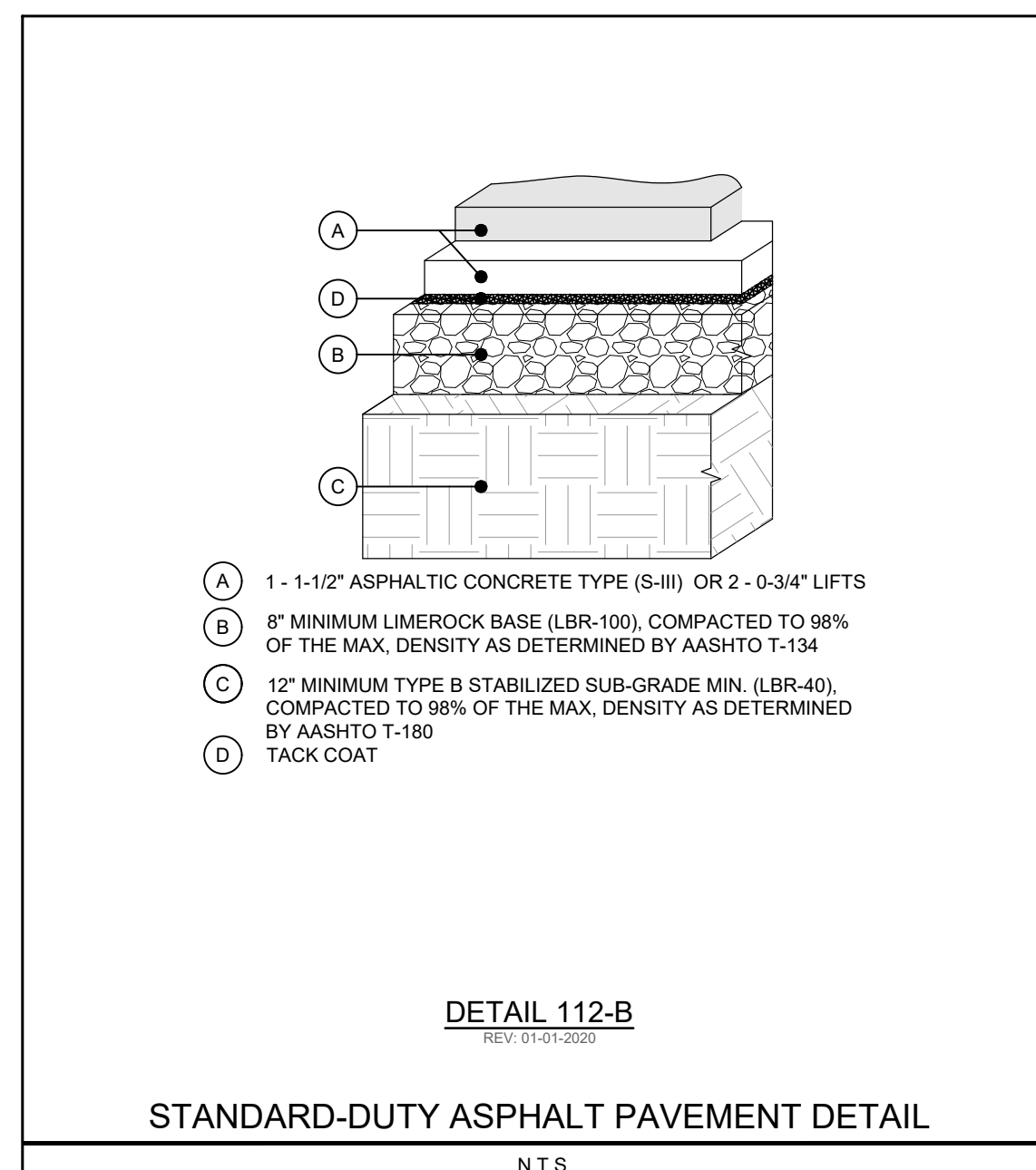
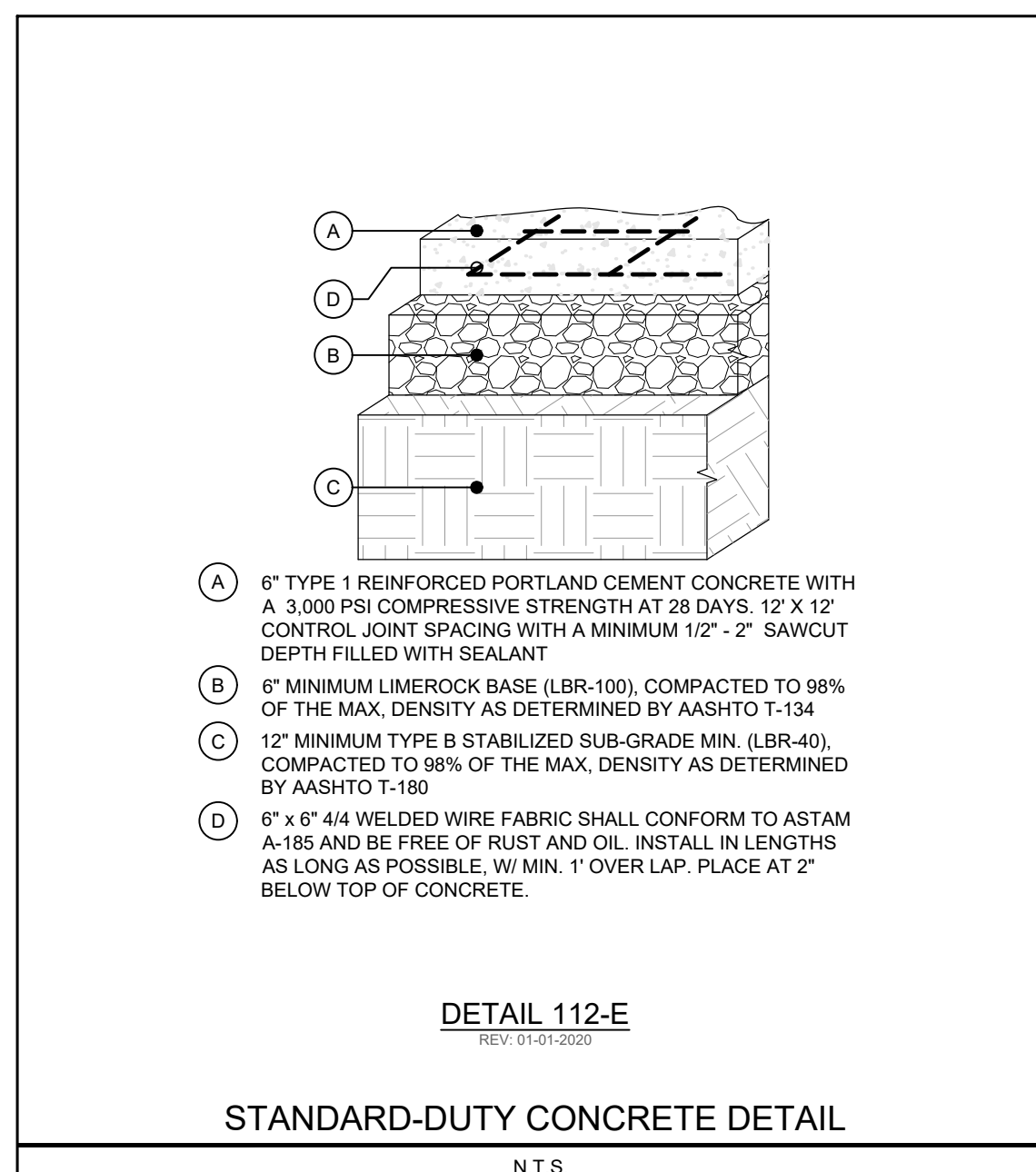
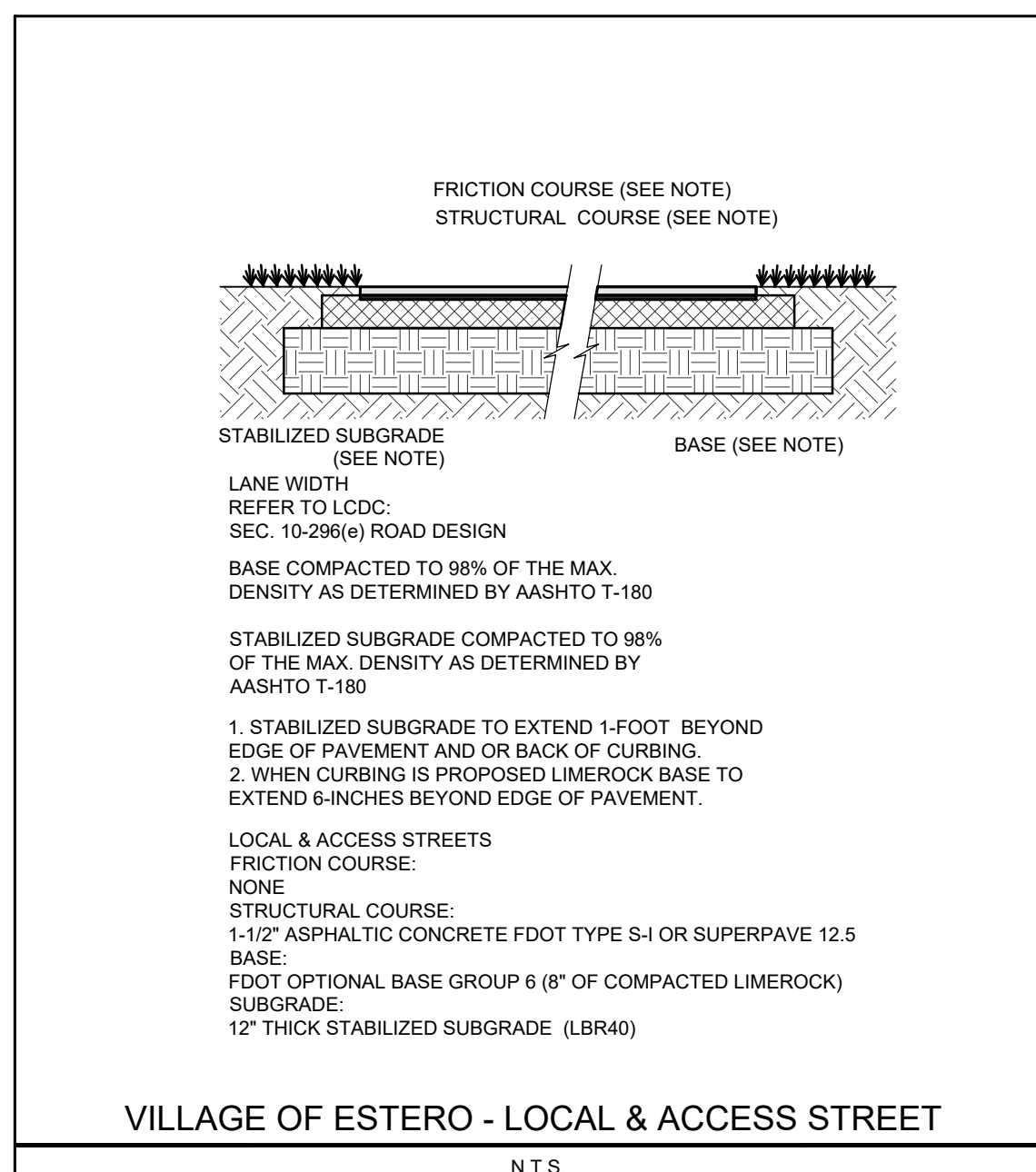
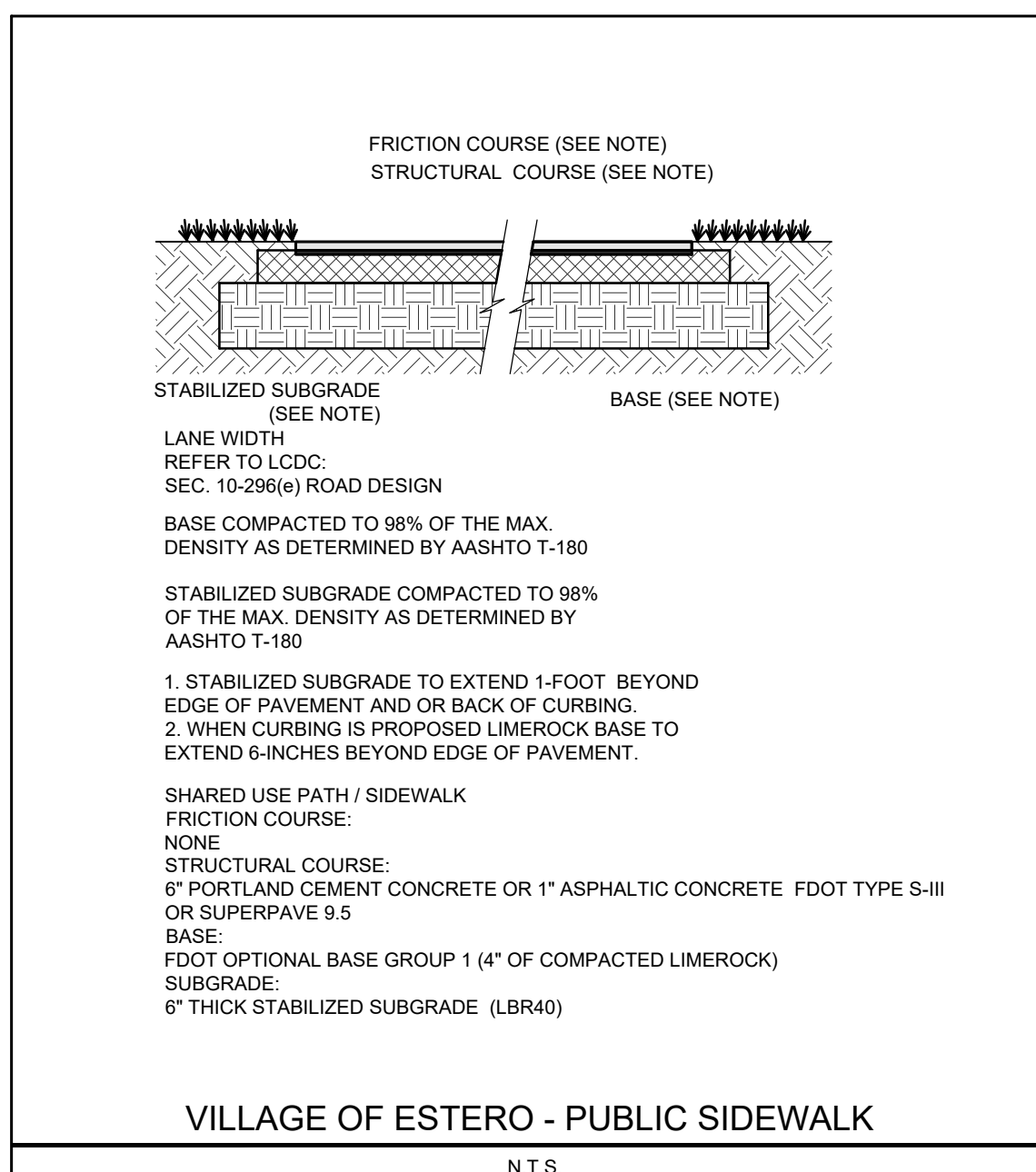
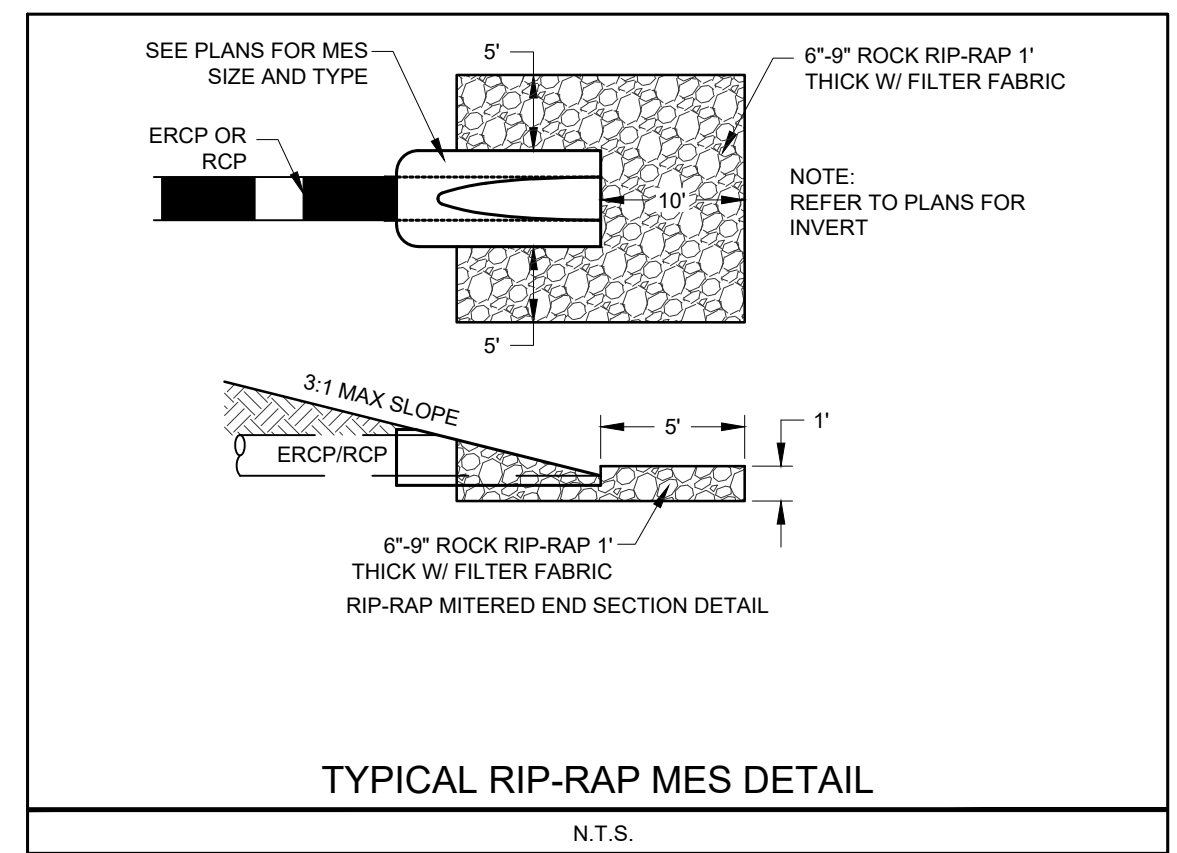
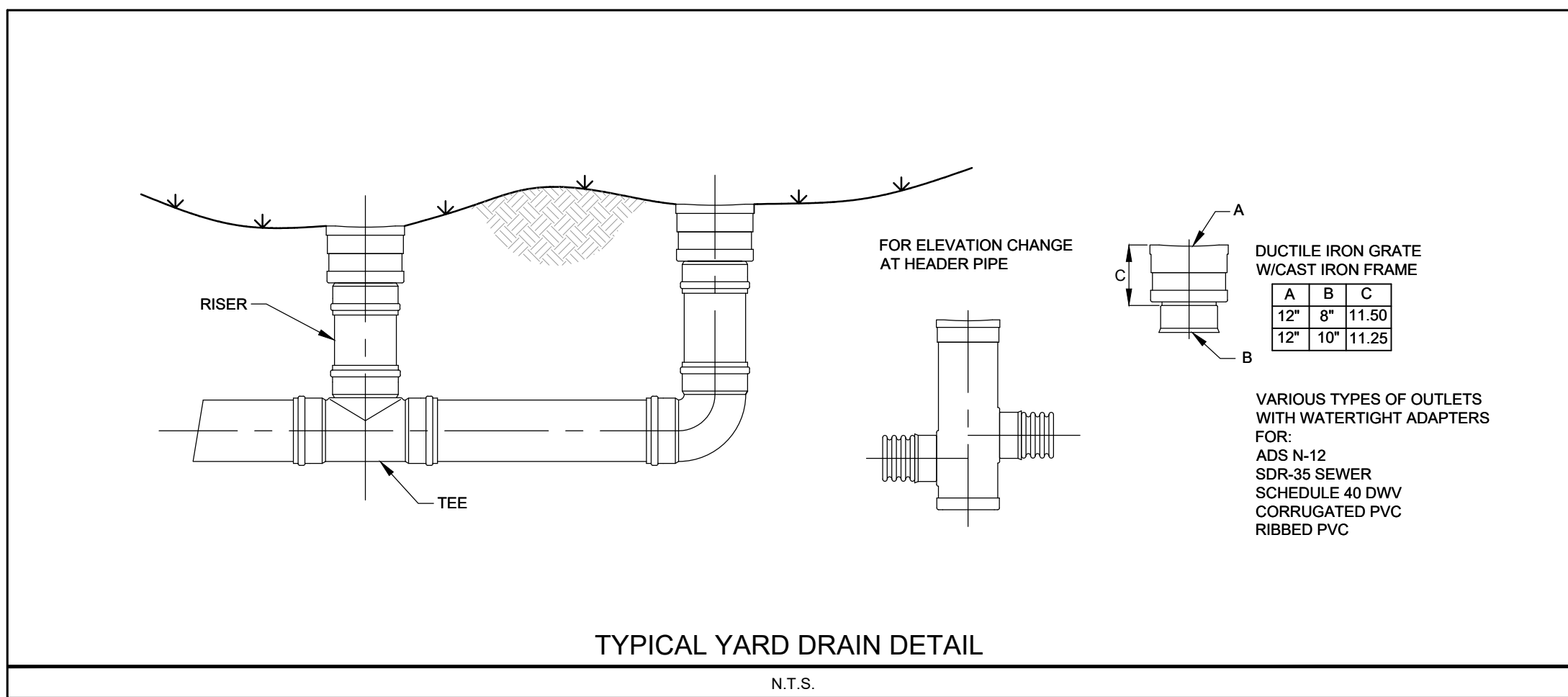
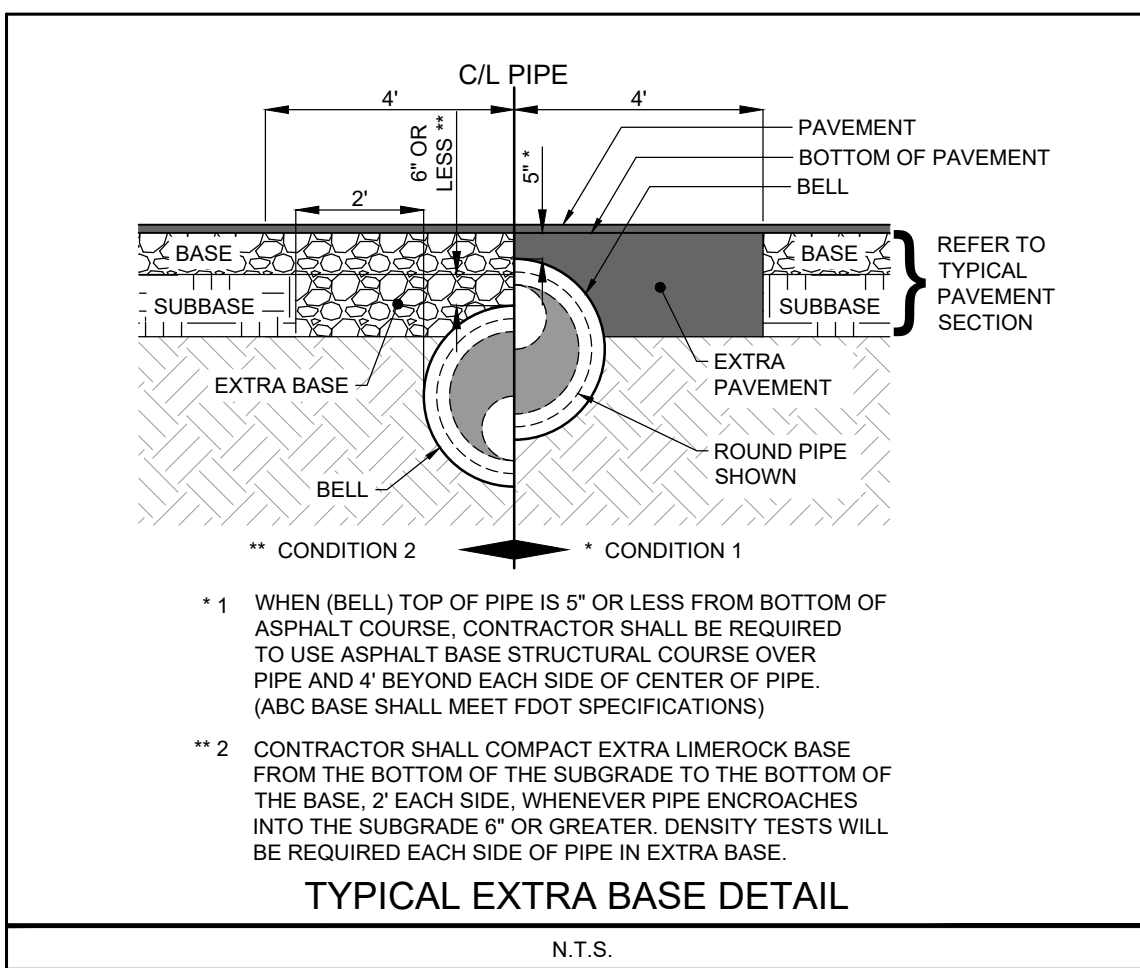


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REV	REVISION	DATE
1	08B COMMENTS 03-19-2021	3/17/21
2	VILLAGE OF ESTERO COMMENTS 04-27-2020	6/1/20
3	BSU APPROVAL COMMENTS 04-27-2020	4/23/20
4	VILLAGE OF ESTERO COMMENTS 05-09-2020	4/16/20
5	BSU COMMENTS 05-05-2020	4/9/20
6	SPAWN COMMENTS 02-10-2020	4/9/20

JDM DEVELOPMENT
TYPICAL PROJECT DETAILS - A

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465



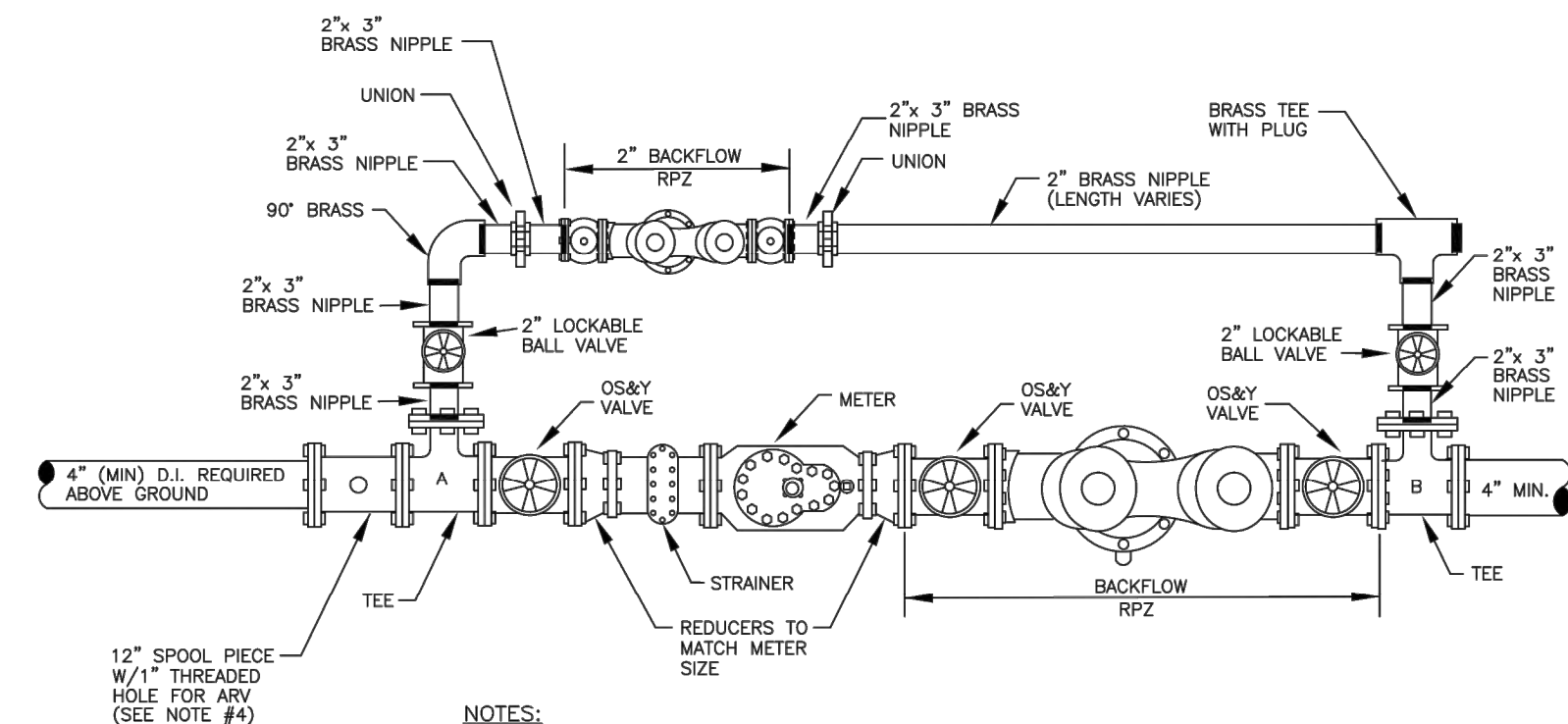
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5	REVISED PER COMMENTS	01-15-2021
6	REVISED PER COMMENTS	01-15-2021
7	REVISED PER COMMENTS	01-15-2021
8	REVISED PER COMMENTS	01-15-2021
9	REVISED PER COMMENTS	01-15-2021
10	REVISED PER COMMENTS	01-15-2021

JDM DEVELOPMENT
TYPICAL PROJECT DETAILS - B
22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

Quatrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Venetia Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

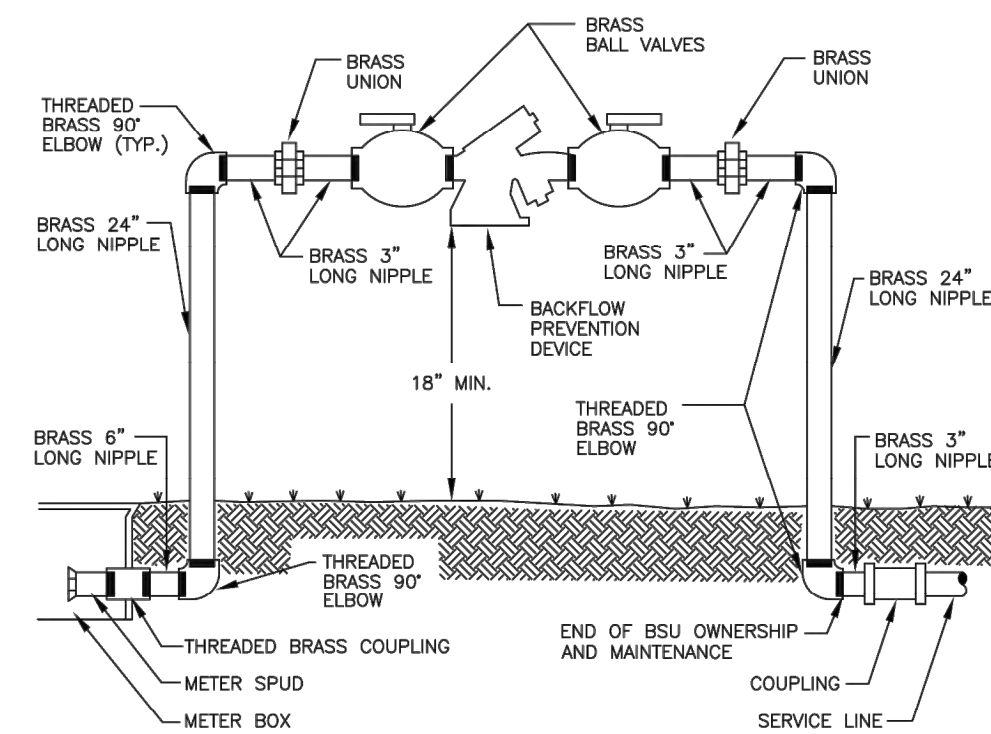
ALFRED QUATRONE P.E.
FL REG #52741
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SAVED BY: Rich
SAVED ON: 2/1/21
SHEET
SD-13
OF 18

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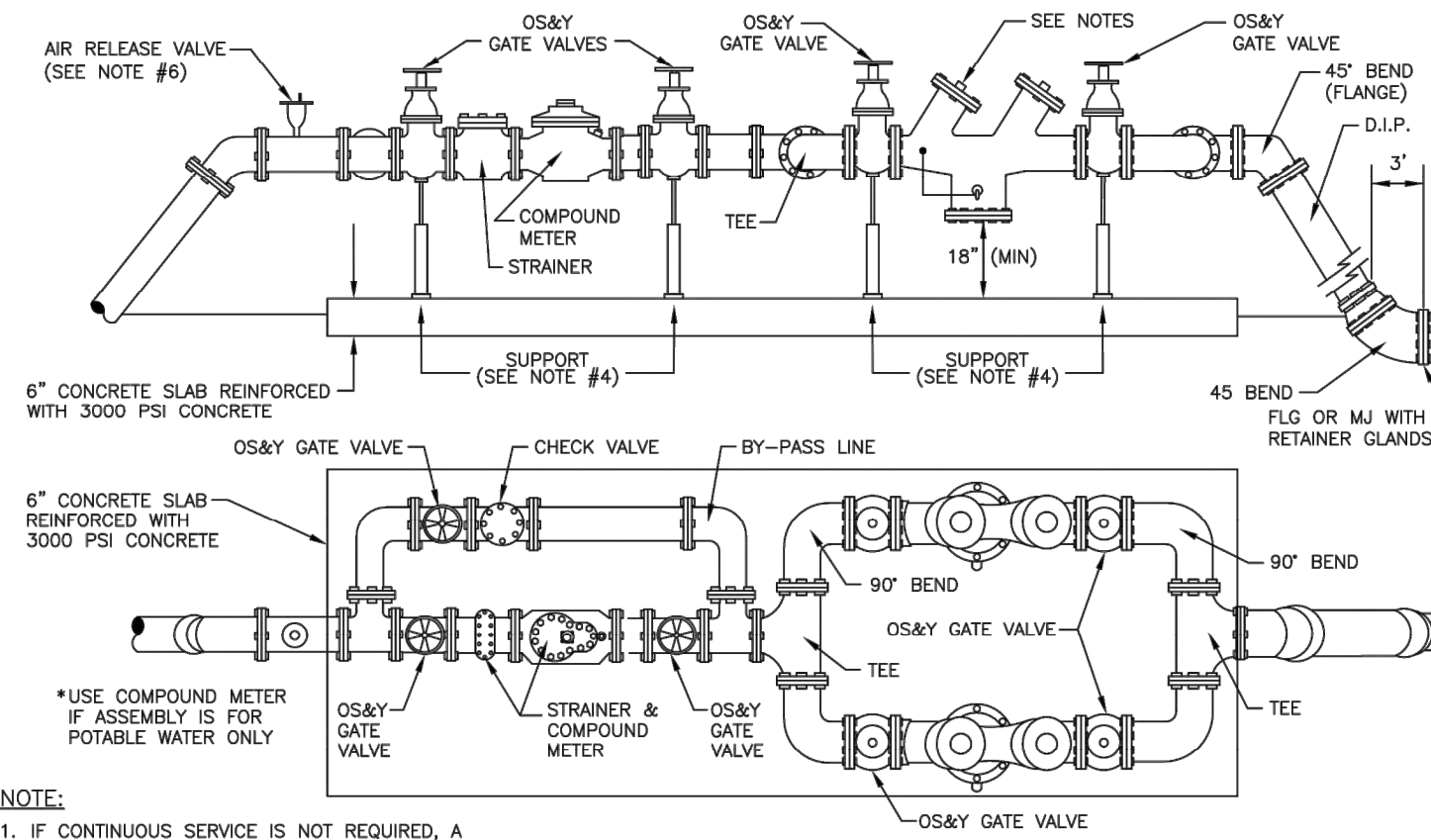
- NOTES:**
1. METER SIZE DETERMINES CONFIGURATION SIZE BETWEEN TEE "A" & "B".
 2. ENTIRE APPARATUS TO BE PAINTED WITH UV RATED PAINT (EXCEPT METER).
 3. CONSULT BSU "BACKFLOW PREVENTION CROSS CONNECTION CONTROL PROGRAM" FOR APPROVED SIZES, MODEL NUMBERS & MANUFACTURERS.
 4. "N" STYLE BACKFLOWS REQUIRE A LOCATION FOR AN AIR RELEASE VALVE.

STANDARD METER/BACKFLOW ASSEMBLY DETAIL
(3" OR LARGER)
BF-1



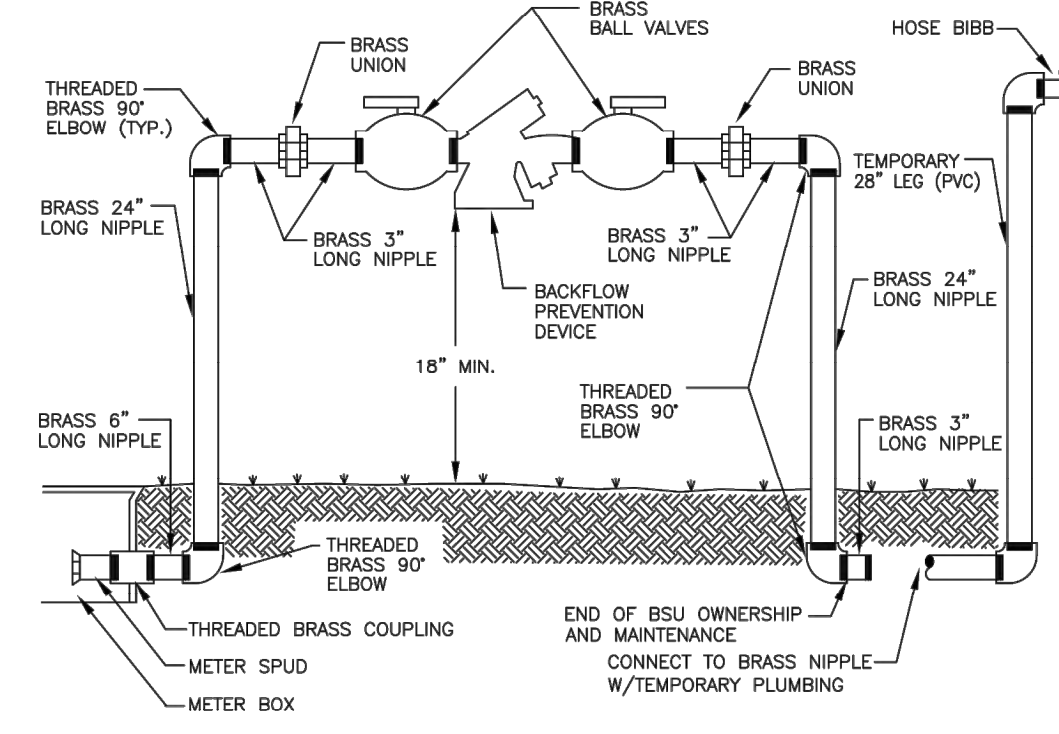
NOTE:
DEVICE DEPENDENT ON DEGREE OF HAZARD.

BACKFLOW PREVENTION DEVICE 3/4", 1", 2"
(NEW INSTALLATIONS BY BSU,
EXCEPT FOR BACKFLOWS ON FIRE LINES)
BF-3



- NOTE:**
1. IF CONTINUOUS SERVICE IS NOT REQUIRED, A SINGLE BACKFLOW PREVENTER MAY BE INSTALLED, AND TEES AND BENDS ELIMINATED.
 2. DEVICE DEPENDENT ON DEGREE OF HAZARD.
 3. METER BYPASS LINE OPTIONAL. DEPENDENT ON CUSTOMER NEEDS/CONTINUOUS SUPPLY DURING METER REPAIR.
 4. SUPPORT TO BE STAINLESS STEEL.
 5. CONSULT BSU "BACKFLOW PREVENTION CROSS CONNECTION CONTROL PROGRAM" FOR APPROVED SIZES, MODEL NUMBERS & MANUFACTURERS.
 6. "N" STYLE BACKFLOWS REQUIRE A LOCATION FOR AN AIR RELEASE VALVE.

3" OR LARGER COMPOUND METER AND BACKFLOW PREVENTER
(ONLY WITH BSU PRIOR APPROVAL)
BF-2




NOTE:
DEVICE DEPENDENT ON DEGREE OF HAZARD.

CONTRACTOR'S TEMPORARY HOSE BIBB BACKFLOW PREVENTION DEVICE 3/4", 1", 2"
(INSTALLED BY BUILDER)
BF-5

CONSULTANT'S COMMENTS:

B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS)
IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPARATE SHEET

CLIENT:	PROJECT:
	
TITLE:	SCALE: NOT TO SCALE
11900 E. TERRY STREET BONITA SPRINGS, FLORIDA 34135 PHONE: (239) 992-0711 FAX: (239) 992-9223	DATE: APRIL 2019
DWG #: BAKFLW.DWG	SHEET OF

DETAIL BF-4 DELETED

REV	REVISION	DATE
1	BSU COMMENTS 03-18-2021	3/17/21
2	VILLAGE OF ESTERO COMMENTS 04-27-2020	6/1/20
3	BSU APPROVAL COMMENTS 04-27-2020	4/23/20
4	VILLAGE OF ESTERO COMMENTS 03-09-2020	4/16/20
5	BSU COMMENTS 03-05-2020	4/9/20
6	SPWWD COMMENTS 02-10-2020	4/9/20

JDM DEVELOPMENT
BONITA SPRINGS UTILITIES - DETAILS 1
22904 LYDEN DRIVE
ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

ALFRED QUATTRONE P.E.
FL REG #52741
VALID ONLY WITH STAMPED SEAL

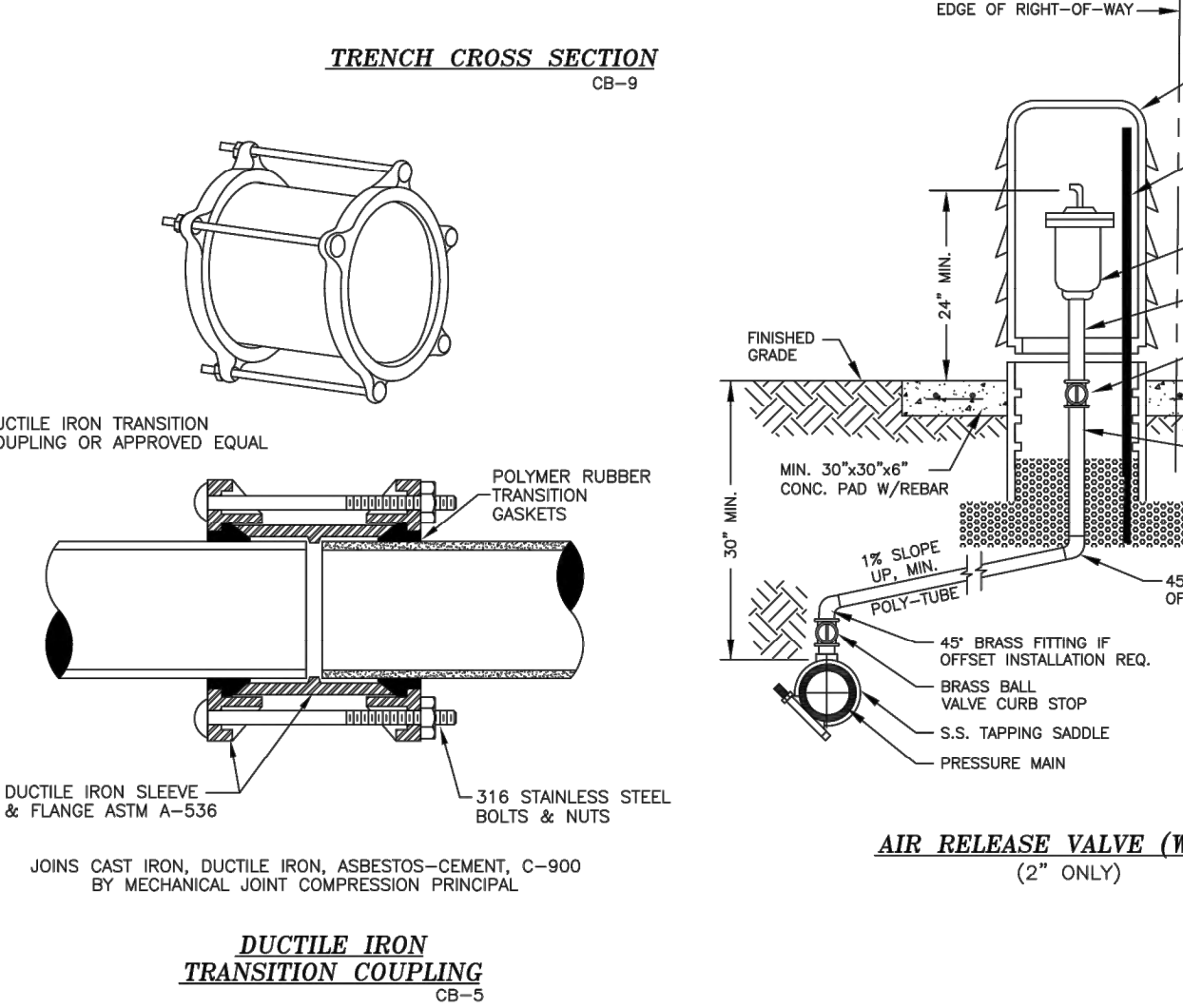
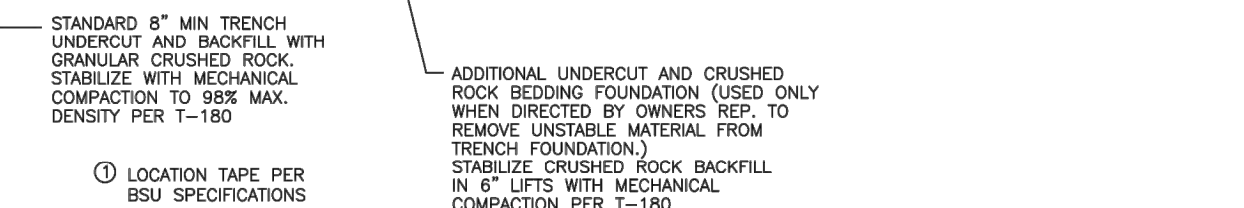
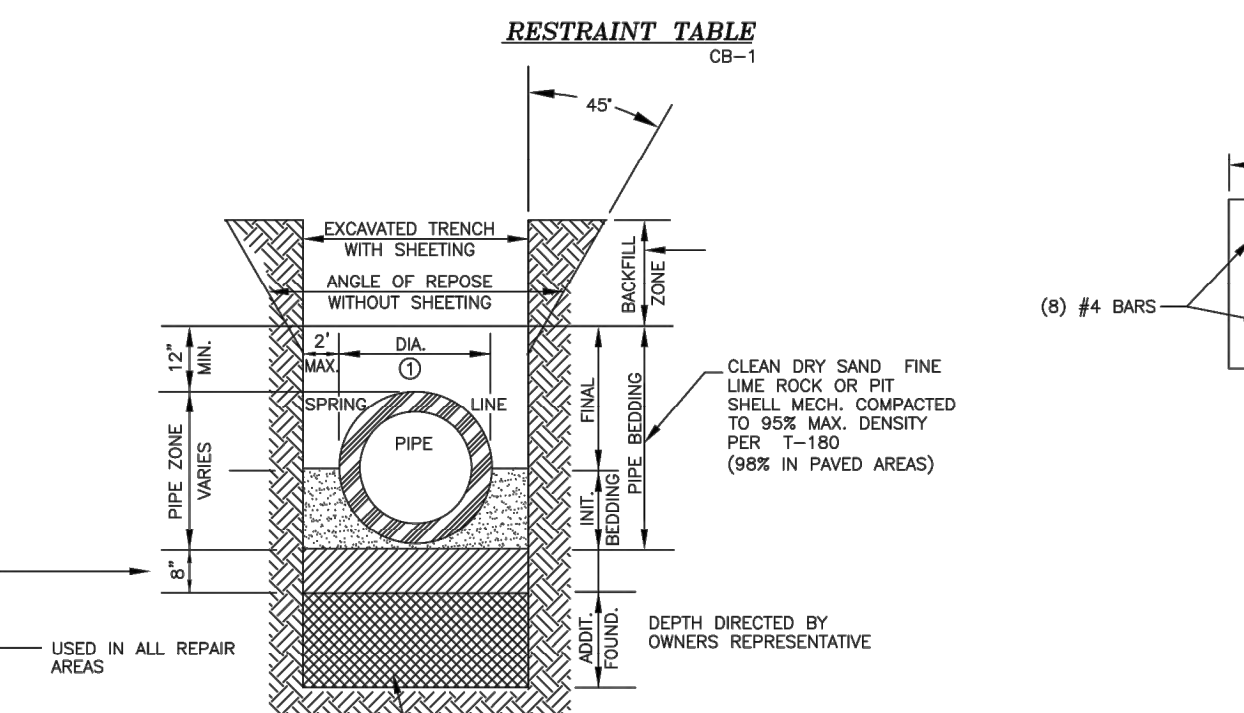
SAVED BY: Rich
SAVED ON: 2/1/21

SHEET
SD-15
OF 18

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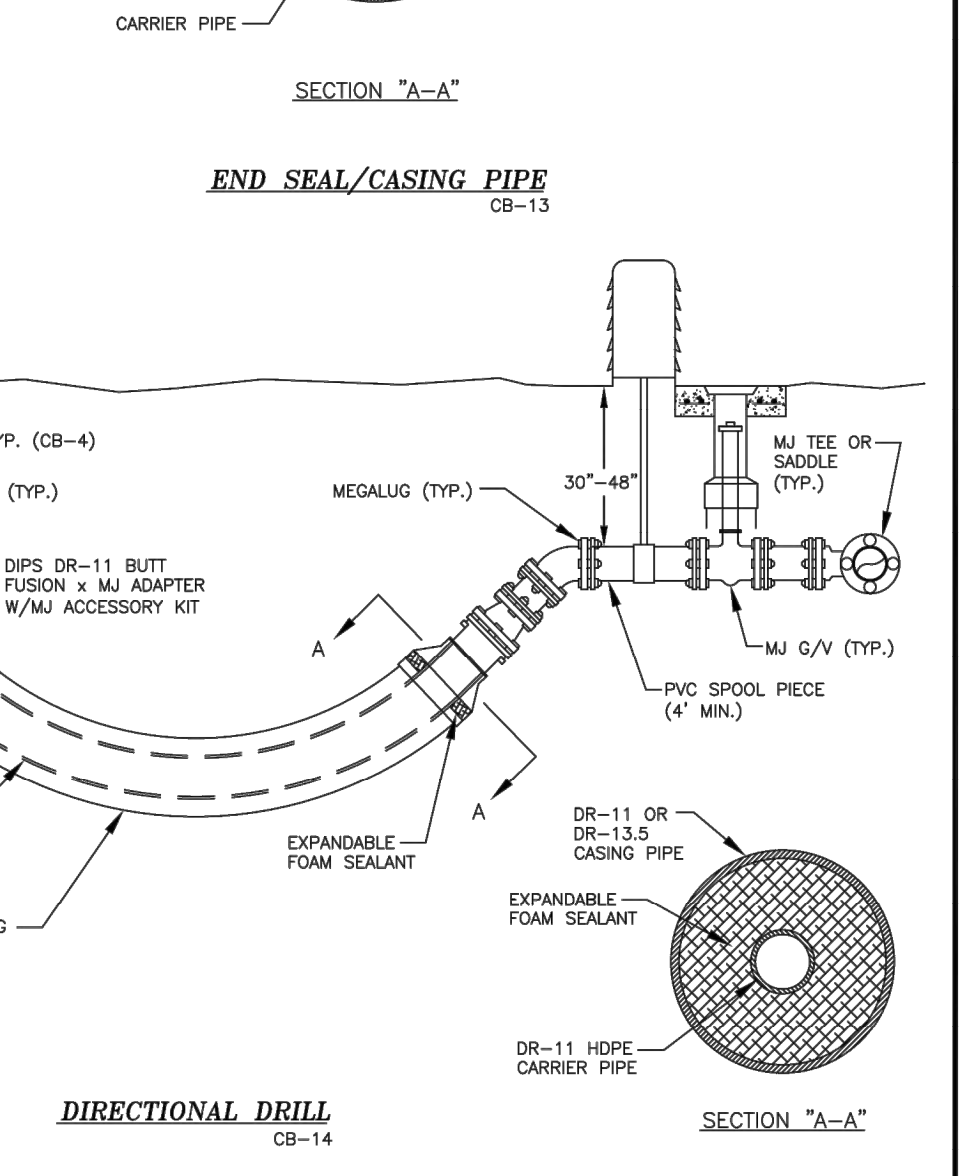
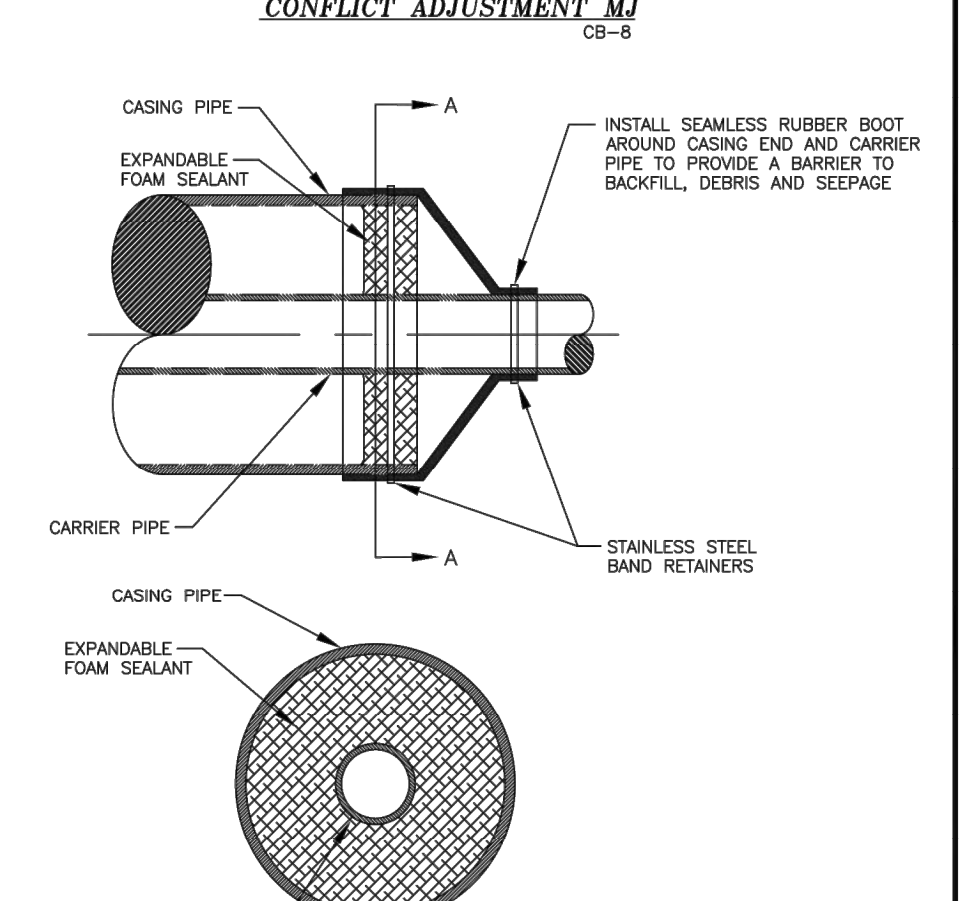
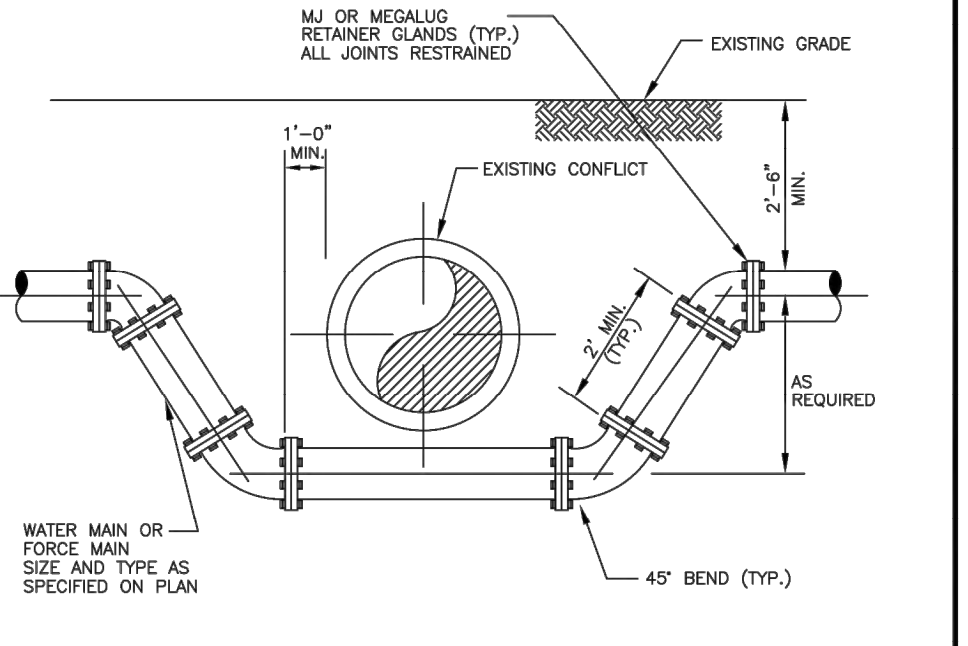
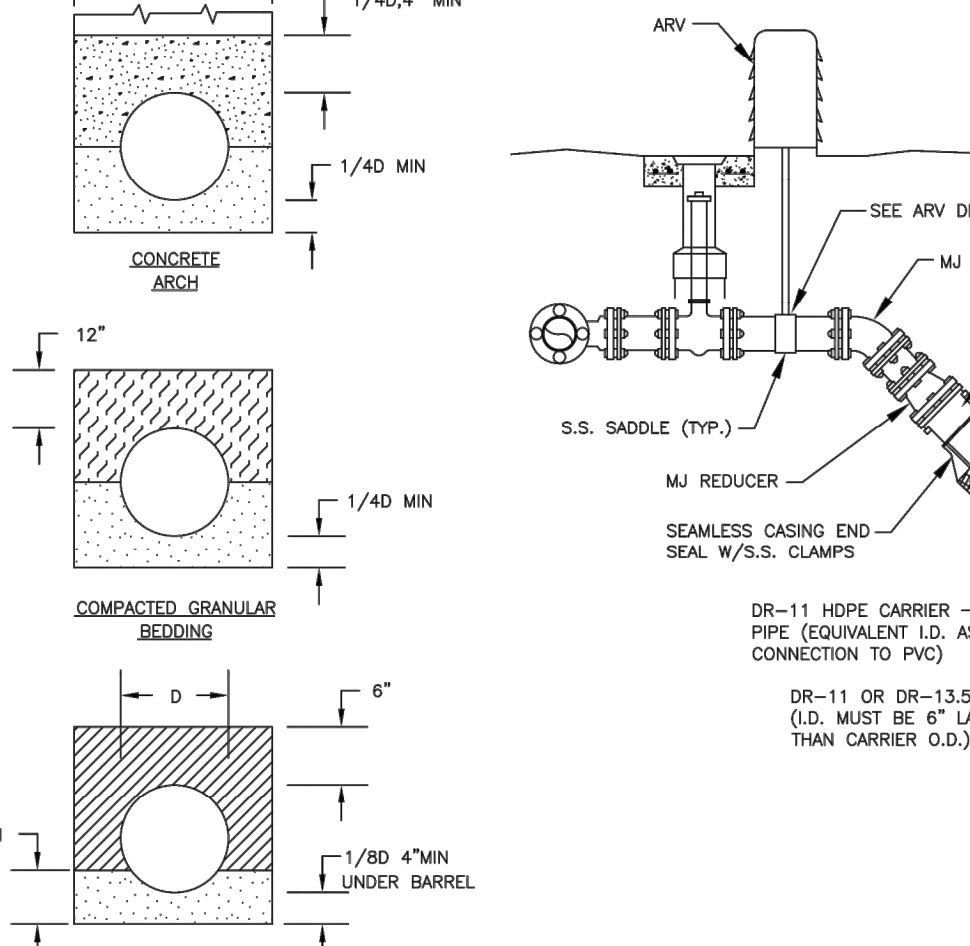
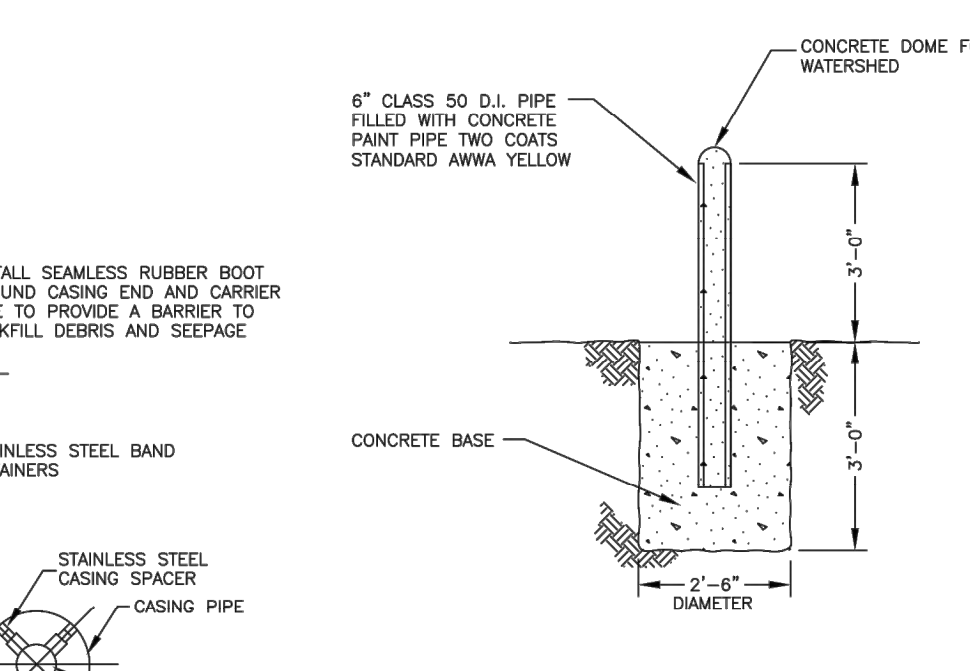
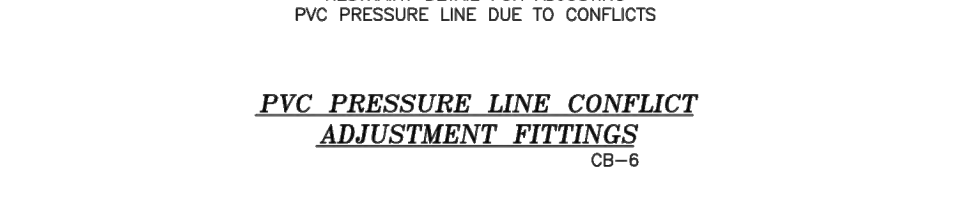
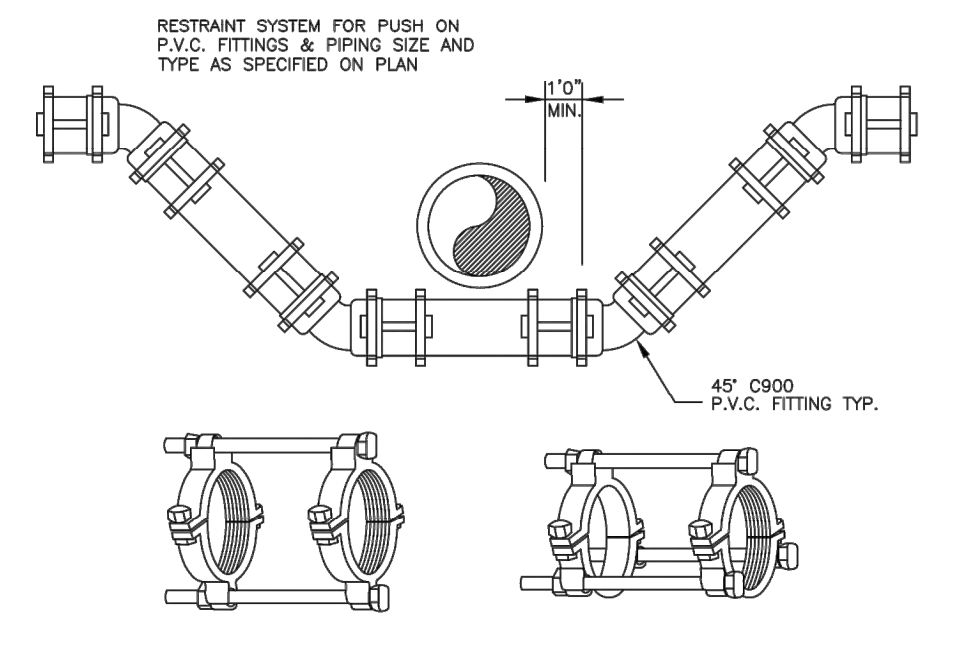
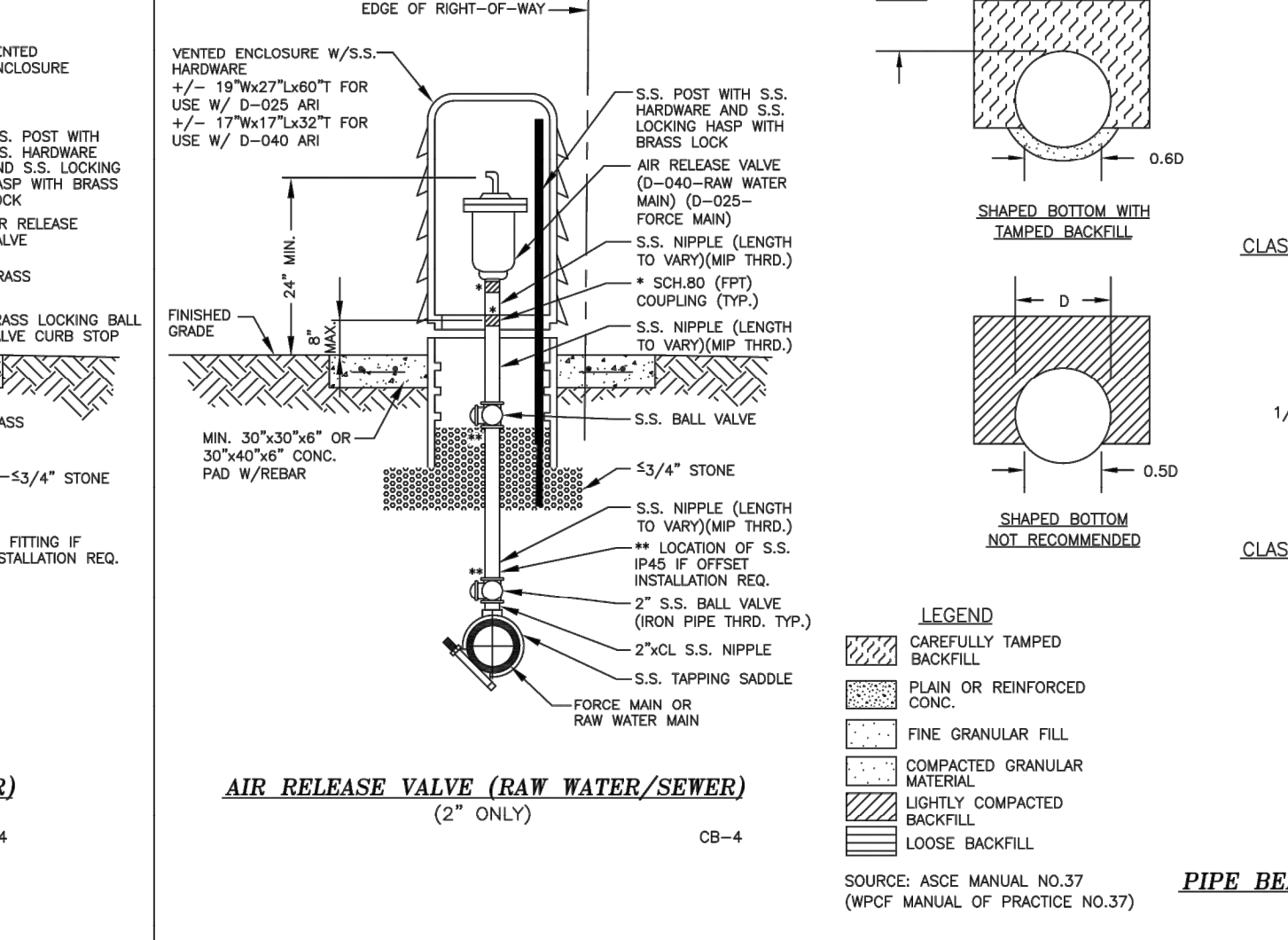
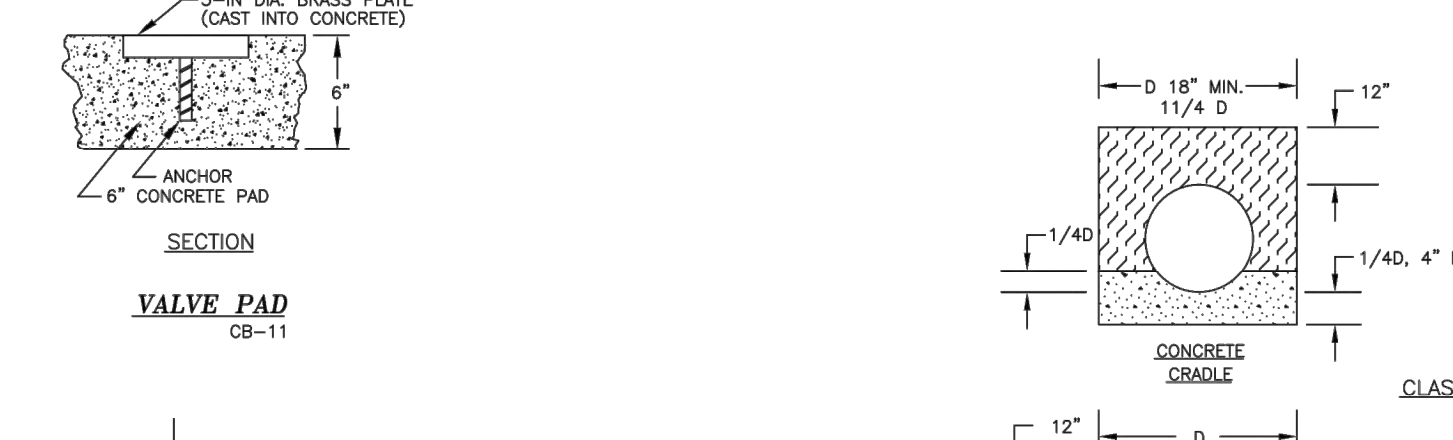
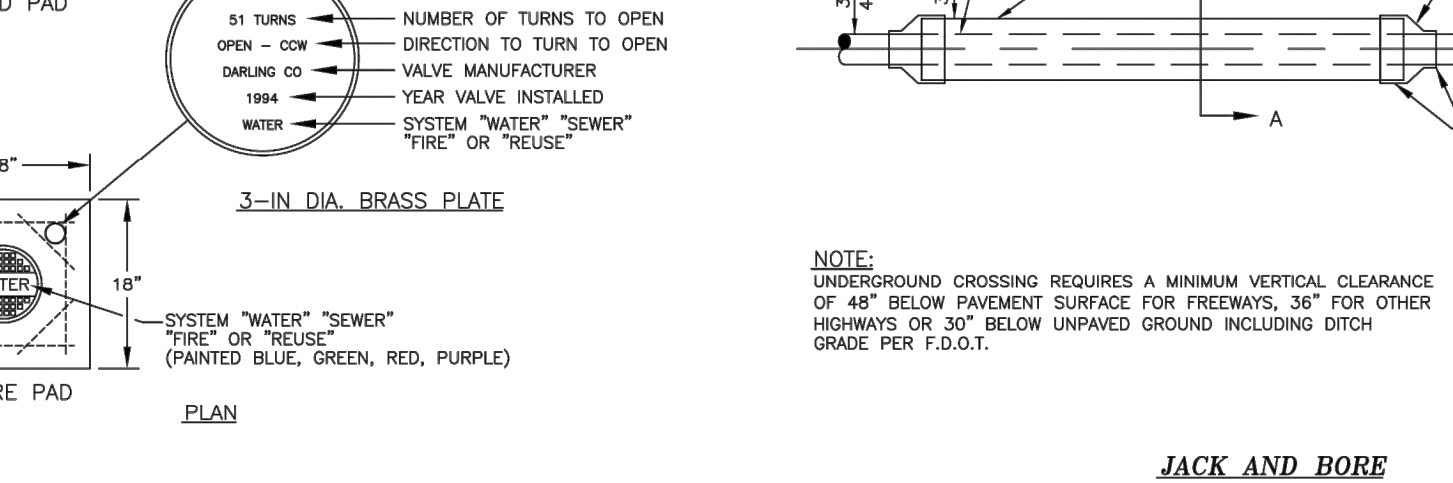
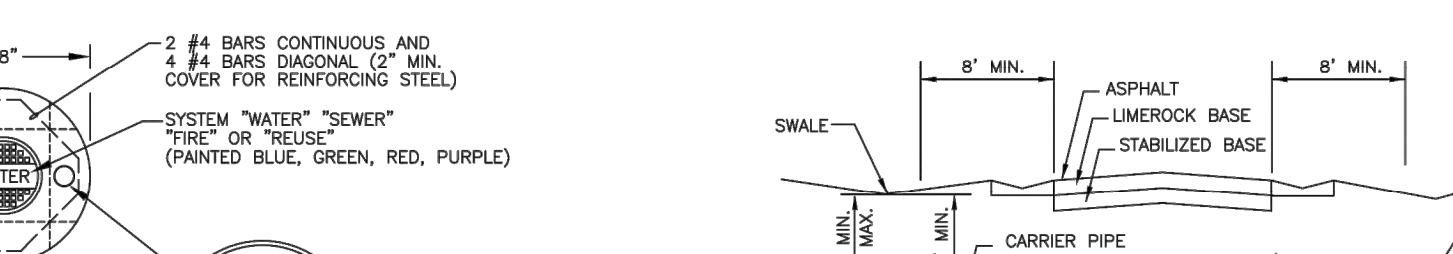
RESTRAINT TABLE table with columns for HORIZONTAL BENDS, VERTICAL OFFSETS, TEES, and REDUCERS. It lists pipe sizes and various fitting dimensions.

- NOTES: 1. LENGTHS SHOWN ON THIS TABLE ARE TO BE INTERPRETED AS FOLLOWS... 2. A SAFETY FACTOR = 2.5 IS USED FOR VERTICAL OFFSETS... 3. L(A) AND L(B) ABOVE ARE TWO OPTIONS FOR PROVIDING THE REQUIRED THRUST RESTRAINT...



LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314 table. It shows separation and crossing requirements for Storm Sewer, Vacuum Sanitary Sewer, Gravity or Pressure Sanitary Sewer, and Sanitary Sewer Force Main.

- (1) Water main should cross above other pipe... (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C. (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.



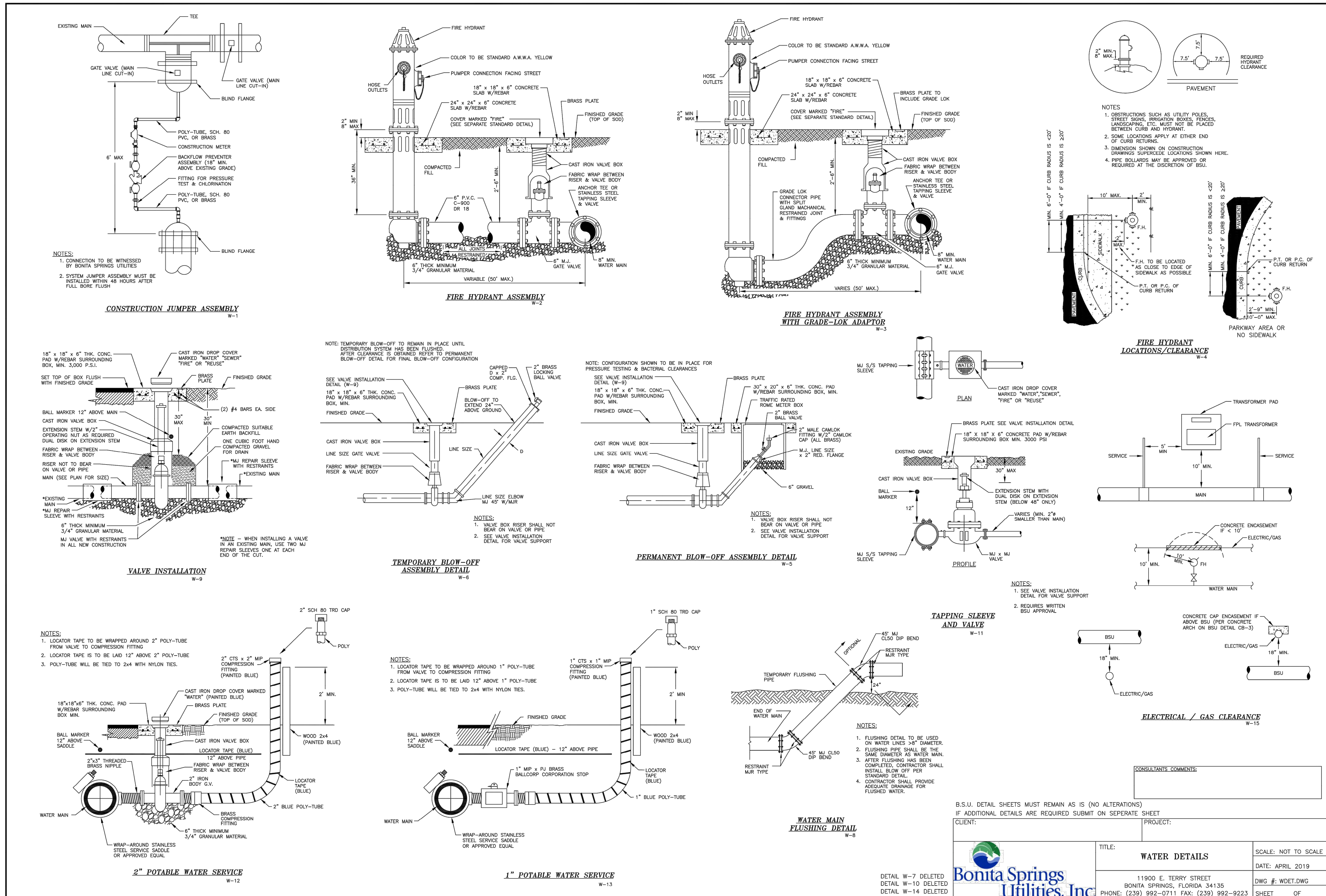
CONSULTANT'S COMMENTS: B.S.U. DETAIL SHEETS MUST REMAIN AS IS (NO ALTERATIONS) IF ADDITIONAL DETAILS ARE REQUIRED SUBMIT ON SEPARATE SHEET. PROJECT: TITLE: COMBINATION WATER/WASTEWATER DETAILS. SCALE: NOT TO SCALE. DATE: APRIL, 2019. DWG #: COMBDET.DWG. SHEET OF.

REVISION table with columns for REV, REVISION, and DATE. It lists several revision entries.

JDM DEVELOPMENT BONITA SPRINGS UTILITIES - DETAILS 2 22904 LYDEN DRIVE ESTERO, FLORIDA 33928

Quatrone & Associates, Inc. Engineers, Planners, & Development Consultants 4301 Venetia Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222 Certificate of Authorization Number: 9465

ALFRED QUATRONE, P.E. FL REG #52741. SHEET SD-16 OF 18.



CONSULTANTS COMMENTS:	
CLIENT:	PROJECT:
TITLE:	SCALE: NOT TO SCALE
DATE: APRIL 2019	DWG #: WDET.DWG
PHONE: (239) 992-0711 FAX: (239) 992-9223	SHEET OF

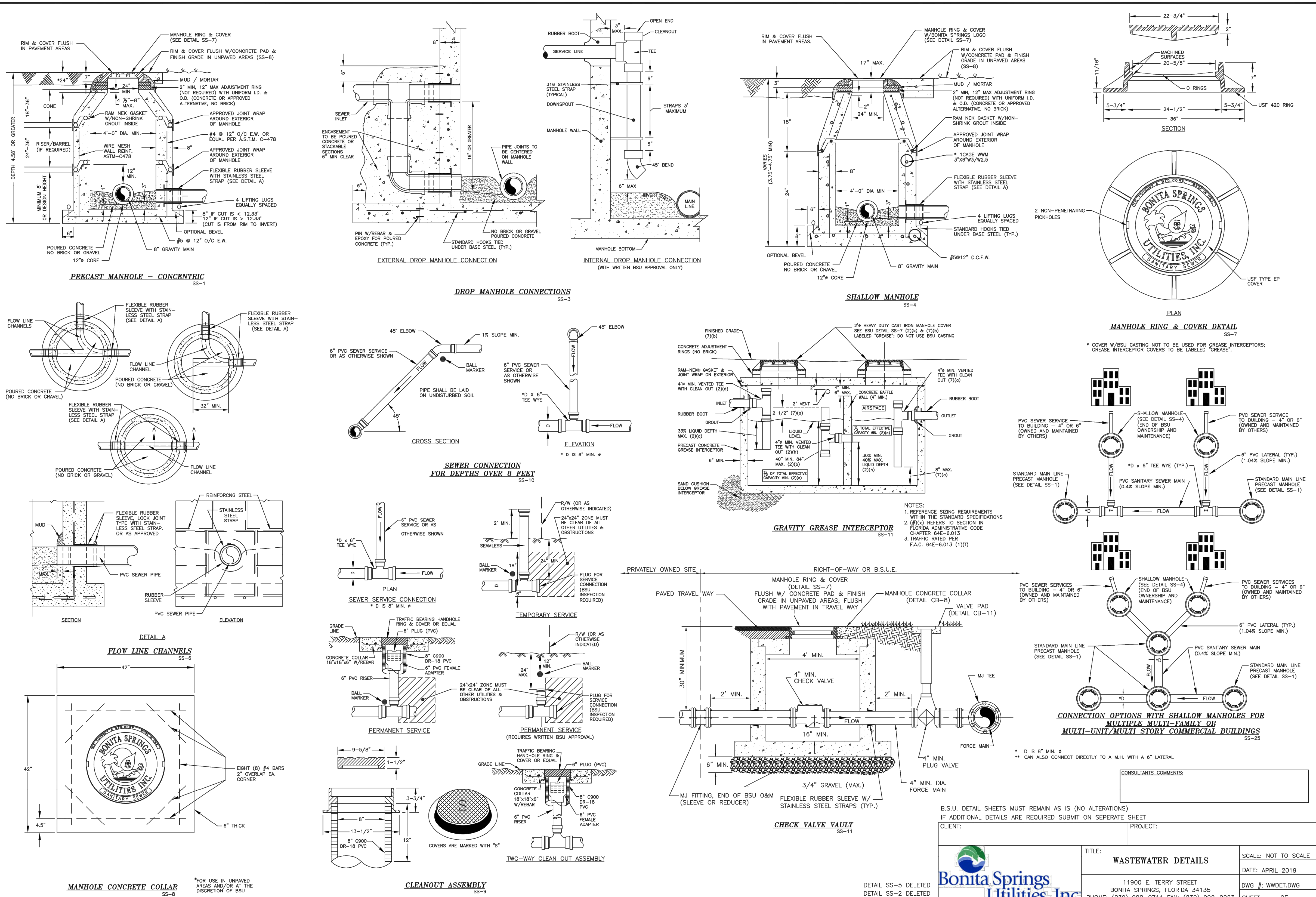
REV	REVISION	DATE
1	BSU COMMENTS 03-18-2021	3/17/21
2	VILLAGE OF ESTERO COMMENTS 04-27-2020	6/1/20
3	BSU APPROVAL COMMENTS 04-27-2020	4/23/20
4	VILLAGE OF ESTERO COMMENTS 05-09-2020	4/16/20
5	BSU COMMENTS 05-05-2020	4/9/20
6	SPW/D COMMENTS 02-10-2020	4/9/20

JDM DEVELOPMENT
 BONITA SPRINGS UTILITIES - DETAILS 3
 22904 LYDEN DRIVE
 ESTERO, FLORIDA 33928

Quattrone & Associates, Inc.
 Engineers, Planners, & Development Consultants
 4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
 Certificate of Authorization Number: 9465

ALFRED QUATTRONE P.E.
 FL REG #52741
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 SAVED ON: 2/1/21
SHEET SD-17 OF 18

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REV	DATE	DESCRIPTION
1/1	3/17/21	BSU COMMENTS 03-18-2021
2/1	6/17/20	VILLAGE OF ESTERO COMMENTS 04-27-2020
3/1	4/23/20	BSU APPROVAL COMMENTS 04-22-2020
4/1	4/16/20	VILLAGE OF ESTERO COMMENTS 03-09-2020
5/1	4/9/20	BSU COMMENTS 03-05-2020
6/1	4/9/20	SPWD COMMENTS 02-10-2020

JDM DEVELOPMENT
BONITA SPRINGS UTILITIES - DETAILS 4

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

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FL REG #52741
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SAVED BY: Rich
SAVED ON: 2/1/21
SHEET
SD-18
OF 18

Bonita Springs Utilities, Inc.

TITLE: WASTEWATER DETAILS
SCALE: NOT TO SCALE
DATE: APRIL 2019
11900 E. TERRY STREET
BONITA SPRINGS, FLORIDA 34135
PHONE: (239) 992-0711 FAX: (239) 992-9223
DWG #: WWD01.DWG
SHEET OF

190902-SD - VERSION 04



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337-5525
Fax: (239) 337-4494

4161 Tamiami Trail, Bldg. 5,
Unit 501
Port Charlotte, Florida 33952
Phone: (941) 235-2217
Fax: (239) 337-4494

L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**JDM
DEVELOPMENT**

22904 LYDEN DRIVE
VILLAGES OF ESTERO,
FLORIDA

PREPARED FOR:
**Mr. Jeffrey Motto
JDM DEVELOPMENT
14290 Metropolis Avenue
Suite 1
Fort Myers, FL 33912
Tel: 239-275-1114**

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	219146
PROJECT MGR.	GREG DISERIO
FILE NAME:	JDM DEVELOPMENT LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR:
DEVELOPMENT ORDER
SUBMITTAL

ISSUED DATE: JAN. 16, 2019

REVISIONS:

JAN. 28, 2019 IRR. PLAN
MAR. 31, 2020 COMMENTS
DEC. 23, 2020 DRB REVIEW
FEB. 1, 2021 DRB REVIEW

SHEET TITLE:
**SITE LANDSCAPE
CALCULATIONS**

SHEET NUMBER:

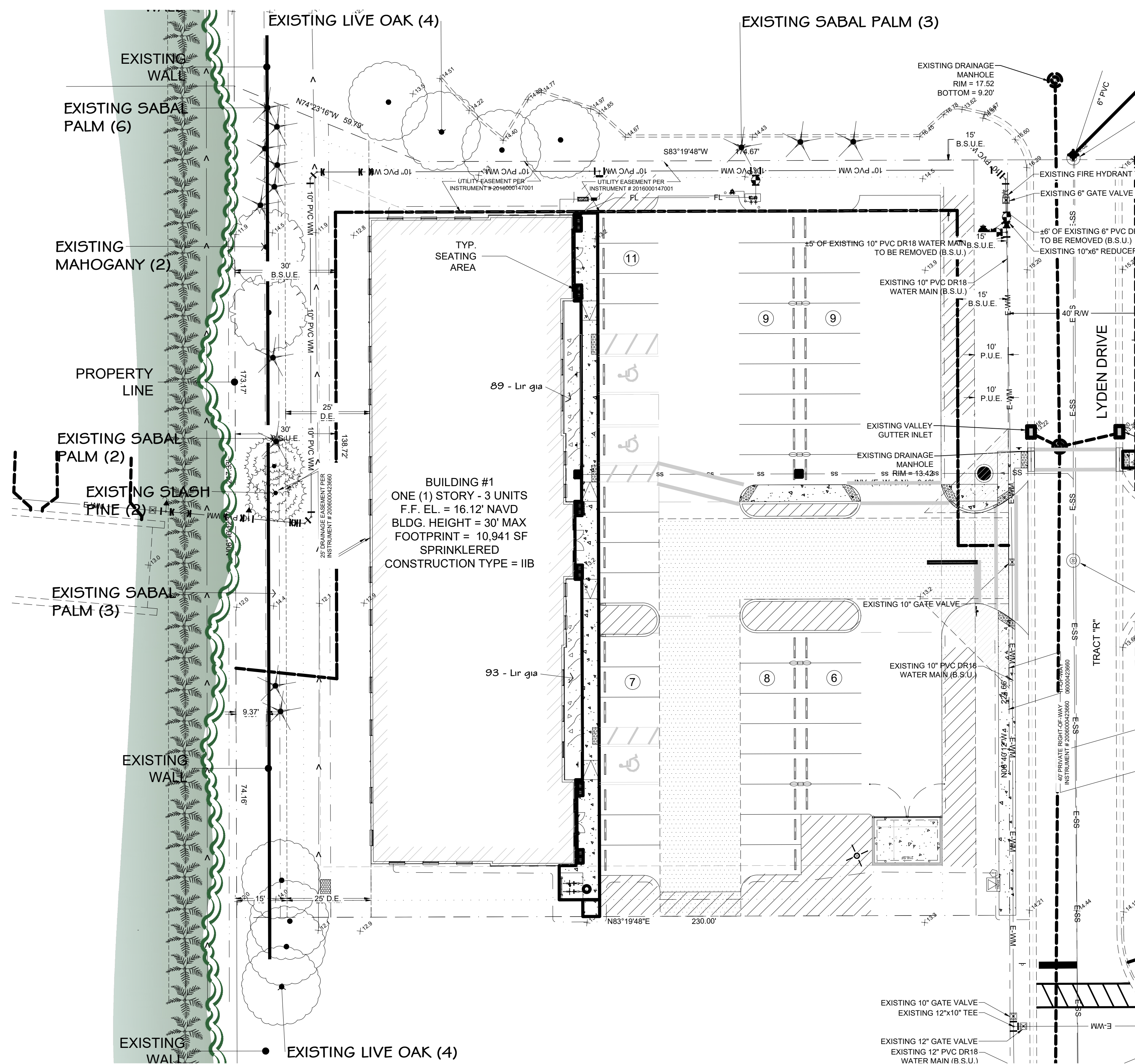
L-1



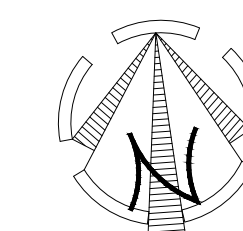
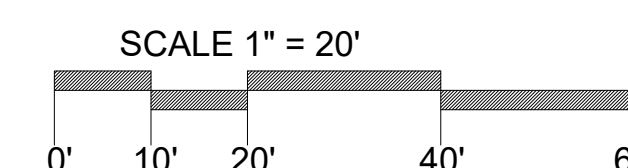
EXISTING WEST PROPERTY LINE TREES & WALL PHOTOS LOOKING TOWARD RESIDENTIAL COMMUNITY

GENERAL LANDSCAPE NOTES

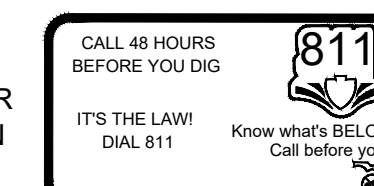
- THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
- ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
- ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
- CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
- ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
- TREES SHALL BE A MINIMUM OF 12'-14' IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20' TALL TREES PER PLAN AND PLANT LIST.
- A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
- FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES
- IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
- ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
- THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
- THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
- ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
- BEFORE TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.
- THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
- ALL TREES PLANTED IN BSU EASEMENT SHALL BE LOCATED A MINIMUM OF 7.5' FROM ALL BSU SERVICE INFRASTRUCTURE.



SITE LANDSCAPE CALCULATIONS



TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR
SPECIFIC EASEMENT INFORMATION



SITE DEVELOPMENT DATA

TOTAL SITE = 1.20 Ac. (52,299 S.F.)

OPEN SPACE REQUIREMENTS

35% OPEN SPACE REQUIRED
52,290 X 20% = 10,458 SF REQUIRED.
OPEN SPACE (PER HATCHING) = 13,750 SF PROVIDED PER HATCHING.

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE

HERITAGE TREES

NO HERITAGE TREES EXIST ON THE SITE

GENERAL TREE CREDITS

NO TREE CREDITS TAKEN

GENERAL TREE REQUIREMENTS (PARCEL G EAST)

1 TREE PER 3,500 SF OF SITE AREA
52,290 / 3,500 = 15 TREES REQUIRED AND 15 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 7-16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 19,510 SF X 10% = 1,951 SF MINIMUM REQUIRED AND 3,246 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF.
1,951 / 250 = 8 TREES REQUIRED AND 8 PROVIDED
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 195 SHRUBS or GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS

PER SECTION 33-111(d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

BUILDING PERIMETER PLANTING REQUIREMENTS

10,760 SF. BLDG X 10% = 1,076 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,100 PROVIDED PER HATCHING.

BUFFER REQUIREMENTS:

PROJECT EAST BUFFER

COM TO R.O.W.
20' MINIMUM WIDTH, TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND 66 SHRUBS PER 100 LINEAL FOOT. 173 LF. (EXCLUDING EASEMENTS & ACCESS) / 100 X 5 = 9 TREES REQUIRED AND 9 PROVIDED.
173 LF / 3 X 2 = 115 SHRUBS REQUIRED AND 115 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (S.B.).

PROJECT SOUTH BUFFER

COM TO COM
5' TYPE 'A' BUFFER REQUIRED, W/ 4 TREES PER 100 LINEAL FOOT. 180 L.F. (EXCLUDING EASEMENTS) / 100 X 4 = 7 TREES REQUIRED AND 7 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (S.B.).

PROJECT WEST BUFFER

COM TO S.F.
20' MINIMUM WIDTH, TYPE 'C/F' BUFFER REQUIRED, W/ 10 TREES AND 30 SHRUBS PER 100 LINEAL FOOT. 215 LF. (EXCLUDING EASEMENTS) / 100 X 10 = 22 TREES REQUIRED AND 22 PROVIDED THROUGH EXISTING AND PROPOSED.
215 LF / 100 X 30 = 65 SHRUBS REQUIRED AND 65 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W.B.).

PROJECT NORTH BUFFER

COM TO COM
5' TYPE 'A' BUFFER REQUIRED, W/ 4 TREES PER 100 LINEAL FOOT. 184 L.F. (EXCLUDING EASEMENTS) / 100 X 4 = 7 TREES REQUIRED AND 7 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).

DETENTION AREA PLANTING

Not Applicable



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494

4161 Tamiami Trail, Bldg. 5,
Unit 501
Port Charlotte, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4494

L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**JDM
DEVELOPMENT**

22904 LYDEN DRIVE
VILLAGES OF ESTERO,
FLORIDA

PREPARED FOR:
**Mr. Jeffrey Motto
JDM DEVELOPMENT**
14290 Metropolis Avenue
Suite 1
Fort Myers, FL 33912
Tel: 239-275-1114

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
FLAND 840 DATE:
STATE OF FLORIDA

PROJECT NO: 219146
PROJECT MGR: GREG DISERIO
FILE NAME: JDM DEVELOPMENT LS

DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER
SUBMITTAL

ISSUED DATE: JAN. 16, 2019
REVISIONS:
JAN. 28, 2019 IRR. PLAN
MAR. 31, 2020 COMMENTS
DEC. 23, 2020 DRB REVIEW
FEB. 1, 2021 DRB REVIEW

SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
L-2



S-101

SITE BENCH

Anova L1440
4' contour bench with steel slat seat and
cast iron portable/ surface mount legs

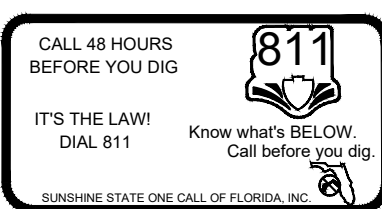
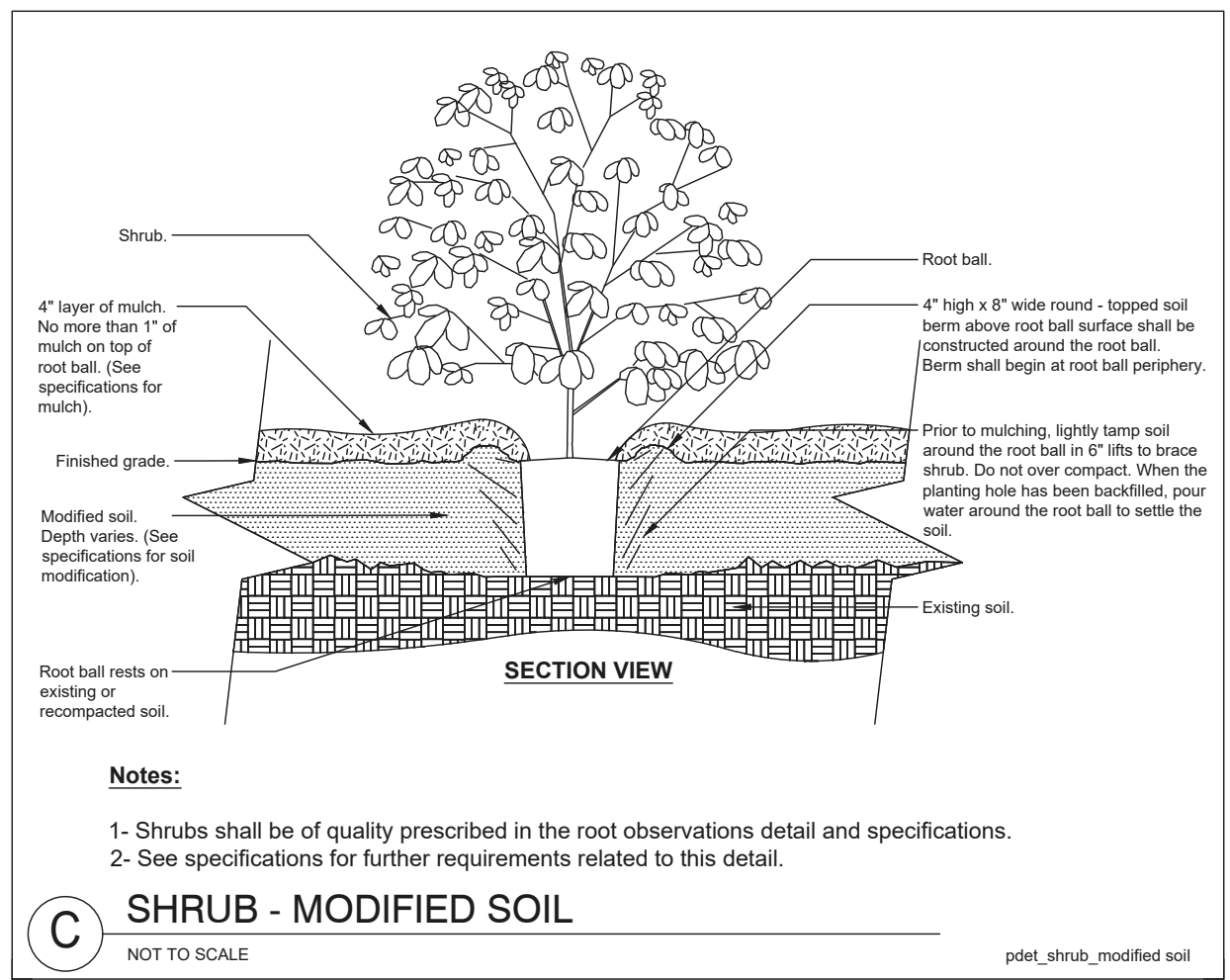
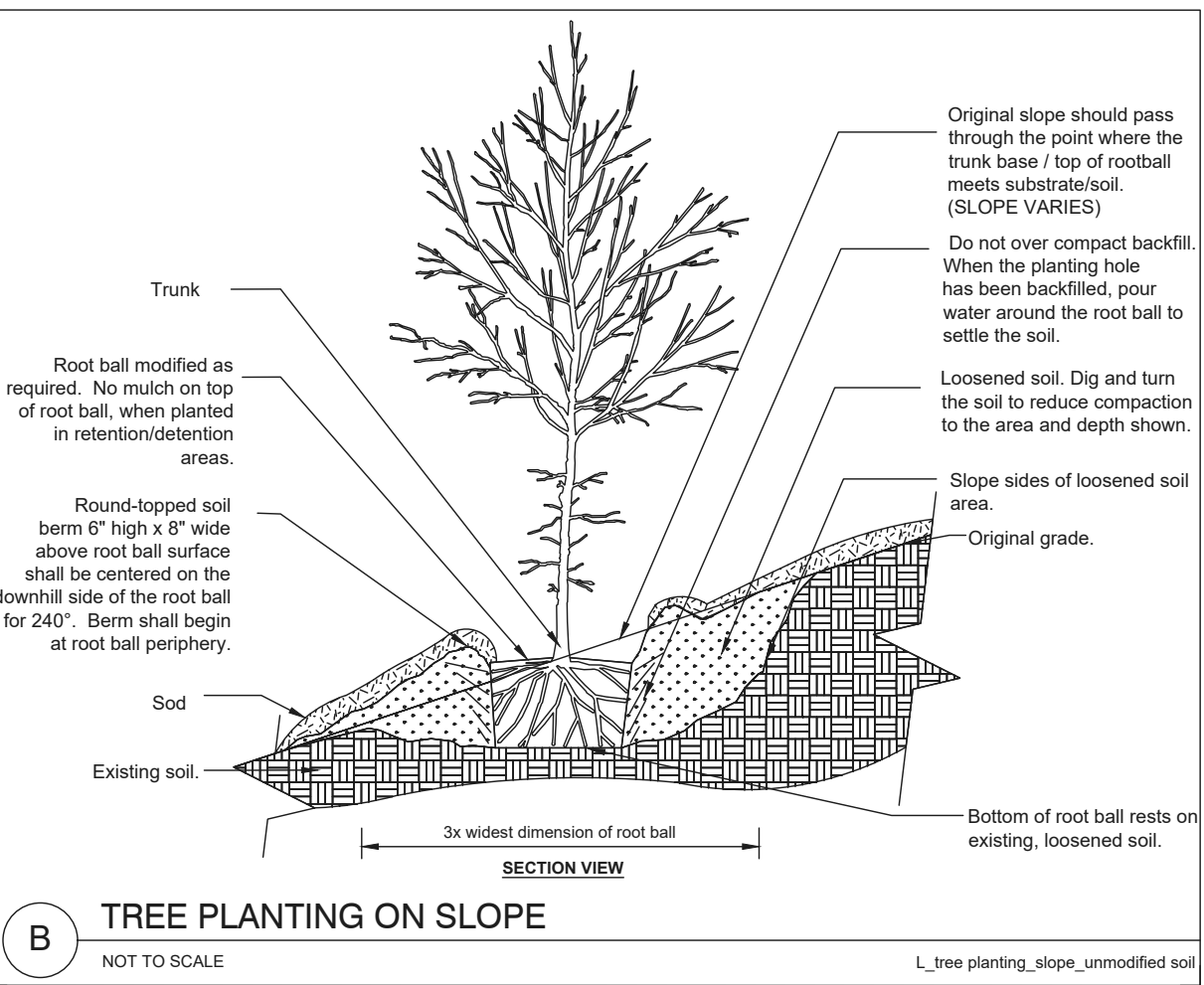
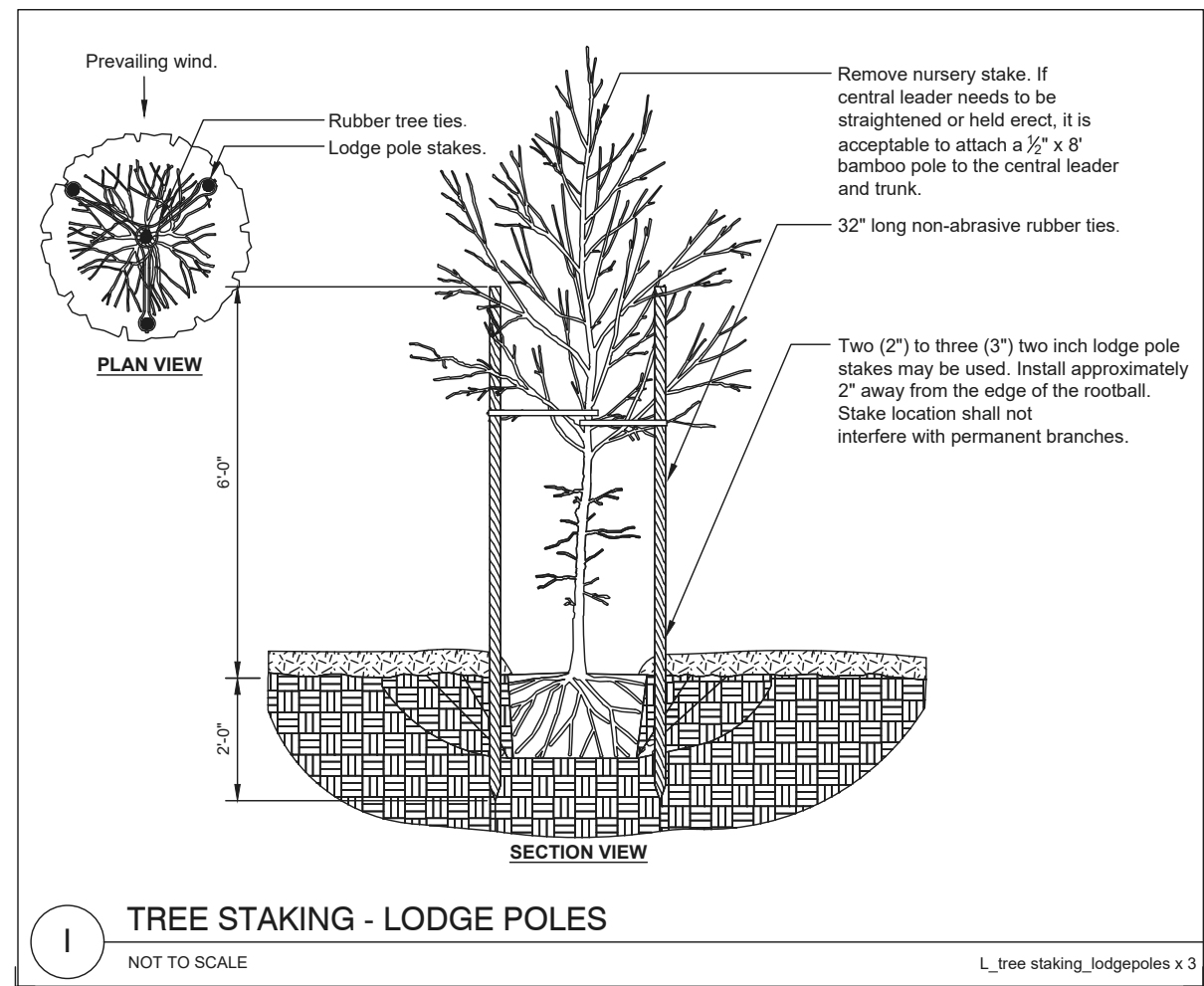
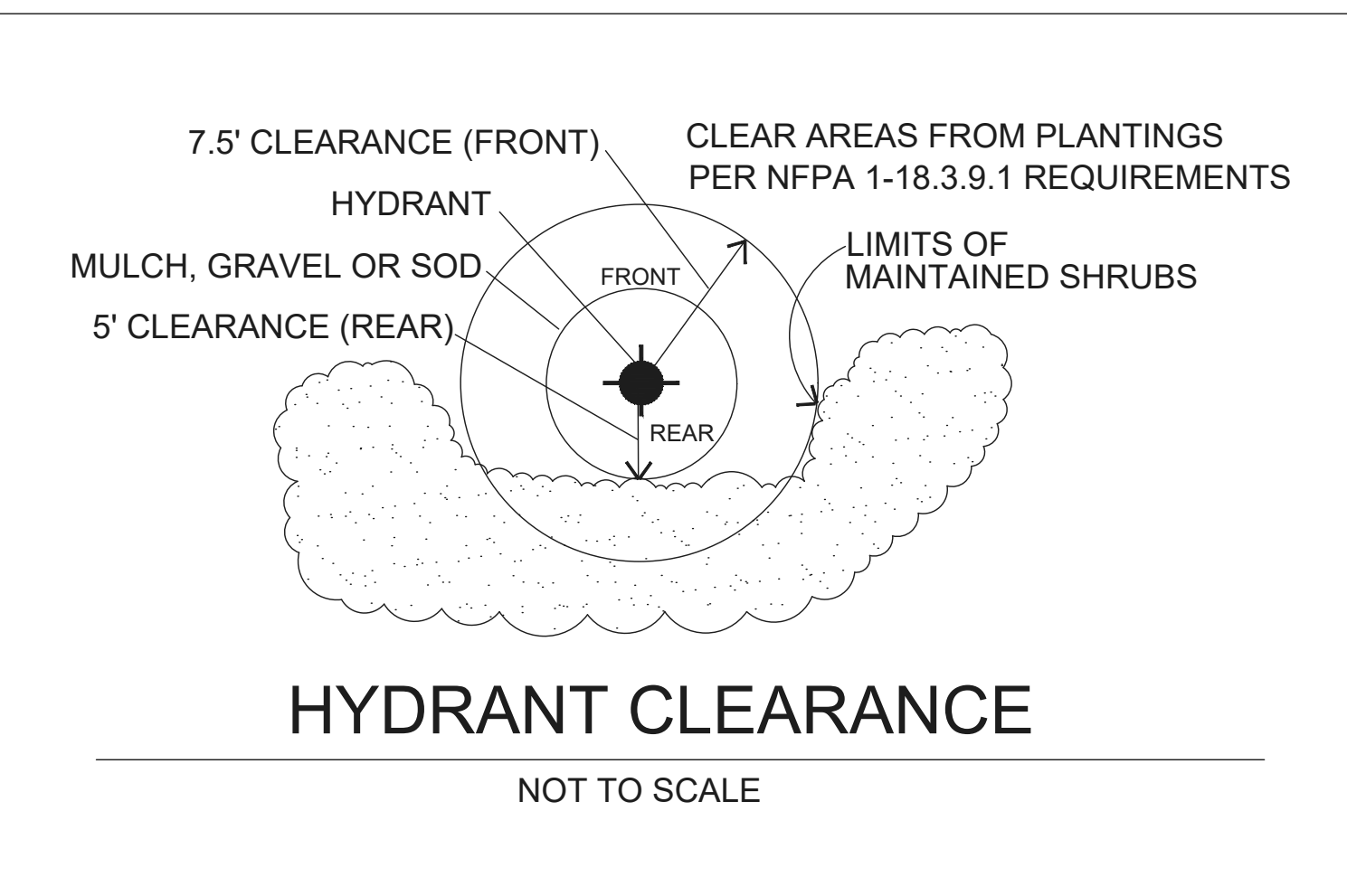
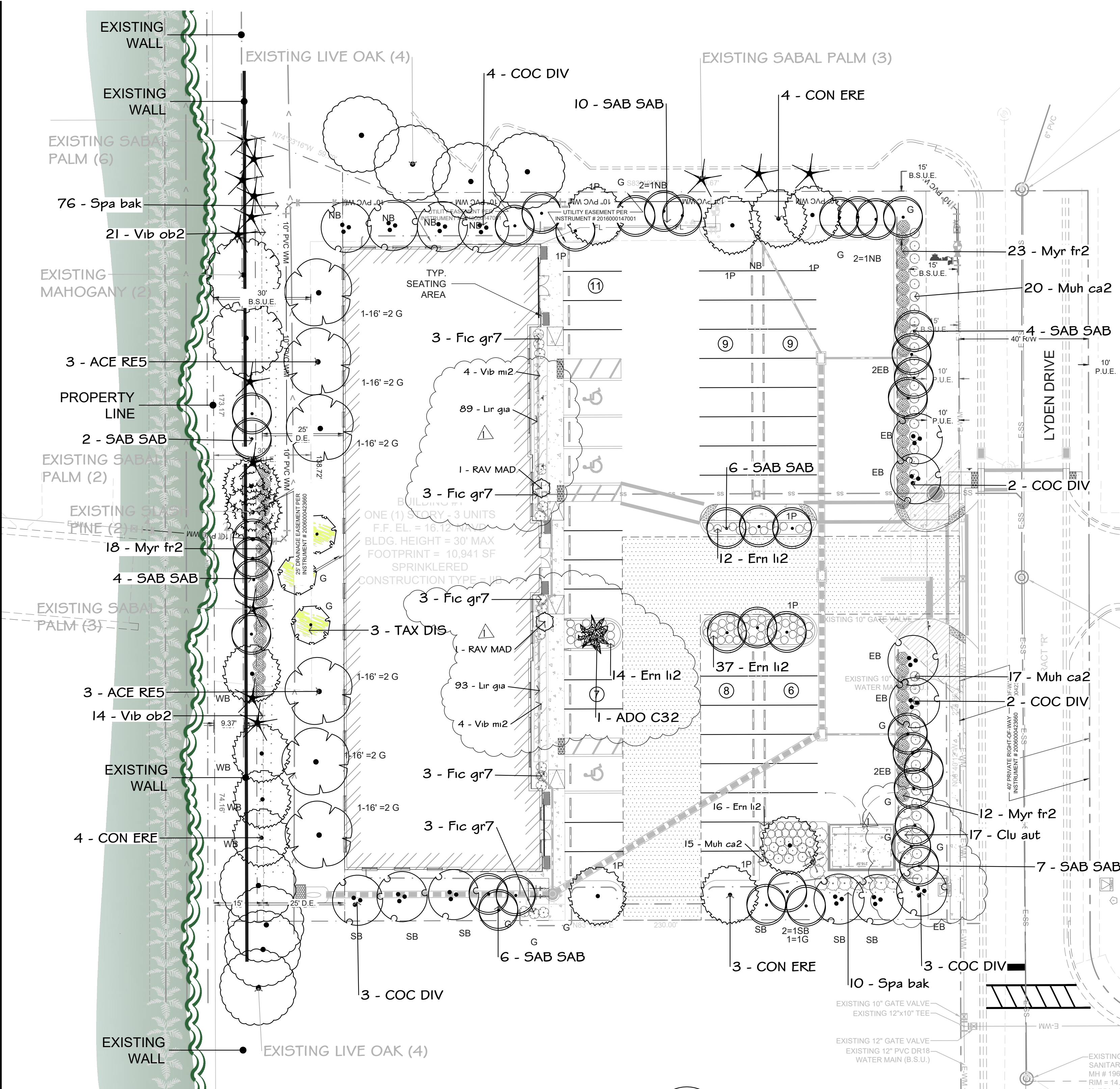
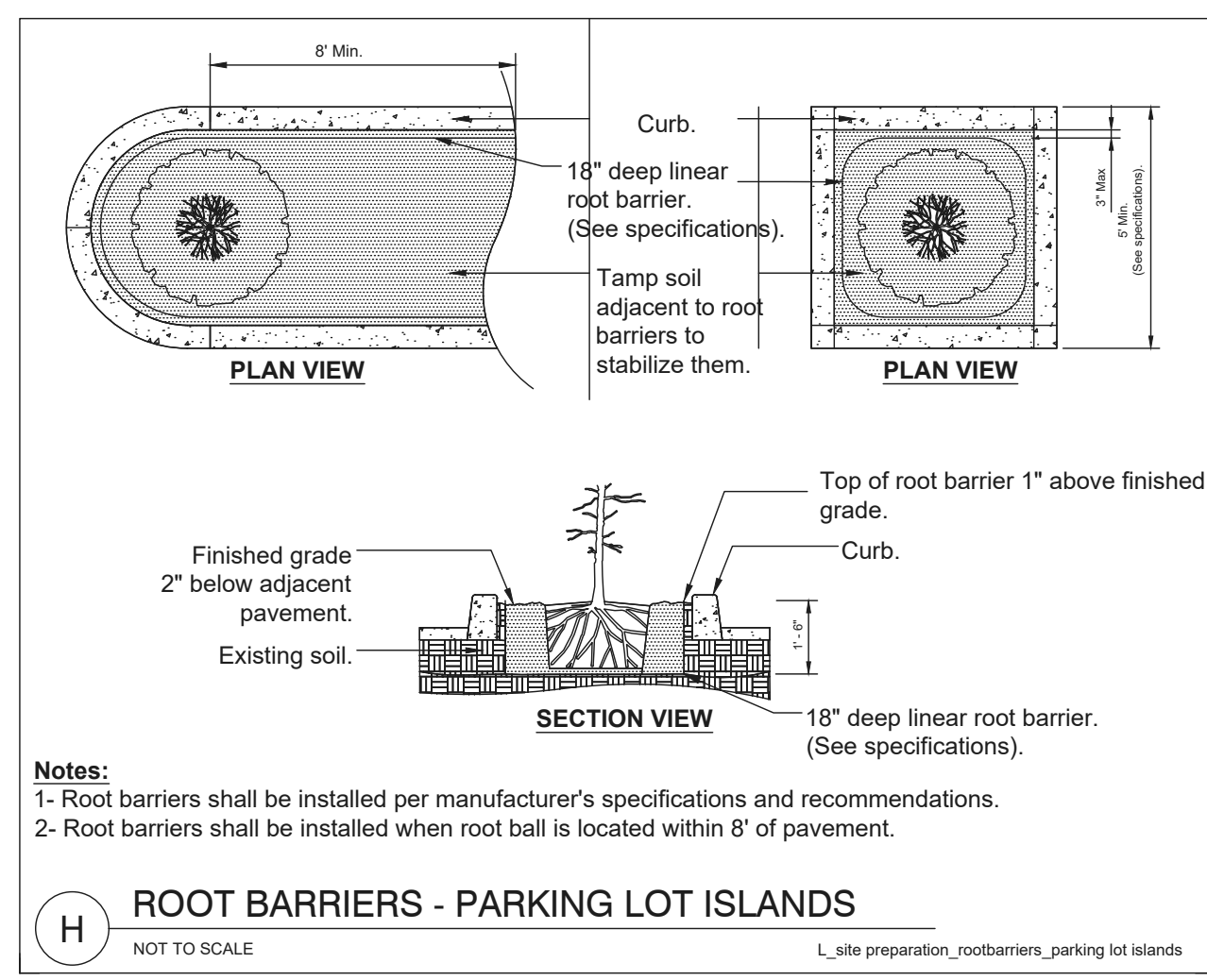
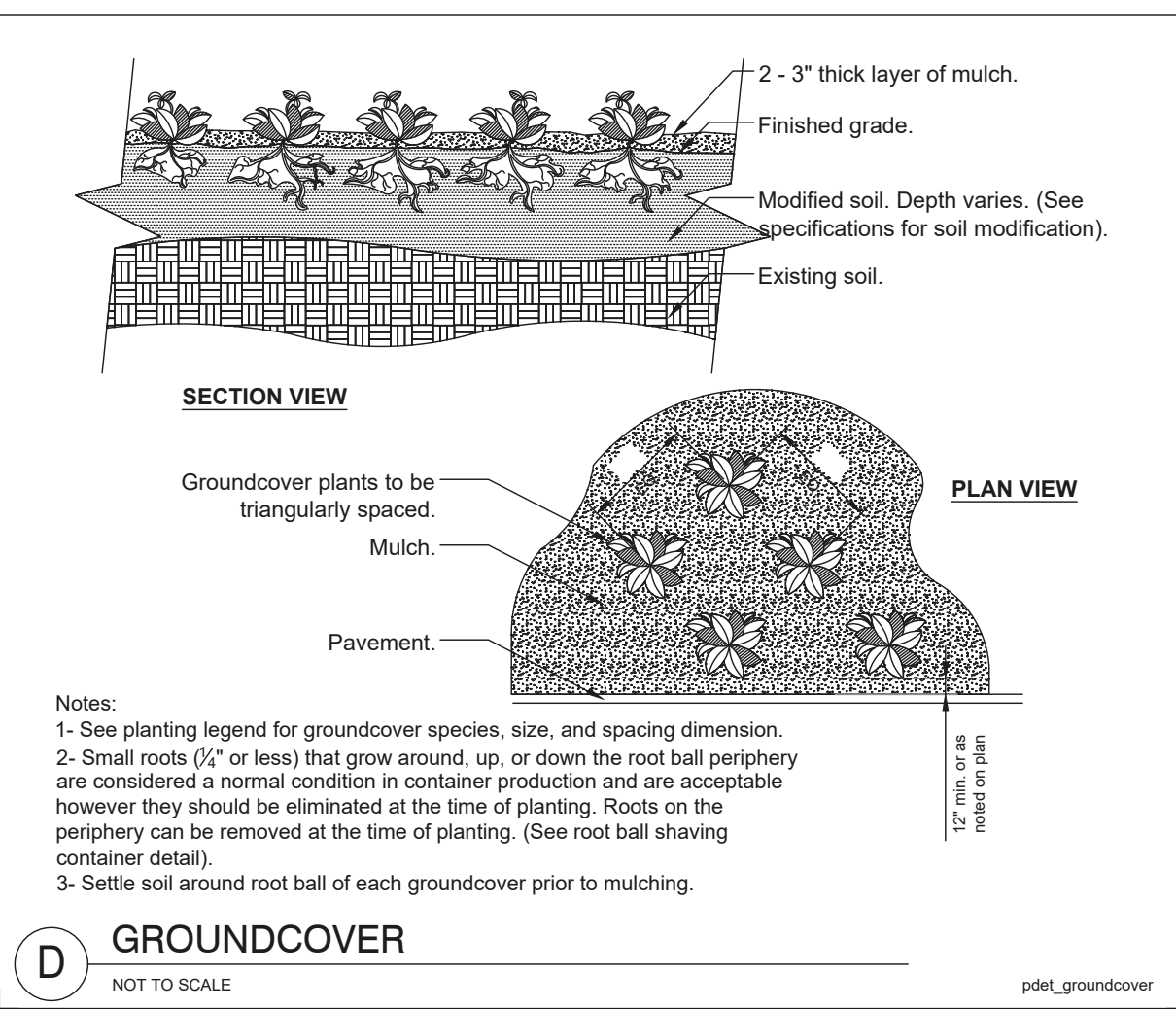
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACE RES	6	Acer rubrum	Red Maple	Min. 16' Ht., 6' Sprd.
	ADO C32	1	Adonia merrilli	Christmas Palm	Min. 10' Clear Trunk
	COC DIV	14	Coccoloba diversifolia	Pigeon Plum	Min. 2' Cal., 10' Ht., 4' Sprd.
	CON ERE	11	Conocarpus erectus	Green Buttonwood	Min. 2' Cal., 10' Ht., 4' Sprd.
	RAV MAD	2	Ravenala madagascariensis	Traveler's Tree	8' Ht.
	SAB SAB	39	Sabal palmetto	Cabbage Palmetto	Min. 10' Clear Trunk
	TAX DIS	3	Taxodium distichum	Bald Cypress	Min. 2' Cal., 10' Ht., 4' Sprd.

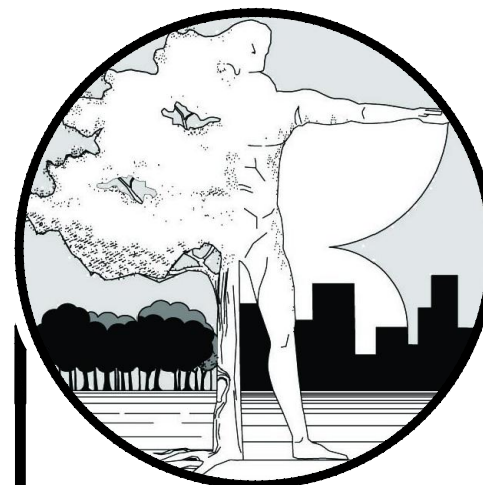
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Clu aut	17	Clusia rosea	Pitch Apple	Min. 24" Ht., 3 Gallon
	Ern li2	79	Ernodea littoralis	Golden Creeper	Min. 1 Gallon, 16" - 18" Ht.
	Fic gr7	15	Ficus microcarpa 'Green Island'	Green Island Ficus	Min. 24" Ht., 3 Gallon
	Muh ca2	52	Muhlenbergia capillaris	Pink Muhly Grass	Min. 18" Ht., 3 Gallon
	Myr fr2	53	Myrcianthes fragrans	Simpson's Stopper	Min. 24" Ht., 3 Gallon
	Spa bak	86	Spartina bakeri	Sand Cordgrass	Min. 18" Ht., 3 Gallon
	Vib ob2	35	Viburnum obovatum	Walter's Viburnum	Min. 24" Ht., 3 Gallon
	Vib mi2	8	Viburnum obovatum 'Miss Shillers Delight'	Small-Leaf Arrowwood	Min. 24" Ht., 3 Gallon

EXISTING TREE LEGEND

	EXISTING MAHOGANY	2
	EXISTING SABAL PALM	14
	EXISTING LIVE OAK	8
	EXISTING SLASH PINE	2



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811
IT'S THE LAW! DIAL 811
Know what's BELOW. Call before you dig.



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4494

4161 Tamiami Trail, Bldg. 5,
Unit 501
Port Charlotte, Florida 33952
Phone: (941) 235 - 2217
Fax: (239) 337 - 4494

L.A. LICENSE: LC 000063

PROJECT INFORMATION:

**JDM
DEVELOPMENT**

22904 LYDEN DRIVE
VILLAGES OF ESTERO,
FLORIDA

PREPARED FOR:
Mr. Jeffrey Motto
JDM DEVELOPMENT
14290 Metropolis Avenue
Suite 1
Fort Myers, FL 33912
Tel: 239-275-1114

CONSULTANT:

DESIGN PROFESSIONAL:

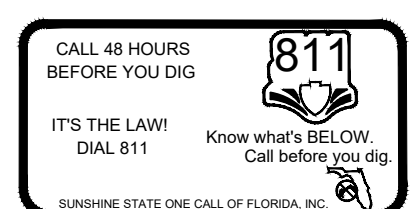
GREGORY J. DISERIO, RLA
RLA NO. 340 DATE:
STATE OF FLORIDA

PROJECT NO. 219146
PROJECT MGR. GREG DISERIO
FILE NAME: DJM DEVELOPMENT LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR:
DEVELOPMENT ORDER
SUBMITTAL

ISSUED DATE: JAN. 16, 2019
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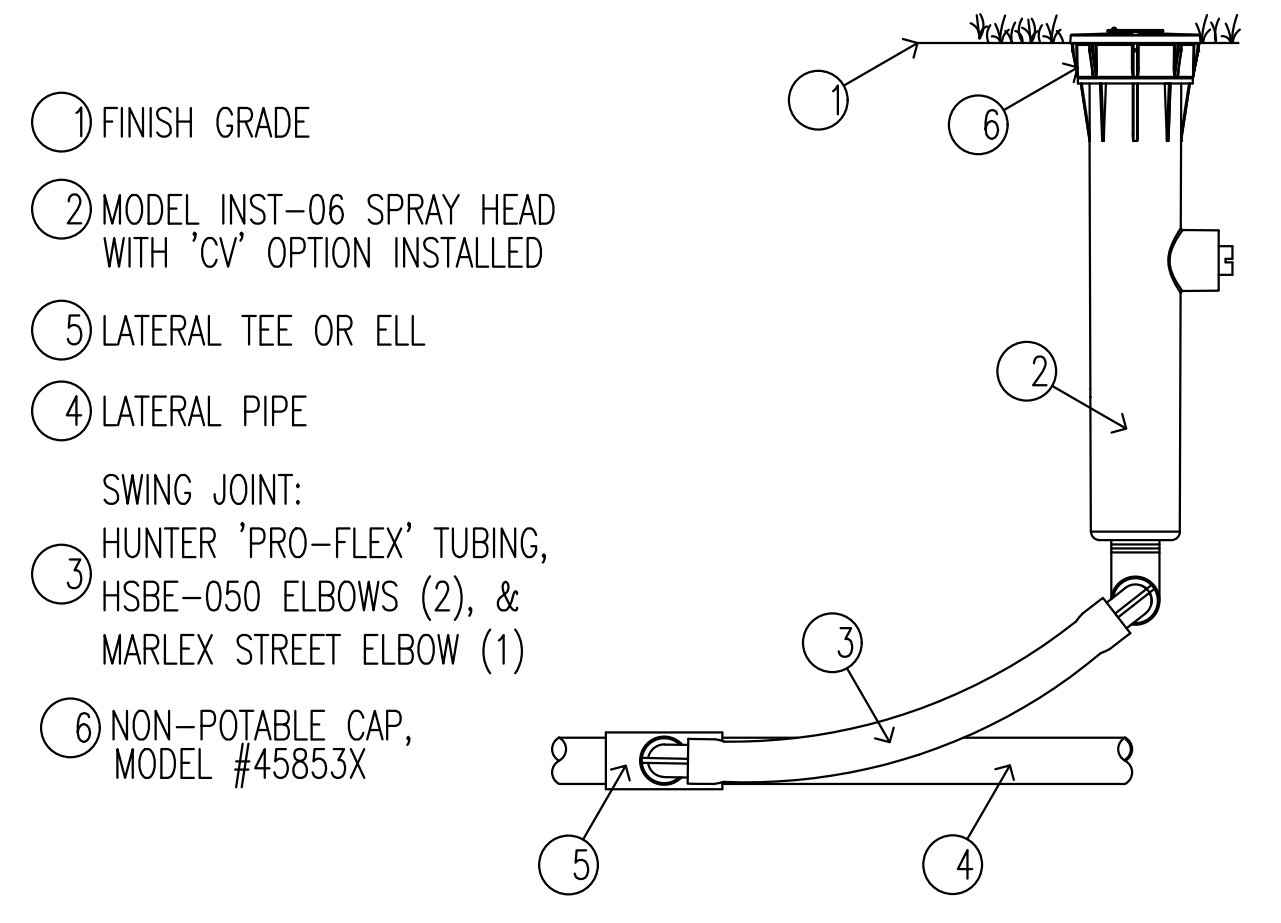
SHEET TITLE:
**IRRIGATION
PLAN**

SHEET NUMBER:
L-3

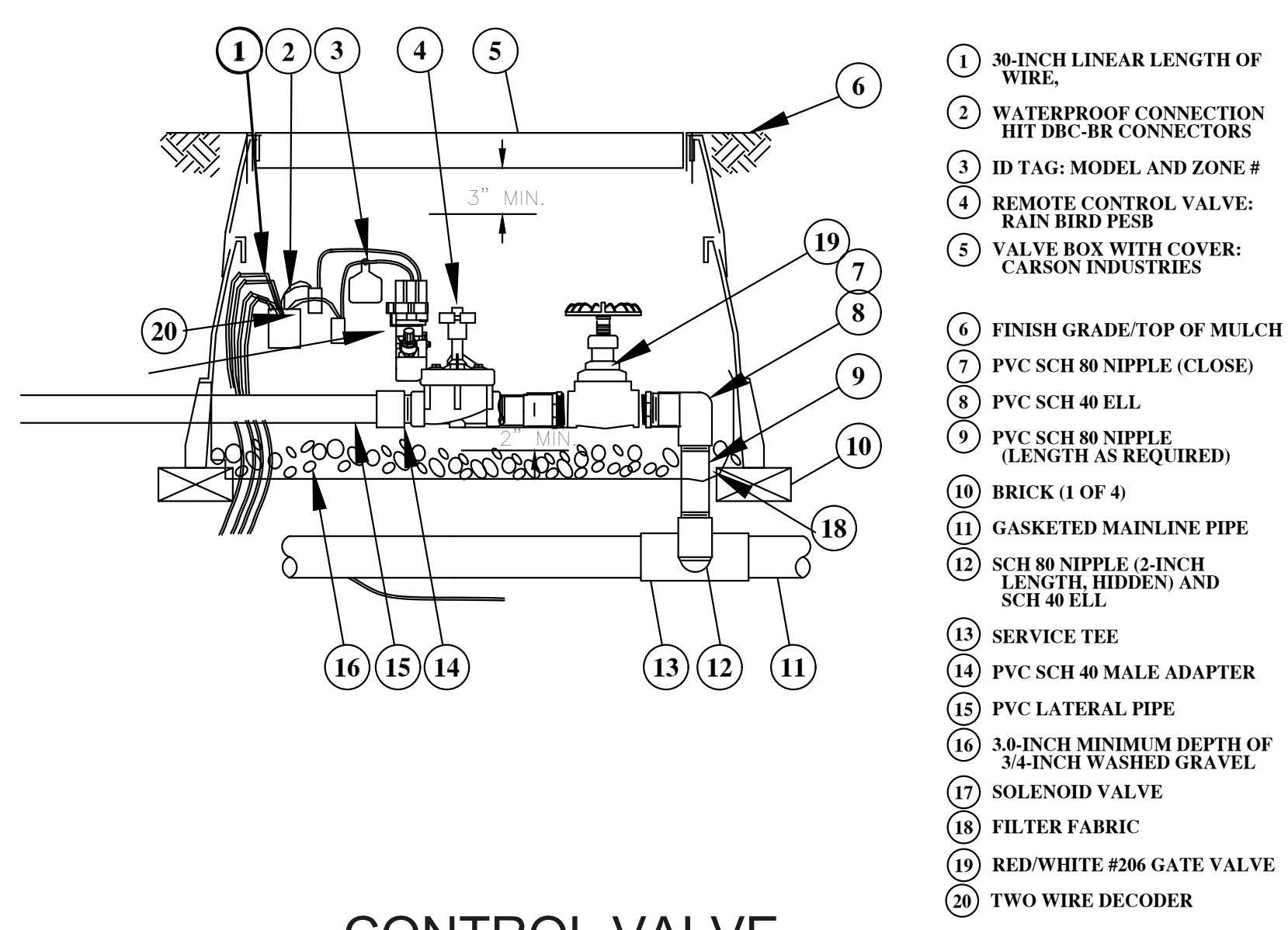


GENERAL IRRIGATION NOTES

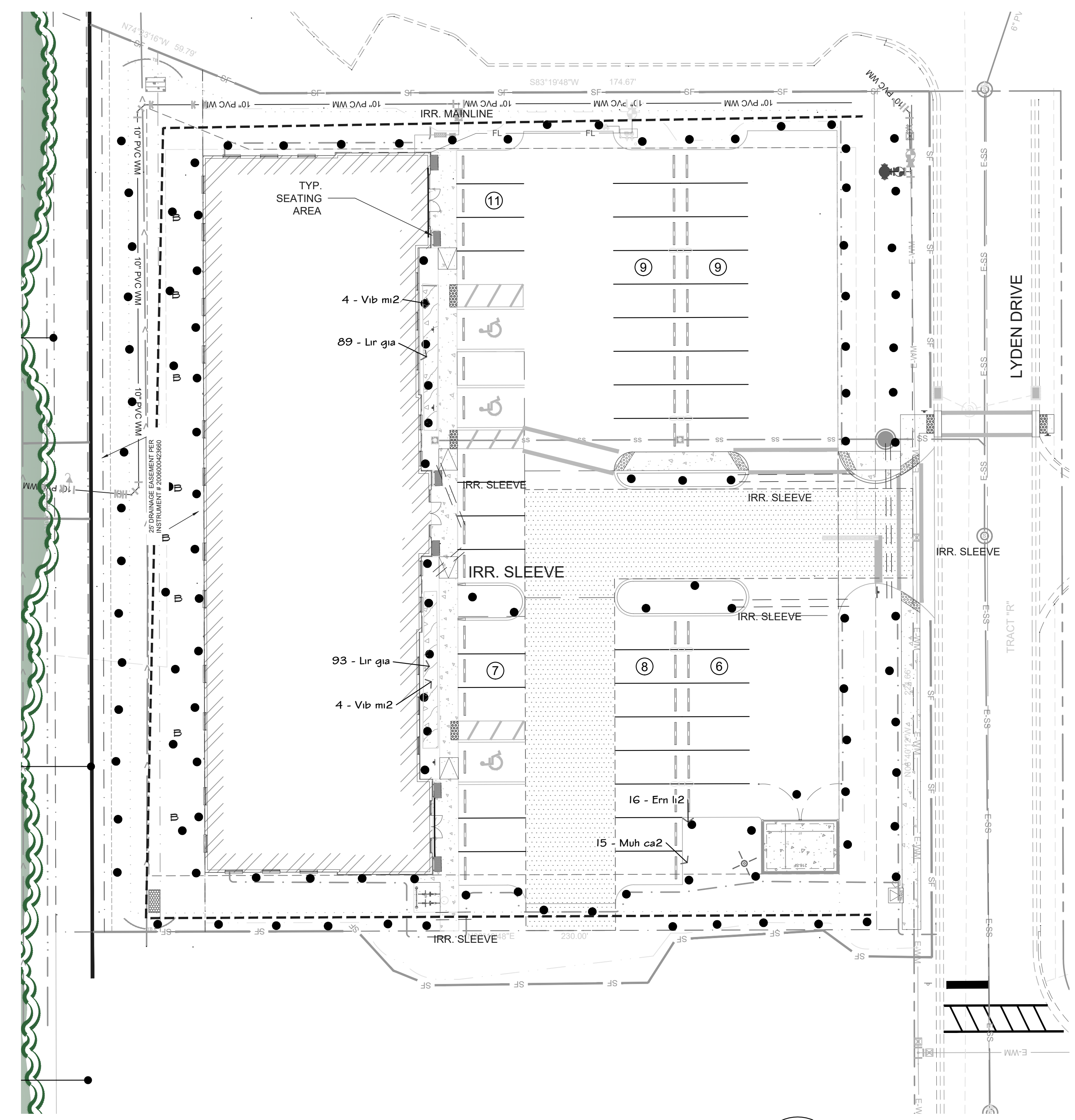
- All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves. main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
- Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
- Irrigation heads shall be a minimum of 24" from buildings.
- This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
- All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
- Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated. System shall be zoned per irrigation water source specifications.
- Irrigation system shall be designed for complete coverage. Verify with owner limits of irrigation prior to bidding.
- The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
- Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
- The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
- Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
- The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
- Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
- Irrigation water source shall be from a proposed irrigation well per Engineering Plans.



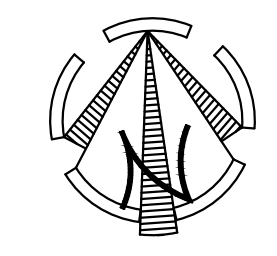
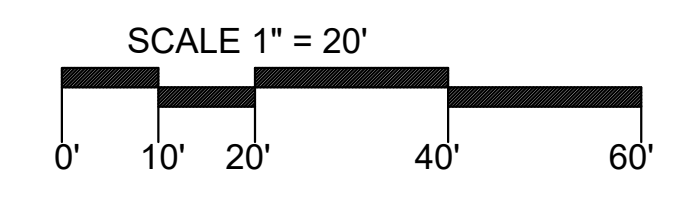
XX INST-06 SPRAY HEAD
SCALE: 3" = 1'-0" IRRIGATION DETAIL



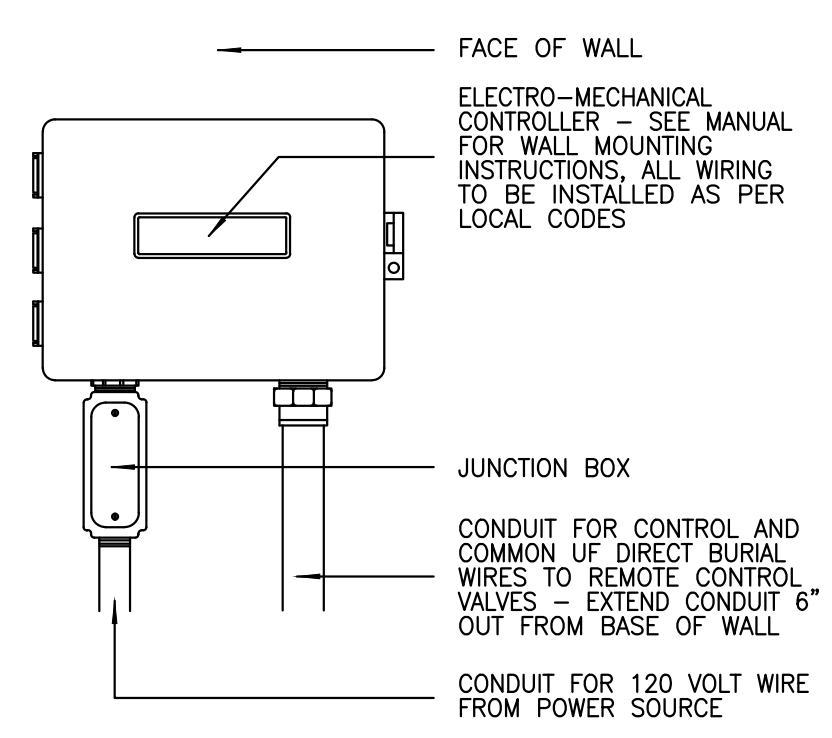
CONTROL VALVE
N.T.S.



IRRIGATION MASTER PLAN



TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR
SPECIFIC EASEMENT INFORMATION



CONTROLLER - WALL MOUNT
N.T.S.

IRRIGATION LEGEND

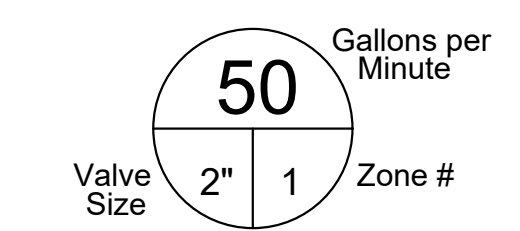
QTY	SYM	DESCRIPTION
	••	Hunter 6" pop up with spray nozzle as needed.
	••	Hunter MSBN-10F Bubbler 1.0 gpm
	⊗	Hunter ICV Electric Remote Control Valve
	C	Hunter 1 ZONE ICORE CONTROLLER w/ Hunter RCF Rain and Freeze Sensor location per Owners direction
	P.O.C.	POINT OF CONNECTION TO IRRIGATION SUPPLY, IRRIGATION WELL PER PERMIT BY OTHERS. REFER TO ENGINEERING PLANS FOR LOCATION.
	---	Schedule 40 - Mainline Per Plan
	---	Lateral Lines
	---	Schedule 40 Sleeve
		Qty's are for reference only

SPECIAL NOTES:
1. REFER TO SHEET L4 FOR DETAILS AND IRRIGATION NOTES.
2. REFER TO ENGINEERING PLANS FOR EASEMENT AND UTILITY LOCATIONS.

PIPE SIZING CHART

CLASS 200	SCHEDULE 40		SCHEDULE 80	
	GPM	SIZE	GPM	SIZE
0-10	3/4"	1-8	3/4"	
11-16	1"	9-13	1"	
17-26	1-1/4"	14-22	1-1/4"	
27-36	1-1/2"	23-30	1-1/2"	
37-55	2"	31-50	2"	
56-80	2-1/2"	51-70	2-1/2"	

Flows shall maintain velocities of less than 5 feet per second



VALVE CODING KEY



DMJA

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AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
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PREPARED FOR:
**Mr. Jeffrey Motto
JDM DEVELOPMENT
14290 Metropolis Avenue
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Fort Myers, FL 33912
Tel: 239-275-1114**

CONSULTANT:

DESIGN PROFESSIONAL:

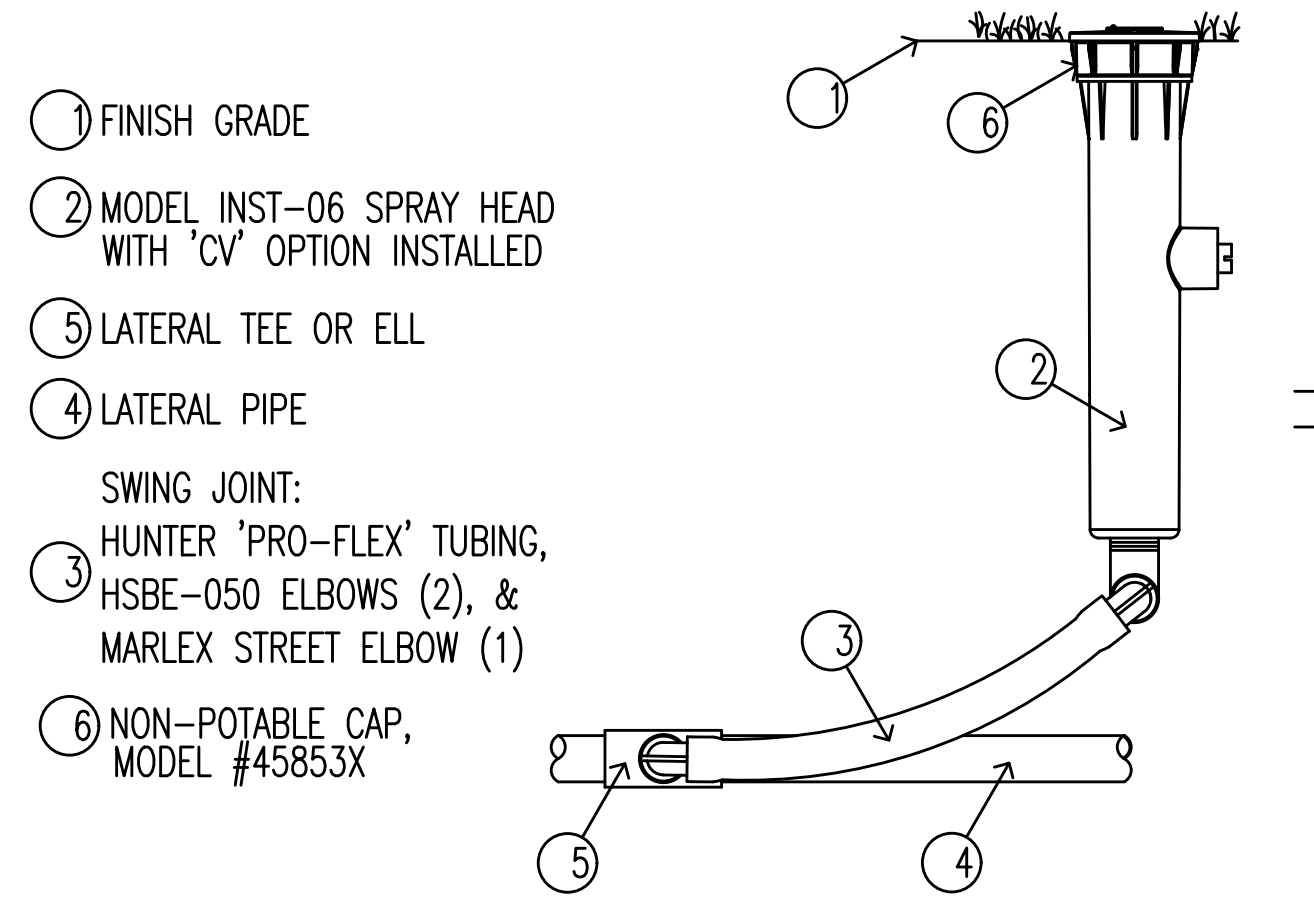
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	219146
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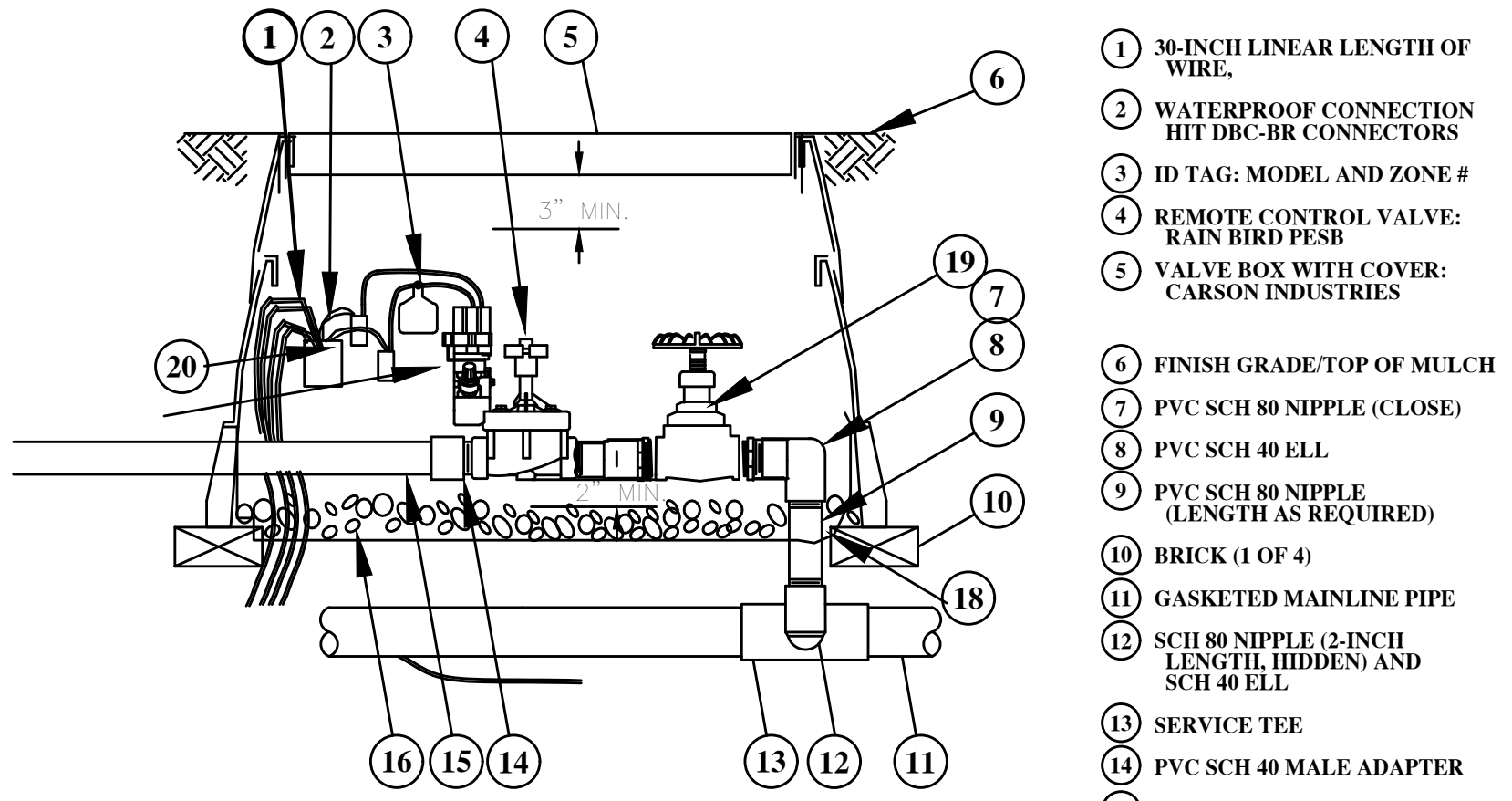
ISSUED DATE:	JAN. 16, 2019
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SHEET TITLE:
**IRRIGATION
DETAILS**

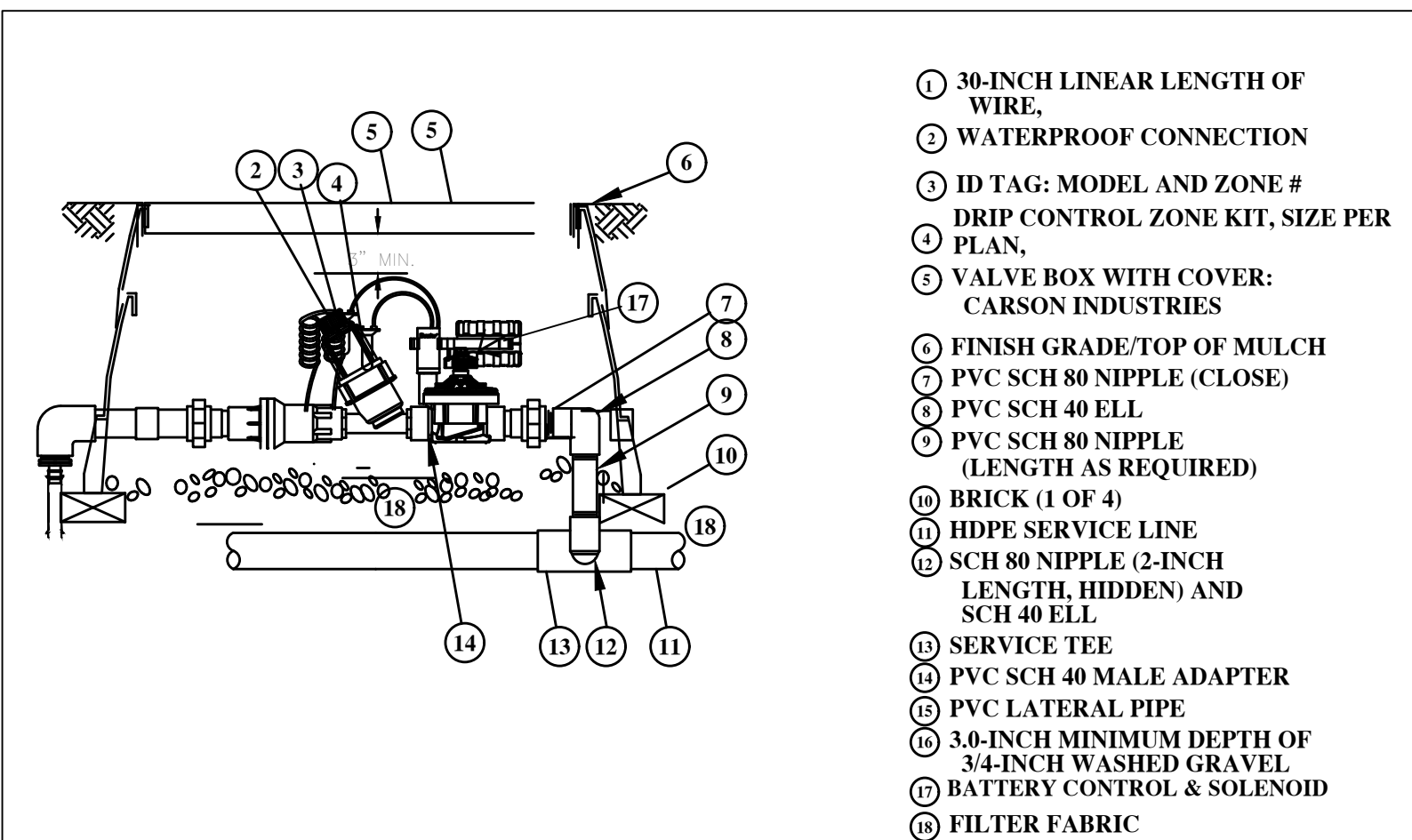
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L-4



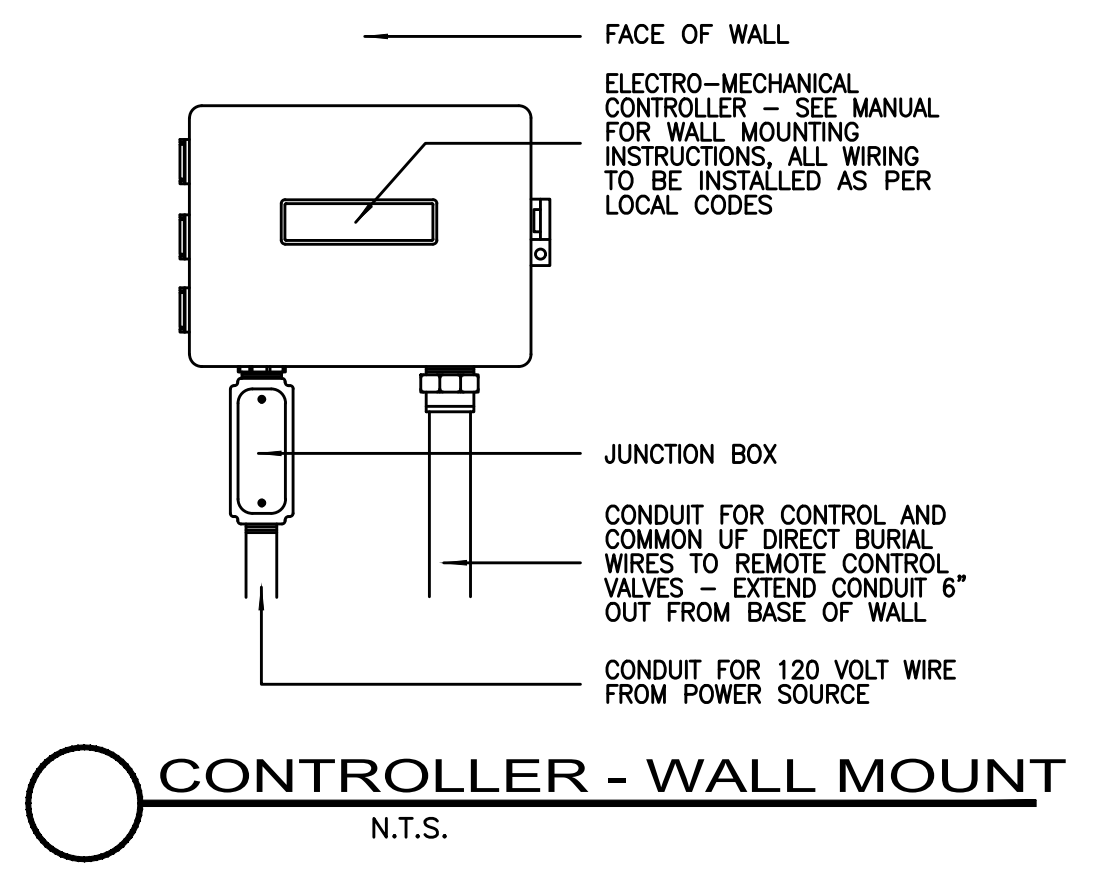
XX INST-06 SPRAY HEAD
SCALE: 3" = 1'-0" **Hunter** IRRIGATION DETAIL



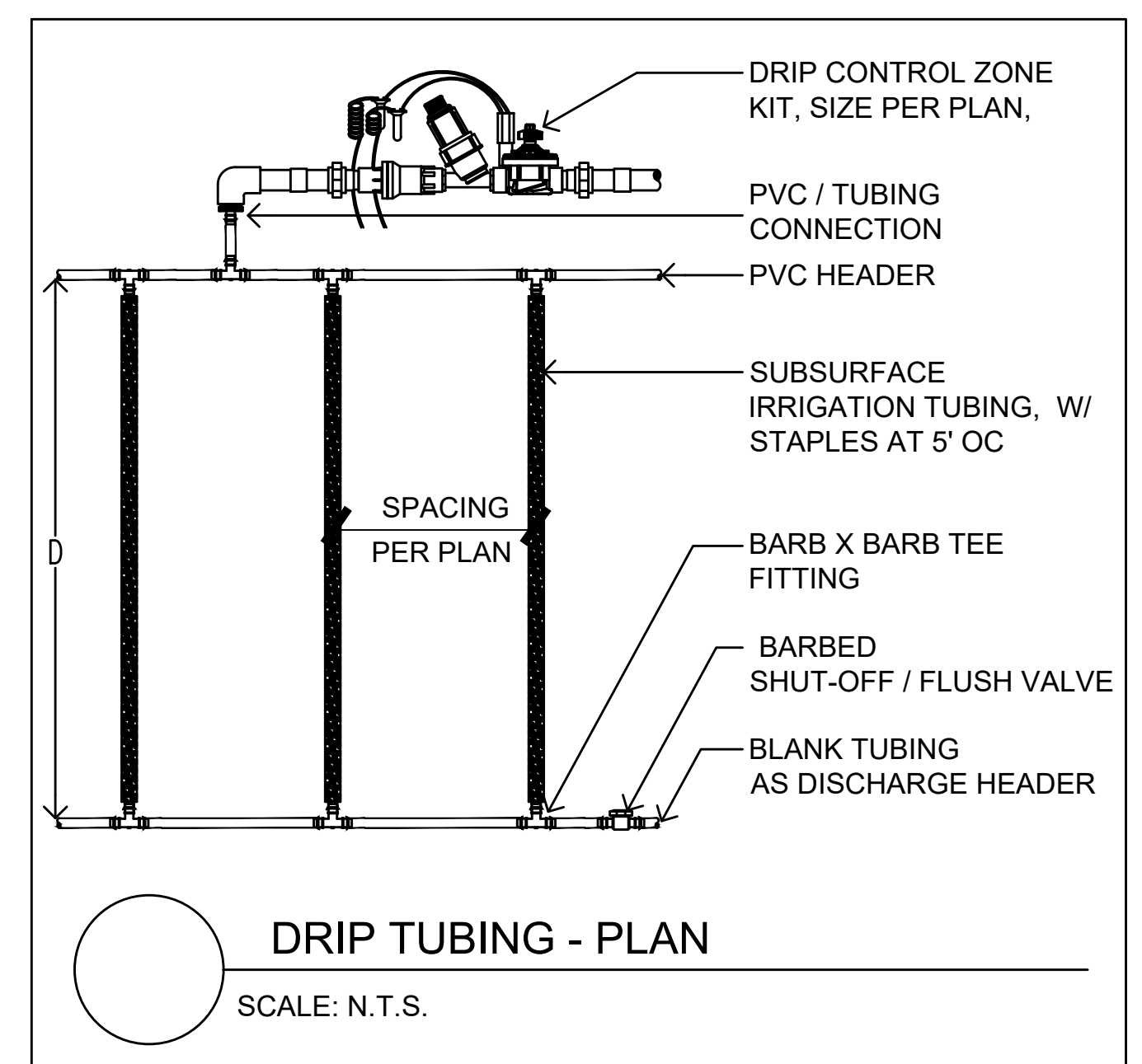
CONTROL VALVE
N.T.S.



DRIP ZONE CONTROL VALVE
N.T.S. IRRIGATION DETAIL

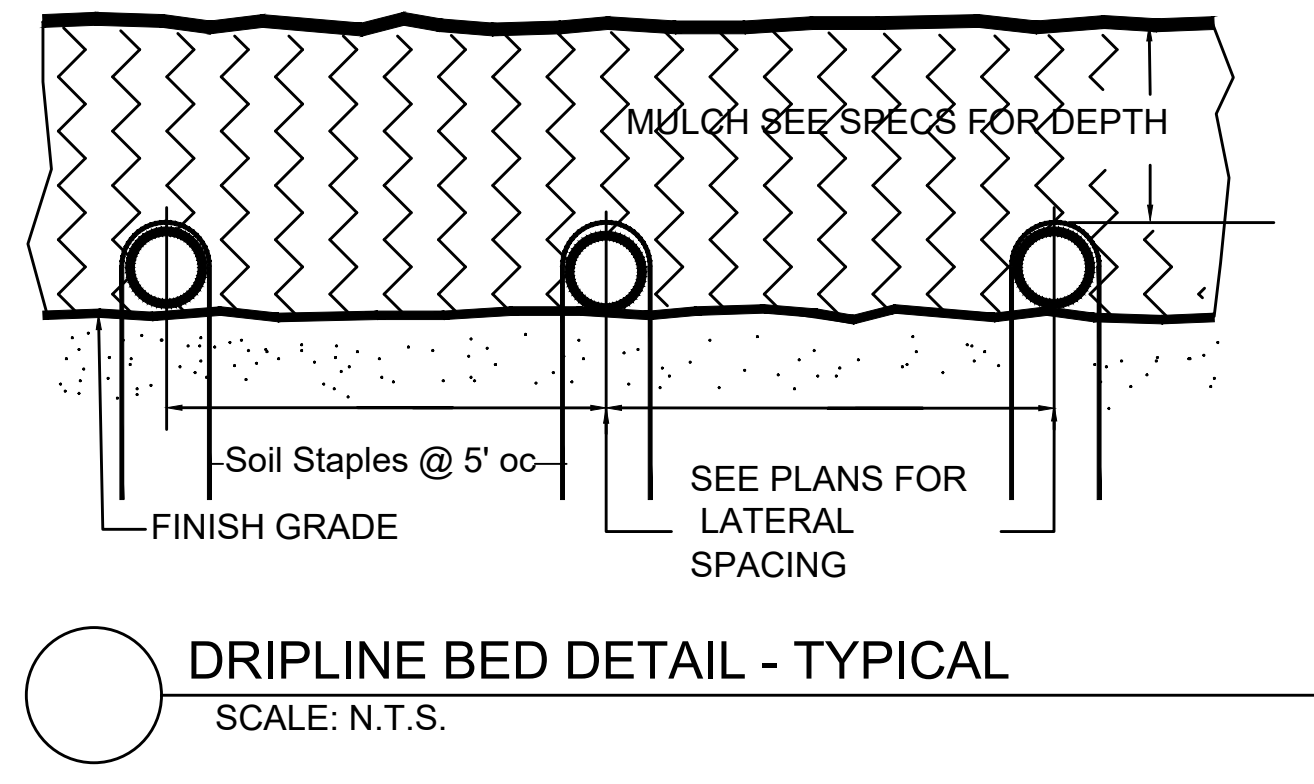


CONTROLLER - WALL MOUNT
N.T.S.

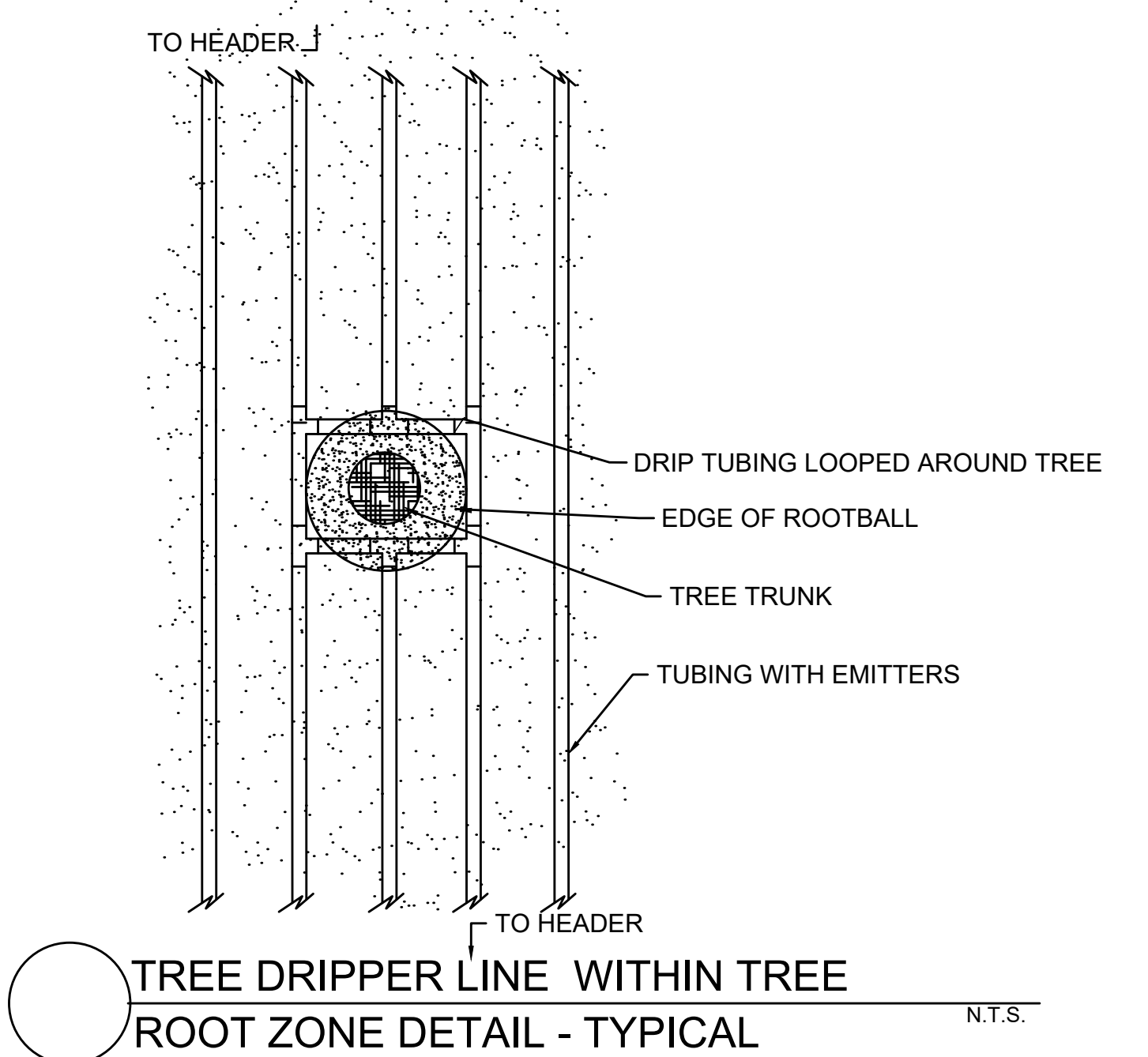


DRIP TUBING - PLAN
SCALE: N.T.S.

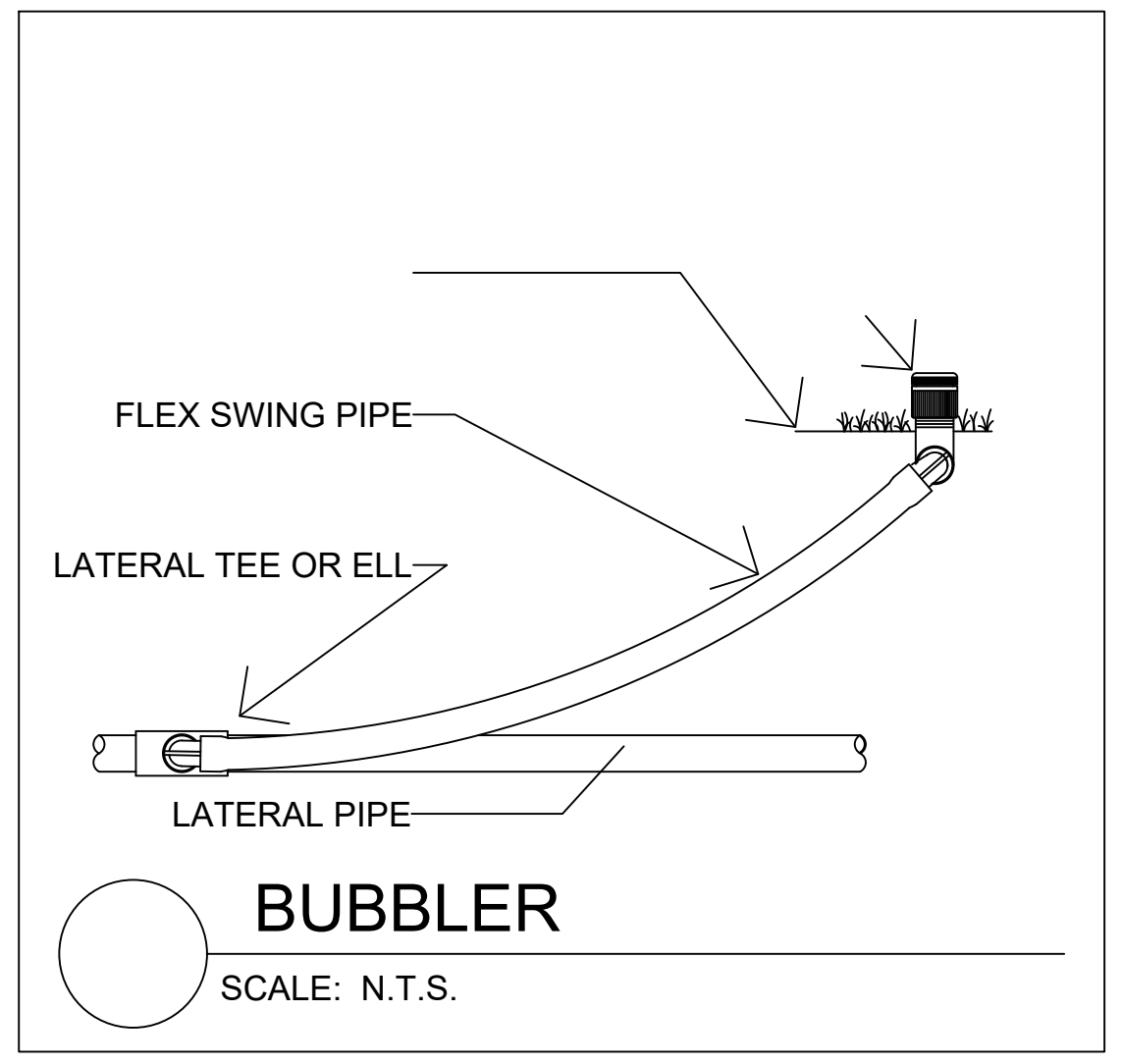
DRIP TUBING TO BE A MINIMUM OF 18" FROM
BACK OF CURB



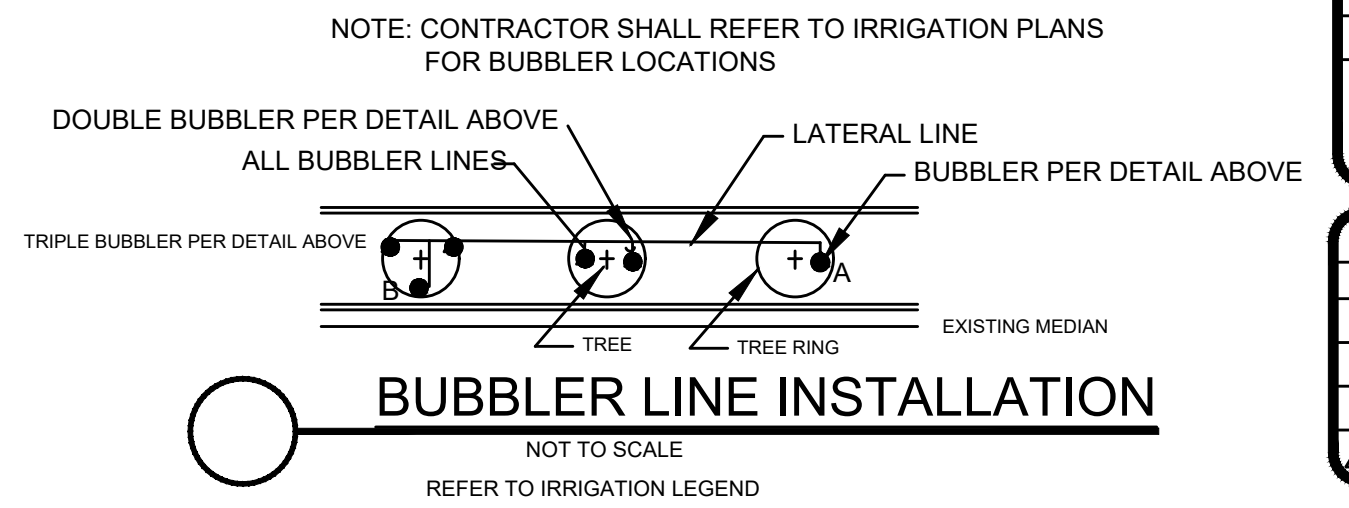
DRIPLINE BED DETAIL - TYPICAL
SCALE: N.T.S.



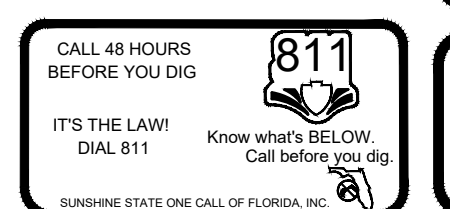
**TREE DRIPPER LINE WITHIN TREE
ROOT ZONE DETAIL - TYPICAL**
N.T.S.

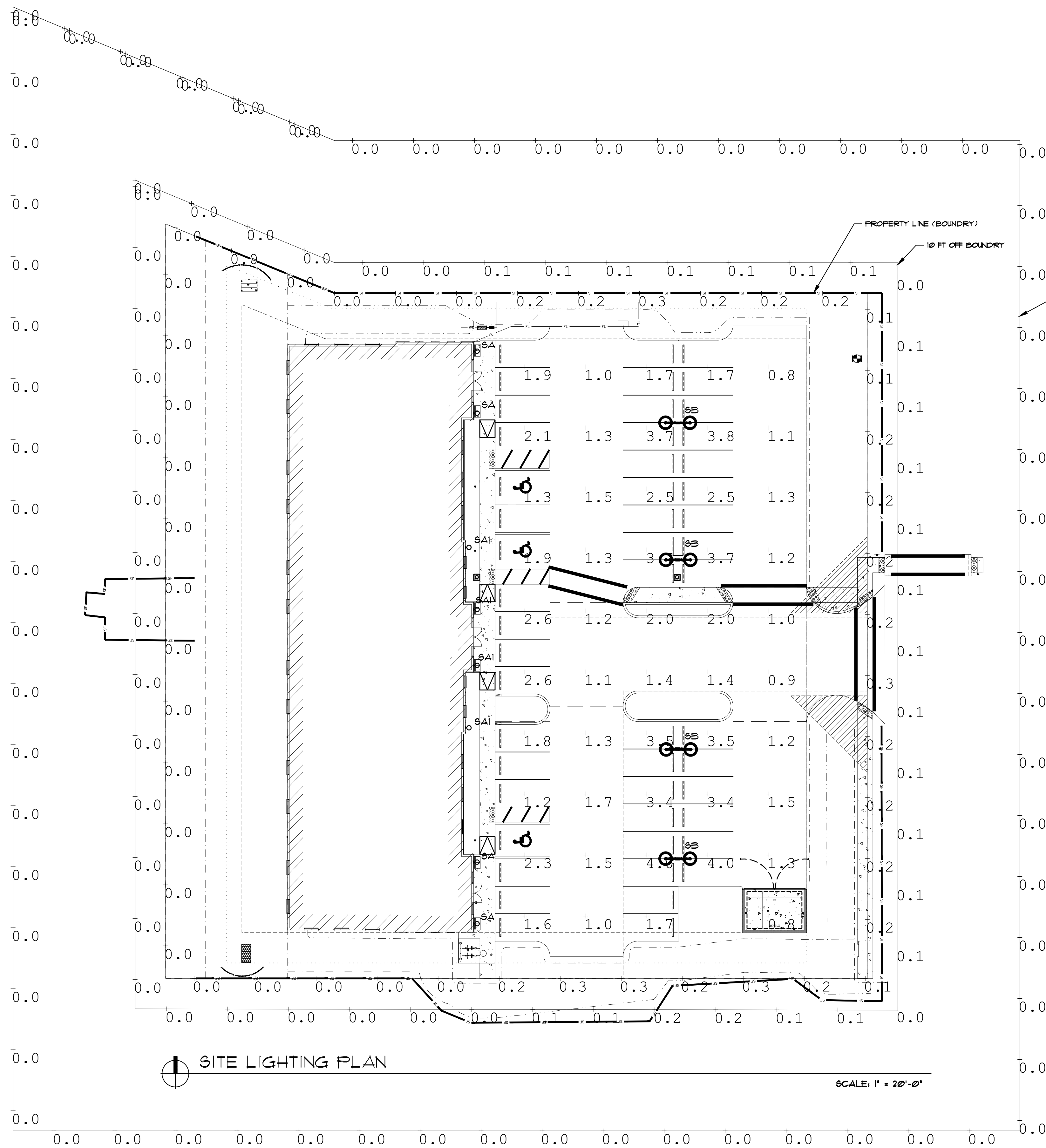


BUBBLER
SCALE: N.T.S.



BUBBLER LINE INSTALLATION
NOT TO SCALE
REFER TO IRRIGATION LEGEND





Label	CalcType	Units	Avg	Max	Min	Avg/Min	Description
10 FT BEYOND BOUNDARY	Illuminance	Fc	0.05	0.2	0.0	N.A.	HORIZONTAL LINE OF CALCULATION AT ZERO FT AFG
50 FT BEYOND BOUNDARY_1	Illuminance	Fc	0.00	0.0	0.0	N.A.	HORIZONTAL LINE OF CALCULATION AT ZERO FT AFG
BOUNDARY	Illuminance	Fc	0.11	0.3	0.0	N.A.	HORIZONTAL LINE OF CALCULATION AT ZERO FT AFG
PARKING AREA AND DRIVES	Illuminance	Fc	1.98	4.0	0.8	2.48	HORIZONTAL PLANE OF CALCULATION AT ZERO FT AFG

LUMINAIRE FIXTURE SCHEDULE									
SYMBOL	LF	QTY.	TYPE	MANUFACTURER	CATALOG NO.	LAMPS	VOLTS	MOUNTING	REMARKS
○	1.000	4	SA	LUMENPULSE	ALG 7120 120 CSL S40 30K CR70 4BLS-BKTX-DM/ CMO	31W LED	120	SURFACE	BUILDING MOUNTED SCONCE. FULL CUT-OFF, WET LOCATION LISTED. 12-0" MOUNTING HEIGHT. FIXTURE AND ACCESSORY COLORS TO BE TEXTURED BLACK
○	1.000	4	SAI	LUMENPULSE	ALG 7120 120 CSL S40 30K CR70 4BLS-BKTX-DM/ CMO	31W LED	120	SURFACE	BUILDING MOUNTED SCONCE. FULL CUT-OFF, WET LOCATION LISTED. 10-0" MOUNTING HEIGHT. FIXTURE AND ACCESSORY COLORS TO BE TEXTURED BLACK
⊗	1.000	4	SB	LUMENPULSE	ALG7220 120 CSL M110 30K CR70 4BLS-BKTX-DM-TM/CS4-20180 US127TIS-86-56	(2) 92W LED	120	POLE	(2) OUTDOOR LIGHTING POLE MOUNTED FIXTURE. (2) HEADS AT 180 DEGREES FIXTURE AND ACCESSORY COLORS TO BE TEXTURED BLACK POLE TO BE 27 FOOT CONCRETE DIRECT BURIAL POLE FOR 20 FOOT FIXTURE MOUNTING HEIGHT. POLE TO MEET WIND LOADS OF CURRENT BUILDING CODES. POLE COLOR TO BE NATURAL CONCRETE.

1. SPECIFIED LIGHTING IS BASIS OF DESIGN. EQUALS MAY BE SUBMITTED TO JEWITT ENGINEERING 3 DAYS PRIOR TO BID DATE FOR APPROVAL. PLEASE PROVIDE COLOR SUBMITTALS ALONG WITH IES PHOTOMETRIC FILES ON A DISK FOR REVIEW. WRITTEN APPROVAL WILL BE ISSUED FOR EQUAL PRODUCTS APPROVED. IF ALTERNATE FIXTURE IS NOT APPROVED, SPECIFIED FIXTURE WILL BE PROVIDED.

2. E.C. IS TO COORDINATE FIXTURE COLORS WITH ARCHITECT PRIOR TO ORDERING.

NOTE:
PROVIDED LUMINAIRES ARE FULLY SHIELDED, FULL CUT-OFF LUMINAIRES WITH UPLIGHT RATINGS OF 0, RECESSED BULBS AND FLAT LENSES.

NOTE:
PROVIDED LIGHT POLE HEIGHTS, COMPLY WITH THE REQUIRED HEIGHT LIMITATIONS. MOUNTING HEIGHTS ARE SHOWN ON LUMINAIRE SCHEDULE.

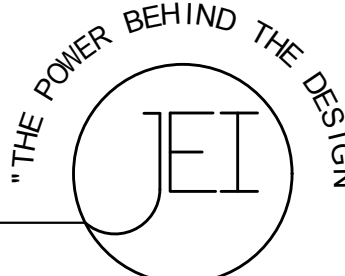
NOTE:
NO PROPOSED LIGHT POLE IS WITHIN 50 FEET OF A RESIDENTIALLY ZONED PROPERTY. NO LIGHT POLE WITHIN 50' OF RESIDENTIALLY ZONED PROPERTY OR USE EXCEED 15' IN HEIGHT.

NOTE:
BUILDING MOUNTED LUMINAIRE HEIGHT COMPLY WITH THE REQUIRED HEIGHT LIMITATIONS. MOUNTING HEIGHTS SHOWN ON LUMINAIRE SCHEDULE.

NOTE:
THESE PLANS ARE FOR SITE LIGHTING AND PHOTOMETRIC PURPOSE ONLY. ALL OTHER SITE ELECTRICAL DESIGNED BY OTHERS.

JEWITT ENGINEERING, INC.

Established 1994
623 BAYSIDE DRIVE FORT MYERS, FLORIDA 33919 (239) 432-1550
CA 83045
jje@comcast.net



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NEW OFFICE BUILDING SHELL FOR:
JDM DEVELOPMENT
22904 Lyden Drive
Estero, FL 33928



4161 Tamiami Trail #501
Fort Charlotte, Florida 33952
Ph: (813) 639-2400 Fax: (813) 639-2405

3820 Colonial Blvd. #1100
Fort Myers, Florida 33966
Ph: (239) 277-6554 Fax: (239) 277-4741

www.adgarchitecture.com

NO.	DATE	DESCRIPTION
1	02/05/2021	DREB COMMENTS



Presentation for:
Village of Estero Design Review Board
February 24, 2021

JDM Development
Coconut Trace Medical Office Center
22904 Lyden Drive, Estero, FL 33928

Presented by:



3820 Colonial Boulevard, Suite 100
Fort Myers, FL 33966
(239) 277-0554

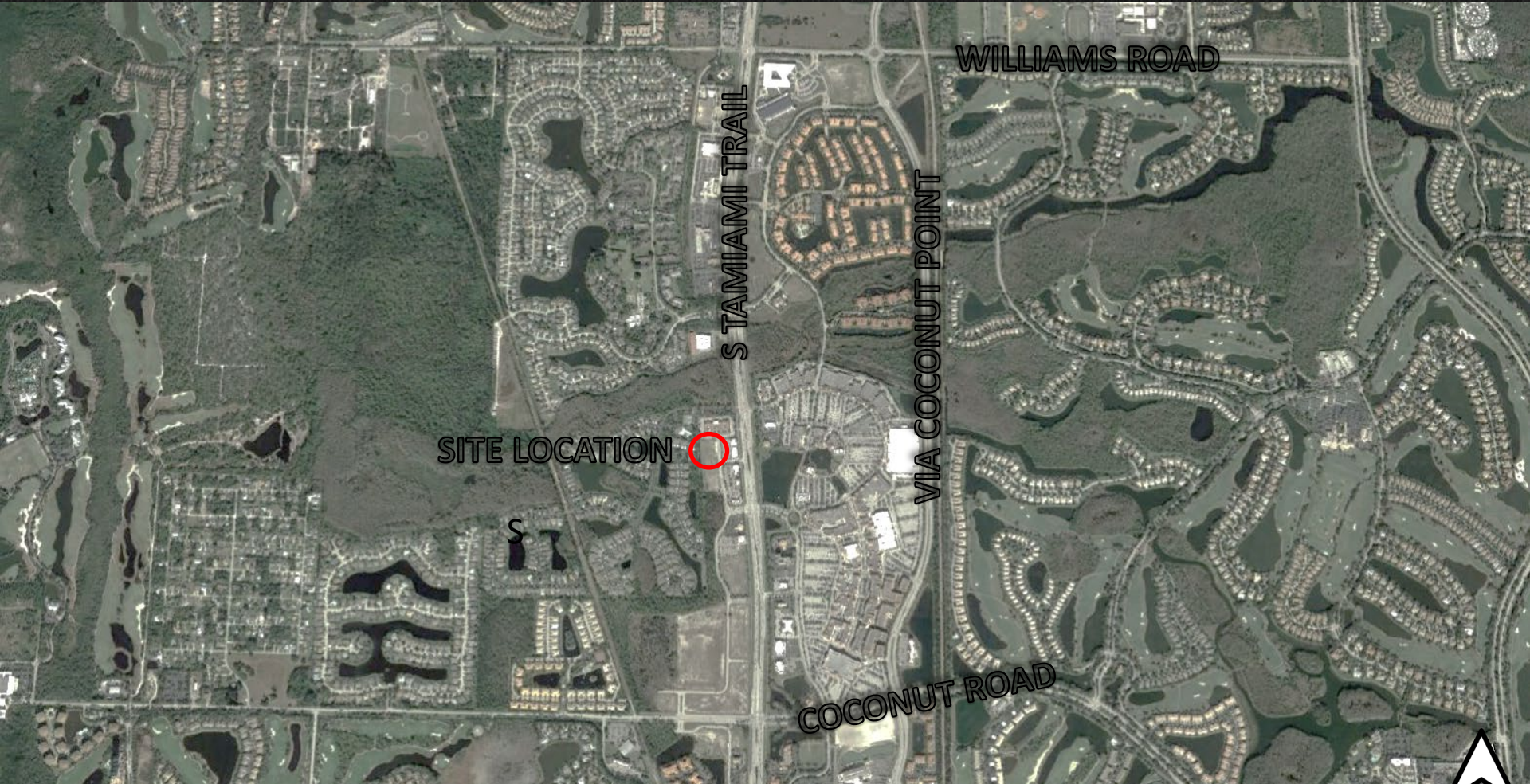


2221 McGregor Blvd.
Fort Myers, FL 33901
(239) 337-5525



4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916
(239) 936-5222

Proximity Map



Site Location Map

22904 Lyden Drive
Estero, FL 33928



ADG
ARCHITECTURE, Ilc



Quattrone &
Associates, Inc.

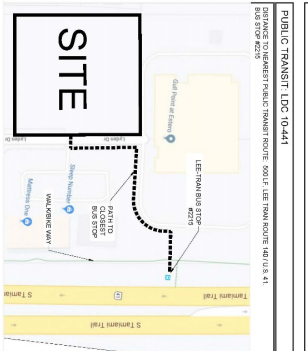
SITE PLAN LEGEND	
[Symbol]	PROPOSED IMPROVEMENT
[Symbol]	EXISTING IMPROVEMENT
[Symbol]	QUARTER IN ENCLOSURE
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED HANDICAP PARKING SYMBOL
[Symbol]	PROPOSED STOP SIGN
[Symbol]	NUMBER OF PARKING SPACES ALLOWED

SITE DATA	
OWNER	JDM DEVELOPMENT
PROJECT NAME	ESTERNO LEAVES OF ESTERNO
ADDRESS	22004 LYDEN DRIVE, ESTERO, FL 33928
DATE	11/15/2019
SCALE	AS SHOWN
DESIGNED BY	ADGG ARCHITECTURE, LLC
CHECKED BY	JMM
APPROVED BY	[Signature]
PROJECT USE	RESIDENTIAL
TERRAIN	FLAT
ADDITIONAL NOTES	SEE SITE PLAN FOR DETAILED INFORMATION

SITE DEVELOPMENT REGULATIONS PRE 2004-010	
MINIMUM LOT AREA	1.4300 AC
MINIMUM FRONT SETBACK	35.00 FT
MINIMUM SIDE SETBACK	10.00 FT
MINIMUM REAR SETBACK	10.00 FT
MAXIMUM FRONT YARD LOT COVER	15.00%
MAXIMUM SIDE YARD LOT COVER	10.00%
MAXIMUM REAR YARD LOT COVER	15.00%
MAXIMUM LOT COVER	25.00%

ZONING NOTES	
1. ALL PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SUBDIVISION APPROVED ORDINANCE REVISION NUMBER 2008-01	
2. THE PROPOSED USES FOR THIS TRACT MUST BE COMPATIBLE WITH THE MEDICAL OFFICES AND OTHER USES FOR THE ADJACENT TRACTS.	

PARKING CALCULATIONS LOC 34-3000	
TOTAL NUMBER OF SPACES REQUIRED	100
TOTAL NUMBER OF SPACES PROVIDED	100
5% REDUCTION FOR BULKWALLS / WALLS / UTILITY / ETC.	5
ADJUSTED PARKING PROVIDED	95
TOTAL NUMBER OF SPACES PROVIDED MINUS REDUCTIONS	90
HANDICAP SPACES ARE INCLUDED IN TOTAL SPACES PROVIDED	2

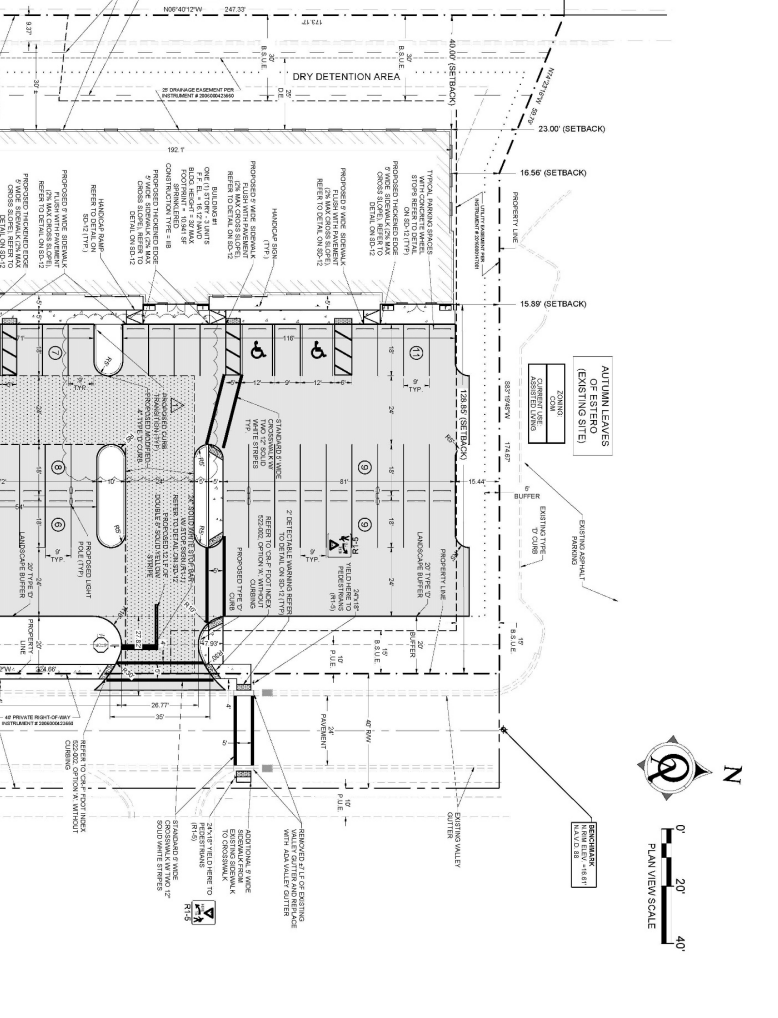
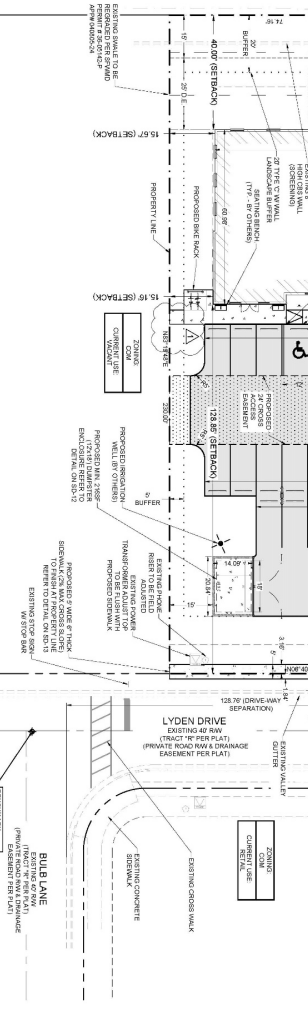
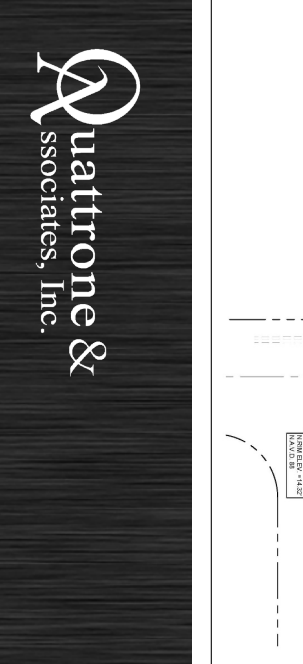


LAND USE BREAKDOWN	
TOTAL SITE AREA	13.92 AC
PROPOSED BULKWALL AREA	0.04 AC
CONCRETE AREA	0.04 AC
PAVED DRIVE	0.04 AC
20% EXISTING ASPHALT DRIVE	0.04 AC
TOTAL IMPROVEMENT AREA	0.20 AC
TOTAL UNIMPROVED AREA	13.72 AC

REFUSE AND SOLID WASTE DISPOSAL FACILITIES LOC 10-201	
1. ALL PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SUBDIVISION APPROVED ORDINANCE REVISION NUMBER 2008-01	
2. THE PROPOSED USES FOR THIS TRACT MUST BE COMPATIBLE WITH THE MEDICAL OFFICES AND OTHER USES FOR THE ADJACENT TRACTS.	

MARCH LANDING EXISTING SITE	
PROPOSED IMPROVEMENTS	1.4300 AC
EXISTING IMPROVEMENTS	35.00 FT
MINIMUM SIDE SETBACK	10.00 FT
MINIMUM REAR SETBACK	10.00 FT
MAXIMUM FRONT YARD LOT COVER	15.00%
MAXIMUM SIDE YARD LOT COVER	10.00%
MAXIMUM REAR YARD LOT COVER	15.00%
MAXIMUM LOT COVER	25.00%

BUS STOP NOTES:	
1. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SUBDIVISION APPROVED ORDINANCE REVISION NUMBER 2008-01	
2. THE PROPOSED USES FOR THIS TRACT MUST BE COMPATIBLE WITH THE MEDICAL OFFICES AND OTHER USES FOR THE ADJACENT TRACTS.	
3. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SUBDIVISION APPROVED ORDINANCE REVISION NUMBER 2008-01	
4. THE PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE COMPREHENSIVE SUBDIVISION APPROVED ORDINANCE REVISION NUMBER 2008-01	



ADGG
ARCHITECTURE, LLC



DNJA GROUP, INC.
LANDSCAPE ARCHITECTURE, PLANNING & DESIGN, INC.



Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 • 239-936-5222
Certificate of Authorization Number: 9403

JDM DEVELOPMENT SITE PLAN		
DATE	REVISION	DATE
11/15/2019	1	11/15/2019
12/17/2019	2	12/17/2019
01/14/2020	3	01/14/2020
01/14/2020	4	01/14/2020
01/14/2020	5	01/14/2020



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AND ASSOCIATES, INC.

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L.A. LICENSE LC 0000063

PROJECT INFORMATION

JDM DEVELOPMENT

22904 LYDEN DRIVE
VILLAGES OF ESTERO,
FLORIDA

PREPARED FOR:
Mr. Jeffrey Motto
JDM DEVELOPMENT
14230 Metropolitan Avenue
Suite 1
Fort Myers, FL 33912
Tel: 239-275-1114

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DEMBIO, P.L.A.
REG. NO. 441 STATE OF FLORIDA

PROJECT NO: 219146
PROJECT NAME: GREG DEMBIO
CUMBERLAND, FLORIDA
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
DEVELOPMENT ORDER
SUBMITTAL

ISSUED DATE: JUN 16, 2019
REVISIONS:
JUN 28, 2019 REV. PLAN
MAR 31, 2020 COMMENTS
DEC 23, 2020 DRB REVIEW
FEB 1, 2021 DRB REVIEW

SHEET TITLE:
SITE LANDSCAPE CALCULATIONS

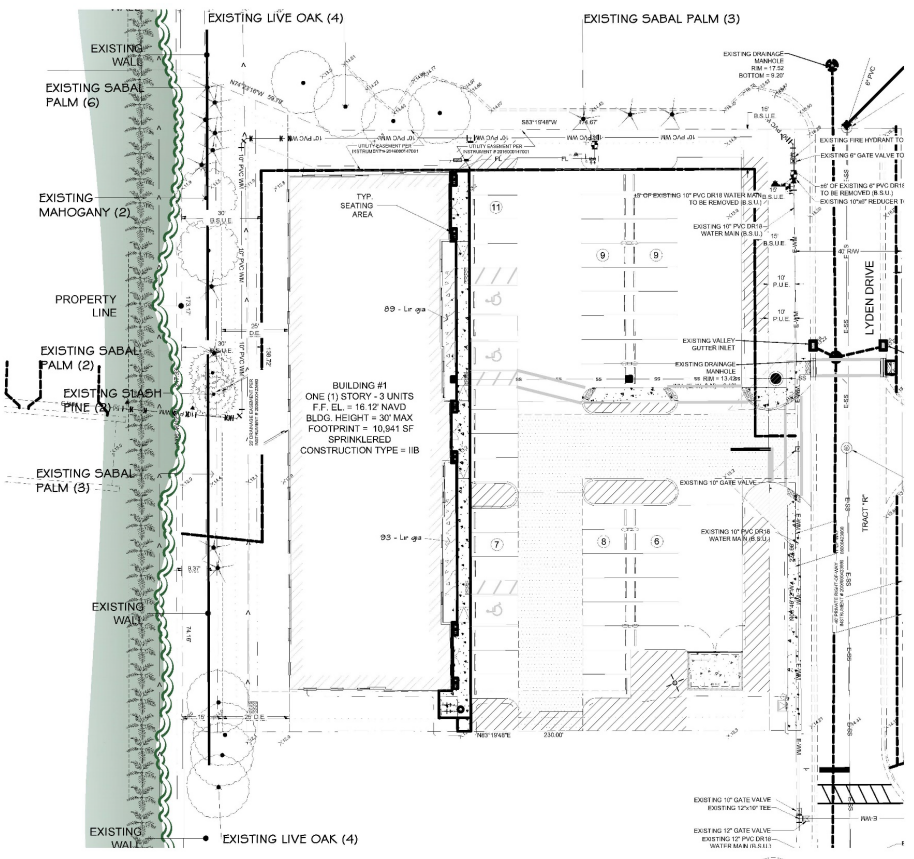
SHEET NUMBER:
L-1



**EXISTING WEST PROPERTY LINE TREES & WALL PHOTOS
LOOKING TOWARD RESIDENTIAL COMMUNITY**

GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 3" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20" TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 100% OF THE CODE BUFFER TREES AND SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUY'S) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421 A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING SCREENS) AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. ALL TREES PLANTED IN BSU EASEMENT SHALL BE LOCATED A MINIMUM OF 7.5' FROM ALL BSU SERVICE INFRASTRUCTURE.



SITE DEVELOPMENT DATA
TOTAL SITE = 1.20 Ac. (52,299 S.F.)

OPEN SPACE REQUIREMENTS
35% OPEN SPACE REQUIRED
52,299 x 20% = 10,459 SF OF REQUIRED OPEN SPACE (PER HATCHING) = 13,750 SF PROVIDED PER HATCHING.

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE

HERITAGE TREES
NO HERITAGE TREES EXIST ON THE SITE

GENERAL TREE CREDITS
NO TREE CREDITS TAKEN

GENERAL TREE REQUIREMENTS (PARCEL Q EAST)
1 TREE PER 3,500 SF OF SITE AREA
52,299 / 3,500 = 15 TREES REQUIRED AND 15 PROVIDED.
NOTE: 16 TREES MAY BE USED AT A 2.1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THAN 50%. A MAXIMUM OF 7-16 TREES MAY BE USED AT 2.1 CREDIT TOWARDS GENERAL TREES (CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA REQUIRED = 193.10 SF x 10% = 19.31 SF MINIMUM REQUIRED AND 3,246 SF PROVIDED PER HATCHING.
MIN. 1 TREE PER 250 SF
1,951 / 250 = 7.8 TREES REQUIRED AND 8 PROVIDED.
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF. APPROXIMATELY 195 SHRUBS OR GROUNDCOVERS ARE PROVIDED.

WATER MANAGEMENT PLANTING REQUIREMENTS
PER SECTION 33-111 (d) OF SUBDIVISION 1 OF ESTERO PLANNING COMMUNITY REGULATIONS: DETENTION BASINS MUST BE PLANTED WITH WETLAND SPECIES AT 36" OC THROUGHOUT THE BASIN.

BUILDING PERIMETER PLANTING REQUIREMENTS
10,792 SF BLDG X 10% = 1,079 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 1,100 PROVIDED PER HATCHING.

BUFFER REQUIREMENTS:

PROJECT EAST BUFFER
COM TO R O W
20' MINIMUM WIDTH, TYPE 'C' BUFFER REQUIRED, W/ 5 TREES AND 66 SHRUBS PER 100 LINEAL FOOT
173 LF (EXCLUDING EASEMENTS) / 100 X 10 = 22 TREES REQUIRED AND 9 PROVIDED.
173 LF / 3 X 2 = 115 SHRUBS REQUIRED AND 115 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (S, B).

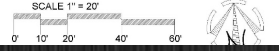
PROJECT SOUTH BUFFER
COM TO COM
5' TYPE 'A' BUFFER REQUIRED, W/ 4 TREES PER 100 LINEAL FOOT
180 LF (EXCLUDING EASEMENTS) / 100 X 4 = 7 TREES REQUIRED AND 7 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (S, B).

PROJECT WEST BUFFER
COM TO S F
20' MINIMUM WIDTH, TYPE 'C' BUFFER REQUIRED, W/ 10 TREES AND 30 SHRUBS PER 100 LINEAL FOOT
215 LF (EXCLUDING EASEMENTS) / 100 X 10 = 22 TREES REQUIRED AND 22 PROVIDED THROUGH EXISTING AND PROPOSED
215 LF / 100 X 3d = 65 SHRUBS REQUIRED AND 65 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (W, B).

PROJECT NORTH BUFFER
COM TO COM
5' TYPE 'A' BUFFER REQUIRED, W/ 4 TREES PER 100 LINEAL FOOT
184 LF (EXCLUDING EASEMENTS) / 100 X 4 = 7 TREES REQUIRED AND 7 PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N, B).

DETENTION AREA PLANTING
Not Applicable

SITE LANDSCAPE CALCULATIONS



TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR
SPECIFIC EASEMENT INFORMATION.



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DAVID M. JONES, JR.
AND ASSOCIATES, INC.

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Phone: (941) 235-2217
Fax: (239) 337-4434
L.A. LICENSE LC 000005

PROJECT INFORMATION:
**JDM
DEVELOPMENT**

22904 LYDEN DRIVE,
VILLAGES OF ESTERO,
FLORIDA

PREPARED FOR:
Mr. Jeffrey Motto
JDM DEVELOPMENT
14290 Metropolis Avenue
Suite 1
Fort Myers, FL 33912
Tel: 239-275-1114

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. GREGG, RLA
RLA NO. 46, DATE
STATE OF FLORIDA

PROJECT NO.: 215146
PROJECT MGR.: GREG DISBERN
ISSUED FOR: JDM DEVELOPMENT, L.P.
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: DEVELOPMENT ORDER
SUBMITTAL

ISSUED DATE: JAN. 15, 2015
REVISIONS:
JAN. 28, 2015 IRR PLAN
MAR. 31, 2020 COMMENTS
DEC. 23, 2020 DRB REVIEW
▲ FEB. 1, 2021 DRB REVIEW

SHEET TITLE:
**LANDSCAPE
PLAN**

SHEET NUMBER:
L-2

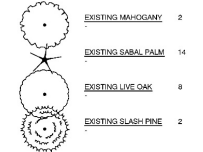


PLANT SCHEDULE

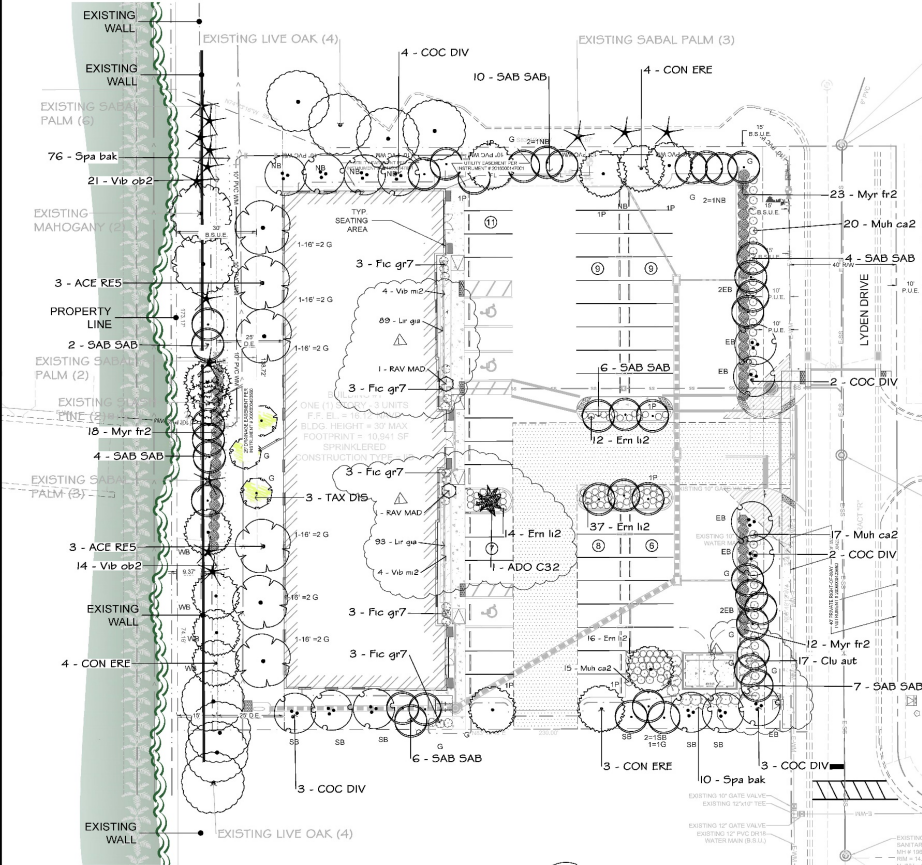
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACE RE5	6	Acer rubrum	Red Maple	Min. 18" Ht., 6" Spd.
	ADO C32	1	Adonia neriifolia	Christmas Palm	Min. 10" Clear Trunk
	COC DIV	14	Coccoloba diversifolia	Pigeon Plum	Min. 2" Cal., 10" Ht., 4" Spd.
	CON ERE	11	Conocarpus erectus	Green Buttonwood	Min. 2" Cal., 10" Ht., 4" Spd.
	RAV MAD	2	Ravensia madagascariensis	Traveler's Tree	8' Ht.
	SAB SAB	39	Sabal palm	Cabbage Palmetto	Min. 10" Clear Trunk
	TAX DS	3	Taxodium distichum	Bald Cypress	Min. 2" Cal., 10" Ht., 4" Spd.

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	Clu aut	17	Clusia rosea	Pitch Apple	Min. 24" Ht., 3 Gallon
	Ern li2	79	Ernodoa littoralis	Golden Creeper	Min. 1 Gallon, 16" Ht.
	Fic gr7	15	Ficus microcarpa 'Green Island'	Green Island Ficus	Min. 24" Ht., 3 Gallon
	Muh ca2	52	Muhlenbergia capillaris	Pink Muhly Grass	Min. 18" Ht., 3 Gallon
	Myr fr2	53	Myrcianthes fragrans	Simpson's Stopper	Min. 24" Ht., 3 Gallon
	Spa bak	60	Sparganium angustifolium	Sand Cordgrass	Min. 18" Ht., 3 Gallon
	Vib ob2	35	Viburnum obtovatum	Water's Viburnum	Min. 24" Ht., 3 Gallon
	Vib m2	8	Viburnum obtovatum 'Miss Shiloh Delight'	Small Leaf Arrowwood	Min. 24" Ht., 3 Gallon

EXISTING TREE LEGEND



S-101
Ariva LI440
4" contour bench with steel slat seat and cast iron portable/surface mount legs

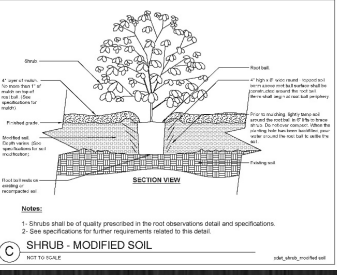
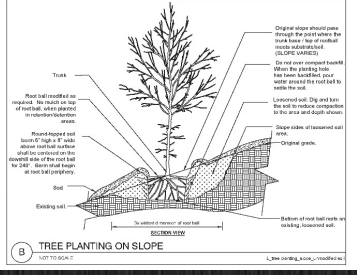
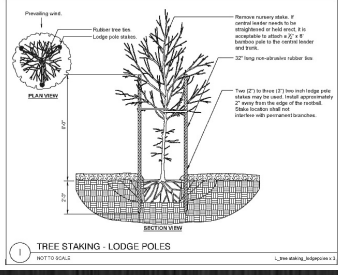
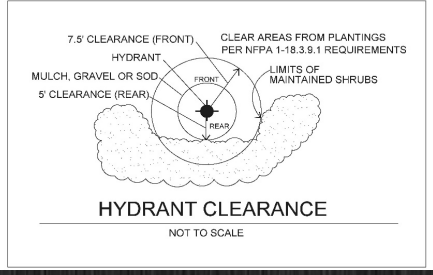


LANDSCAPE PLAN

SCALE 1" = 20'



TYPICAL EASEMENT AREA REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION





CHRISTMAS PALM



PIGEON PLUM



GREEN BUTTWOOD



BALD CYPRESS



SIMPSON STOPPER



PITCH APPLE



MRS. SCHILLER'S DELIGHT VIBURNUM



WALTER'S VIBURNUM



RED MAPLE



MUHLY GRASS



GREEN ISLAND FICUS



GOLDEN CREEPER



SPARTINA / CORD GRASS



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AND PLANNERS

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LA LICENSE: LC 0000083

PROJECT INFORMATION:
JDM DEVELOPMENT

22804 LYDEN DRIVE
VILLAGES OF ESTERO,
FLORIDA

PREPARED FOR:
Mr. Jeffrey Motto
JDM DEVELOPMENT
14290 Metropolis Avenue
Suite 1
Fort Myers, FL 33912
Tel: 239-275-1114

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. OSBRO, RLA
ISSUED: DATE:
STATE OF FLORIDA

PROJECT NO.: 219146
PROJECT NAME: GREG OSBRO
FILE NAME: JDM DEVELOPMENT LS
DESIGNER: GJD
CAD TECH: GJD
CHECKED BY: GJD
ISSUED FOR: DESIGN REVIEW BOARD

ISSUED DATE: DEC. 18, 2019
REVISIONS:

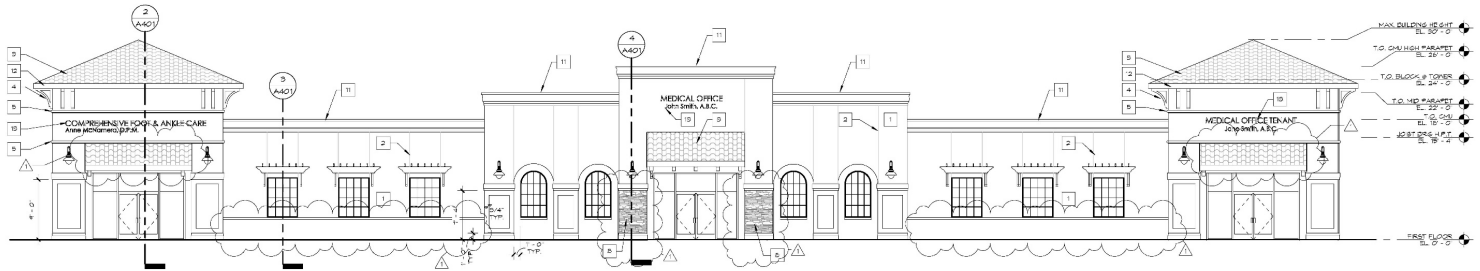
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PLANT IMAGE BOARD

SHEET NUMBER:
IMAGES



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EAST ELEVATION

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



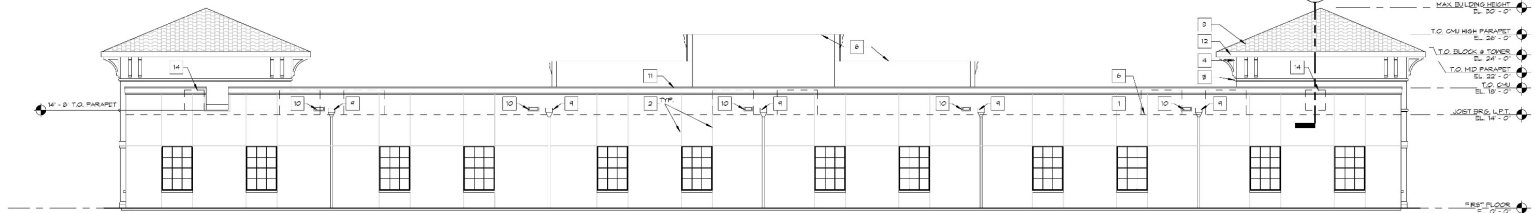
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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



PROPOSED MIN. 216 SF (12x18) DUMPSTER ENCLOSURE. PAINTED STUCCO TO MATCH BUILDING FINISH.

DUMPSTER ENCLOSURE ELEVATIONS

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

ELEVATION KEY NOTES

- 1 PAINTED STUCCO FINISH
- 2 STUCCO SCORE LINE TYP.
- 3 GCM TILE ROOF SYSTEM
- 4 DECORATIVE BRACKET
- 5 PAINTED RIBBED STUCCO TRIM/ DECORATIVE BANDS/ LINE OF ROOF, BEYOND
- 6 WALL MOUNTED TRELLIS BY OWNER
- 7 MANUFACTURED STAINED STONE VENER
- 8 12" x 6" COLLECTION BOX AND 4" DOWNPOUT
- 9 4" x 6" OVERLAP ROUPPER
- 10 METAL CAP FLASHING
- 11 METAL FABRIC
- 12 FUTURE 60% N.G.
- 13 INSULATED METAL APPROXIMATE ACCESS DOOR, 60% N.G. METAL PER VFA-REG-03 (MATERIAL TO BE DETERMINED)

NEW MEDICAL OFFICE BUILDING SHELL FOR:
JDM DEVELOPMENT
 22904 Lyden Drive
 Estero, FL 33928



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 Fort Myers, Florida 33905
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09-50-3030

A201





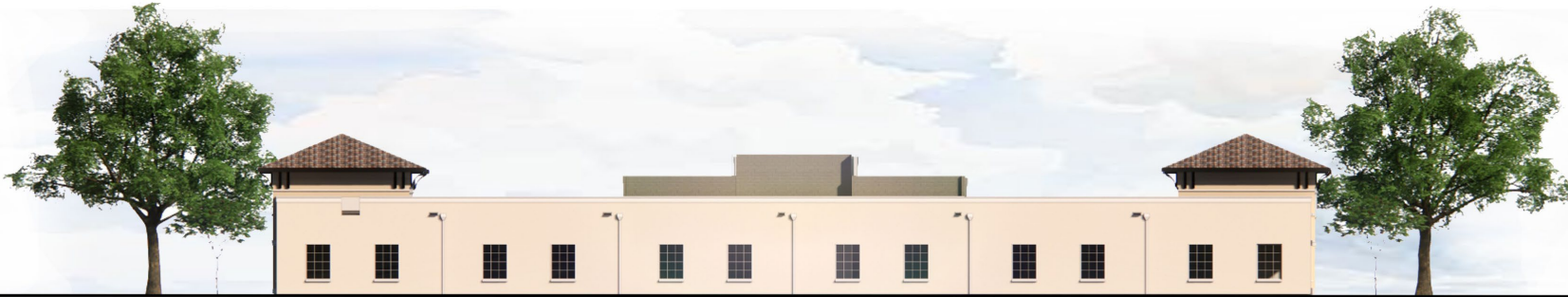
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

NEW MEDICAL OFFICE BUILDING SHELL FOR:
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AK-0000422

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02 - 05 - 2021
 Issued for OMB
 COMMENTS

STATE OF FLORIDA
 ROBERT T. TAYLOR
 ARCHITECT
 REGISTERED ARCHITECT

ROBERT T. TAYLOR
 AR0012868

09 - 30 - 2020

A202

PROJECT NO. 2014-148

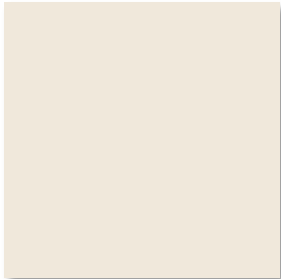
 **ADG**
 ARCHITECTURE, llc

 **DMJA**
 DAVID M. JONES, JR. AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS • SITE PLANNERS

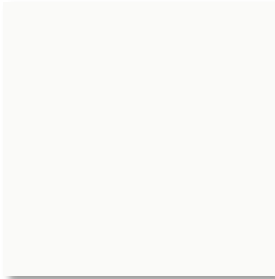
 **Quattrone &**
 associates, Inc.

Color & Material Palette

Main Color:
SW 7012
Creamy



Trim Color:
SW 7006
Extra White



Accent Color:
SW 6141
Softer Tan



Accent Color (Brackets):
SW 7048
Urbane Bronze



Roof Color:
Eagle Roofing
Buena Vista Blend
3688



Stone Accent:
Eldorado Stone
*Coastal Ledge,
Santa Cruz (or similar)*



Storefront & Windows:
Dark Bronze

Building & Site Lighting:

Post Mounted Fixtures

Lumenpulse

ALG7220 120 CSL M110 30K CR170

Wall Mounted Fixtures

Lumenpulse

ALG7120 120 CSL M110 30K CR170

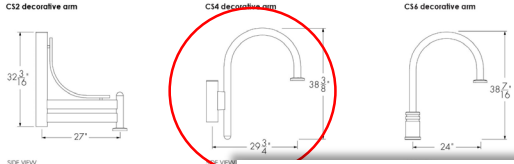


Building & Site Lighting

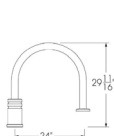
Specification Sheet

allegra
Allegro Medium

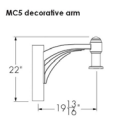
Compatible decorative arms (consult related specification sheets for details)



C32 decorative arm



MCS decorative arm

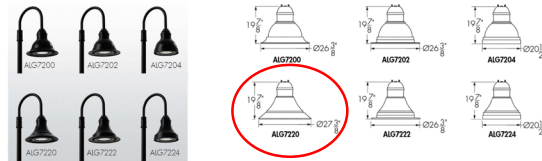


Specification Sheet

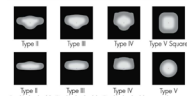
allegra
Allegro Medium

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Distributions



Description

The Allegro Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegro Medium is elegance personalized.

Features

Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions Type II, Type II or Type IV (with or without backlight shield), Type 5 square and Type V Softfile

Options

Corrosion-resistant coating for hostile environments, Surge protector

Mounting Options

Top mounted, Side top mounted

Warranty

5-year limited warranty

Performance

Output (nominal lumens) Minimum 3000lm / Maximum 17000lm

Color Rendering 3 SDCM at CRI 70+ and 2 SDCM at CRI 80+

Lumen Maintenance

LM-21 L70 S27,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)

Dark sky

Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material Die cast low copper 360 aluminum alloy

Lens material

Optical tempered clear glass (Clearfile lens), Optical tempered opal glass (Softfile lens)

Weight

Up to 33 lbs

EPA

Up to 1.13 sq ft

lumenpulse 1200 Marie-Victoire Blvd., Longueville, QC J4G 2H4 CA 1 514 737 4200 1 800 597 3000 1 514 737 4200

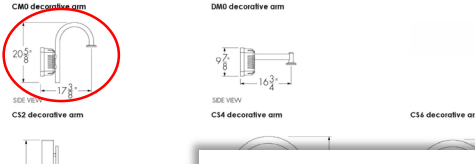
lumenpulse.com www.lumenpulse.com www.lumenpulse.com/products/1755

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Specification Sheet

allegra
Allegro Small

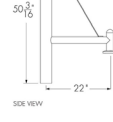
Compatible decorative arms (consult related specification sheets for details)



C40 decorative arm



C42 decorative arm

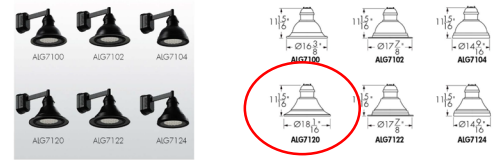


Specification Sheet

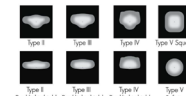
allegra
Allegro Small

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Distribution



Description

The Allegro Small is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegro Small is elegance personalized.

Features

Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions Type II, Type II or Type IV (with or without backlight shield), Type 5 square and Type V Softfile

Options

Corrosion-resistant coating for hostile environments, Surge protector

Mounting Options

Top mounted

Warranty

5-year limited warranty

Performance

Output (nominal lumens) Minimum 3000lm / Maximum 8000lm

Color Rendering 3 SDCM at CRI 70+ and 2 SDCM at CRI 80+

Lumen Maintenance

LM-21 L70 S27,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)

Dark sky

Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material Die cast low copper 360 aluminum alloy

Lens material

Optical tempered clear glass (Clearfile lens), Optical tempered opal glass (Softfile lens)

Weight

Up to 14 lbs

EPA

0.5 sq ft

lumenpulse 1200 Marie-Victoire Blvd., Longueville, QC J4G 2H4 CA 1 514 737 4200 1 800 597 3000 1 514 737 4200

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Site Lighting Pole Mounted

Site Lighting Wall Mounted



Presentation for:
Village of Estero Design Review Board

Thank You

Presented by:



3820 Colonial Boulevard, Suite 100
Fort Myers, FL 33966
(239) 277-0554



2221 McGregor Blvd.
Fort Myers, FL 33901
(239) 337-5525



4301 Veronica Shoemaker Blvd.
Fort Myers, FL 33916
(239) 936-5222



**20810 Highlands Ave.
ESTERO, FLORIDA
Christ Community
Ministries**

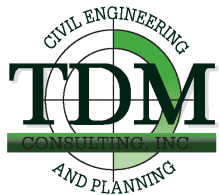
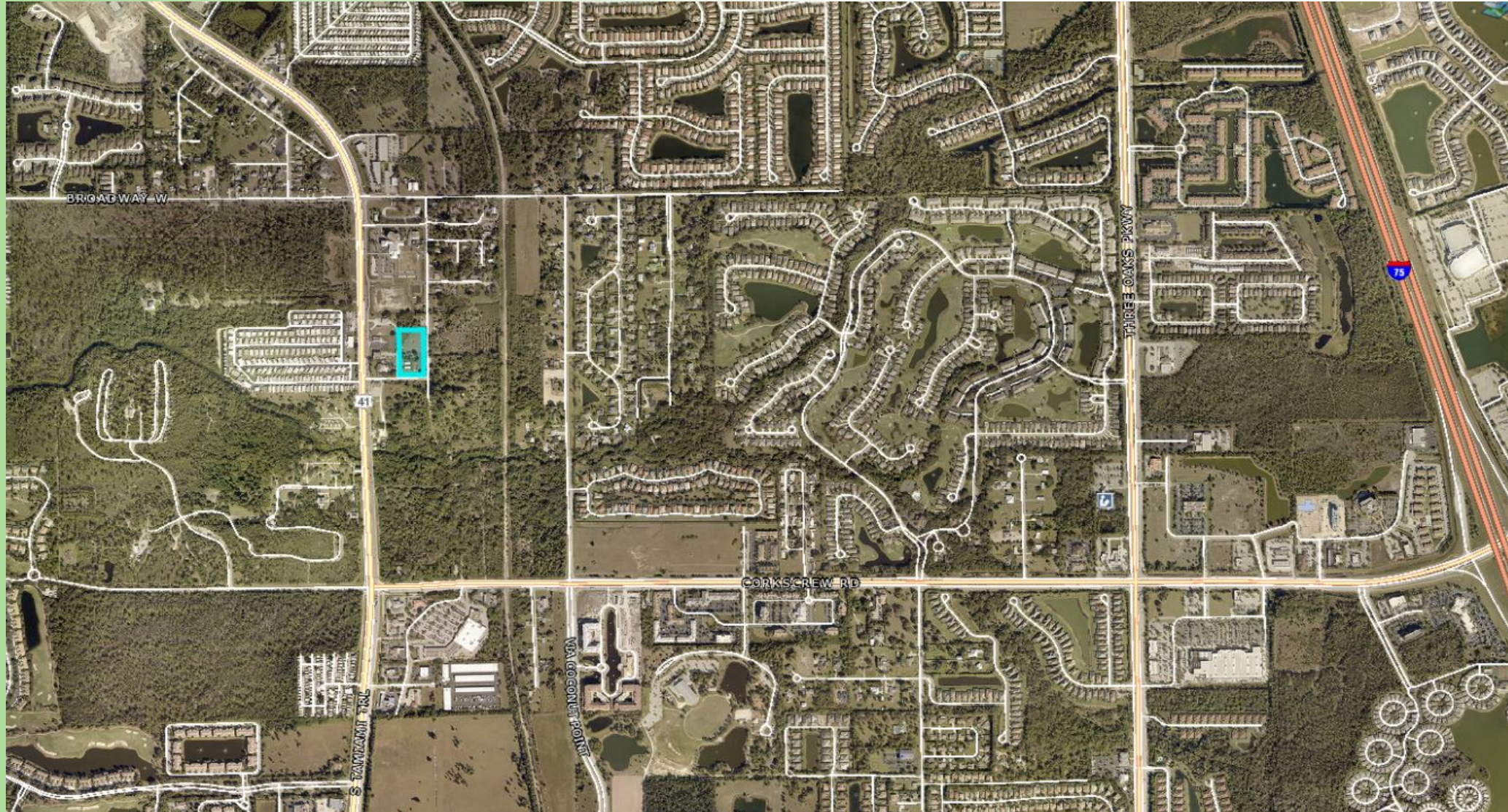
Public Informational Meeting

Civil Engineering Plans

TDM Consulting, Inc.



Vicinity Map



Area Location Map



East View of the Existing Church



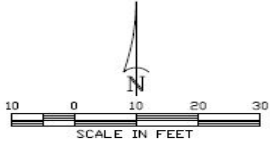
South View of the Existing Church



West View of the Existing Church



AS-BUILT SURVEY OF
**LOT 9 THROUGH 14,
 MARSHALL'S
 ESTERO RIVER GROVE,
 UNIT 1**
**AND PORTION OF LAND
 LYING IN SECTION 28-46-25**
 (PLAT BOOK 12, PAGE 131)
 INSTRUMENT No. 2020000197143
 SECTION 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST
 ESTERO, LEE COUNTY, FLORIDA



DESCRIPTION: (PER TITLE COMMITMENT)

LOT 9 THROUGH 14, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND THAT PARCEL SOUTH OF LOTS 11 AND 12, MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WEST OF HIGHLAND AVENUE, NORTH OF COUNTY ROAD AND EAST OF ESTERO COURT, LEE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

BEGINNING AT NORTHWEST CORNER OF LOT 9 AS SHOWN ON THE RECORD PLAT OF MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, RUN NORTH 89°22'51" EAST ALONG THE NORTHERLY LINE OF LOT 9 AND LOT 14 OF SAID RECORD PLAT FOR 240.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF HIGHLANDS AVENUE; THENCE RUN SOUTH 00°37'09" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 419.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD (50 FEET WIDE) AS SHOWN ON SAID RECORD PLAT; THENCE RUN SOUTH 88°12'14" WEST ALONG SAID RIGHT OF WAY LINE FOR 240.05 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ESTERO COURT (50 FEET WIDE) AS SHOWN ON SAID RECORD PLAT; THENCE RUN NORTH 00°37'09" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 424.82 FEET TO THE POINT OF BEGINNING.

MATTERS PERTAINING TO TITLE COMMITMENT

BY: FIRST AMERICAN TITLE INSURANCE COMPANY.
 FILE No. NCS-921555-LA2, DATED AUGUST 03, 2018

ITEMS 1, 2, 4, 5, 6, 7, 9, 10, 11, 12, 13, ARE NOT SURVEY RELATED.

ITEM 3 REFERENCES THIS SURVEY, AS SHOWN HEREON.

ITEM 8 PLAT OF MARSHALL'S ESTERO RIVER GROVES, UNIT 1, AS RECORDED IN PLAT BOOK 12, PAGE 131, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS SHOWN HEREON.

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON TAKEN FROM THE WEST RIGHT-OF-WAY LINE OF HIGHLANDS AVENUE, AS BEING PER DEED S.00°37'09"E.
 2. FIELD NOTES IN MARSHALL'S ESTERO RIVER GROVES, UNIT 1.
 3. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
 4. THIS SURVEY IS BASED ON OWNER'S POLICY, BY DLR REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. DF6-8815536, DATED JULY 13, 2020.
 5. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
 6. THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES: FS 668.001-006; FS 668.50; FS 472.025; SJ-17-062; FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.
 7. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
 8. THIS SURVEY IS INTENDED TO BE VIEWED AS AN 24X36, 20 SCALE DRAWING.
 9. BENCHMARK DERIVED FROM GPS RTK NETWORK FROM 0103, ELEVATION 3572 NAVD88.
 10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- FLOOD ZONE: "M" LEE COUNTY UNINCORPORATED AREAS ELEVATION 115' NAVD88 AS SCALED COMMUNITY No. 125214 PANEL No. 0593 SUFFIX --- F REVISION DATE: 6/28/08 MAP NUMBER: 120710593F

FLOOD ZONE: VILLAGE OF ESTERO COMMUNITY No. 120260 PANEL No. 0591 SUFFIX --- G REVISION DATE: 12/7/18 MAP NUMBER: 120710591G

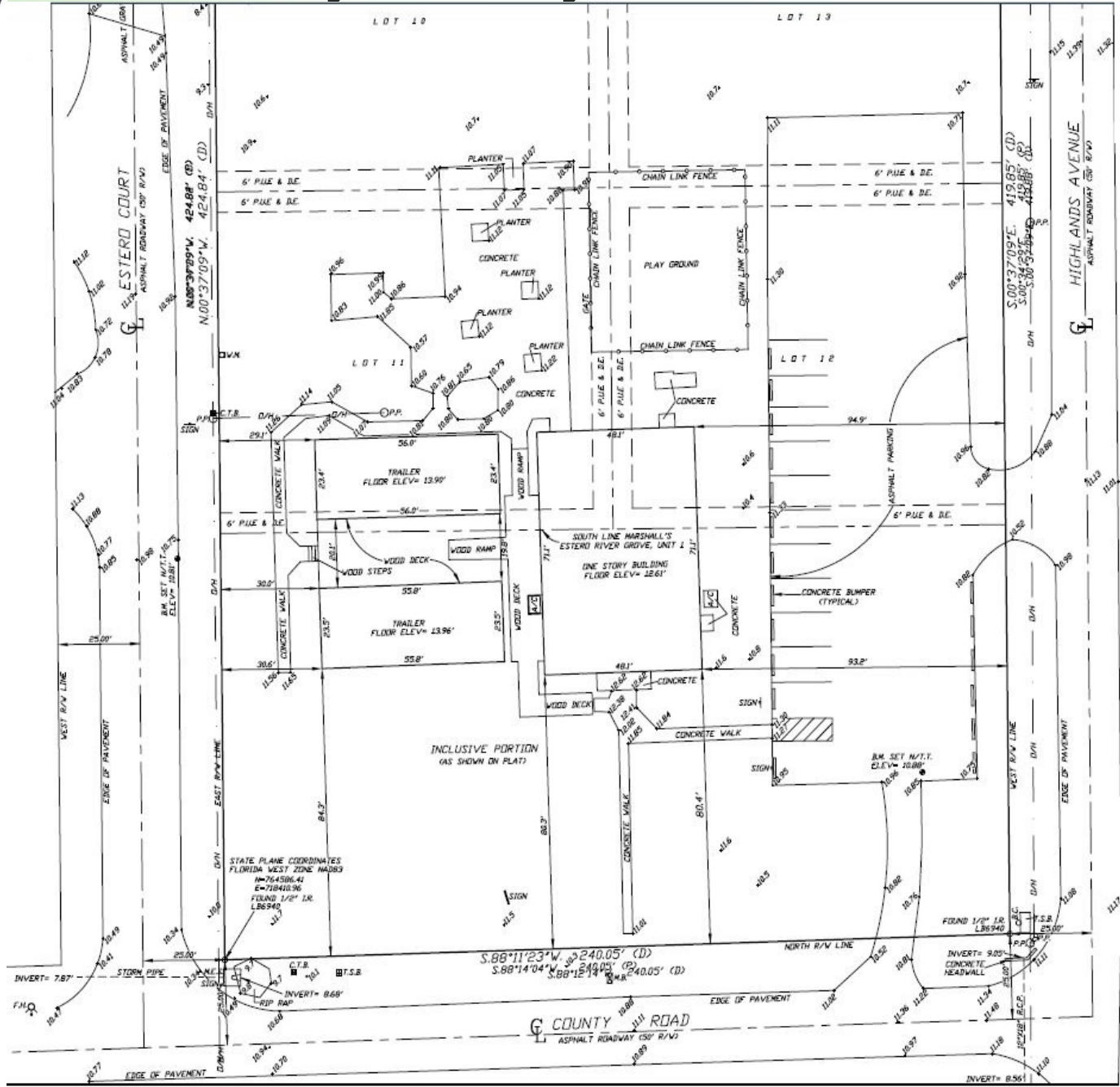
THIS SURVEY IS CERTIFIED TO:

TDM CONSULTING, INC.

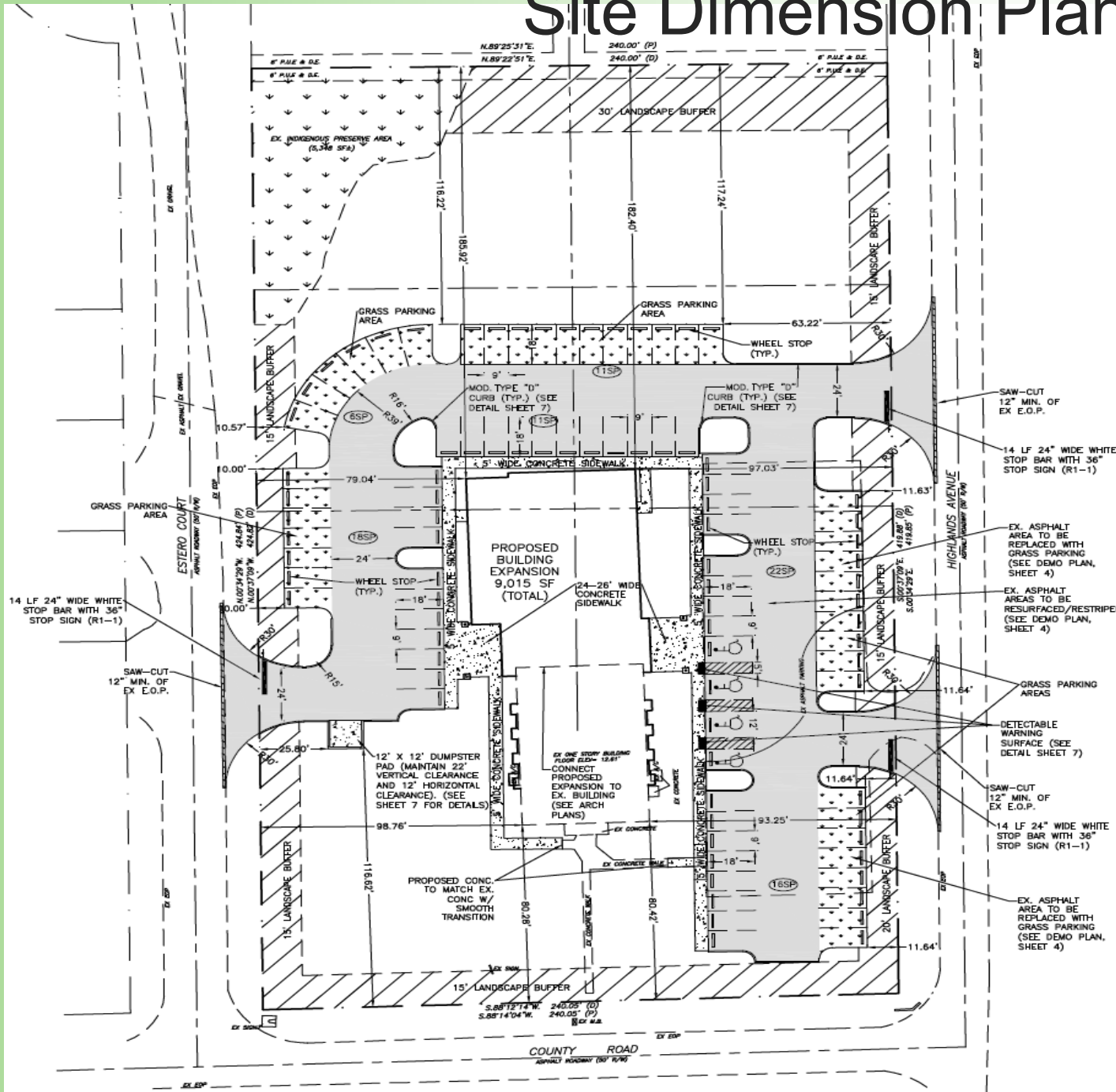
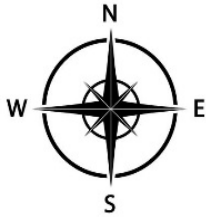
LEGEND:

- SET #4 IRON ROD (CAP LS #6515)
- FOUND IRON ROD (I.R.)
- CONCRETE MONUMENT (C.M.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- O.R. OFFICIAL RECORDS BOOK
- (S) AS PER SURVEY
- (M) AS MEASURED
- (P) AS PER PLAT
- (D) AS PER DEED
- (C) CURVE NUMBER
- L LINE NUMBER
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- R.W.B. RECLAIM WATER BOX
- W.M. WATER METER
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- O/H OVERHEAD POWER
- P.P. POWER POLE
- G.A.&W. GUY ANCHOR & WIRE
- E.B. ELECTRIC BOX
- C.T.B. CABLE TELEVISION BOX
- T.S.B. TELEPHONE SERVICE BOX
- N/D NAIL & DISK
- N/T.T. NAIL & TINTAB
- ELEV. ELEVATION
- B.M. BENCHMARK
- TYP. TYPICAL ELEVATION
- A/C AIR CONDITIONER
- W.S. WATER SYSTEM
- P.E. POOL EQUIPMENT
- CONCRETE CONCRETE
- P.O.B. POINT OF BEGINNING
- M.B. MAIL BOX
- B.C. BURIED CABLE
- M.E.S. MITERED END SECTION

Boundary Survey



Site Dimension Plan

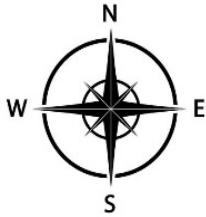


LEGEND

- R RADIUS (5' UNLESS OTHERWISE NOTED)
- EX. EXISTING
- R/W RIGHT-OF-WAY
- E.O.P. EDGE OF PAVEMENT
- CONC. CONCRETE
- TYP. TYPICAL
- PROP. PROPOSED
- SF SQUARE FEET
- LF LINEAR FEET
- E.O.P. EDGE OF PAVEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.P. LIGHT POLE
- CLF EXISTING CHAIN LINK FENCE
- 10SP NUMBER OF PARKING SPACES IN LOT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- LDC LAND DEVELOPMENT CODE
- N.T.S. NOT TO SCALE
- C.P. CONCRETE PAD



Pre & Post Development Site Areas

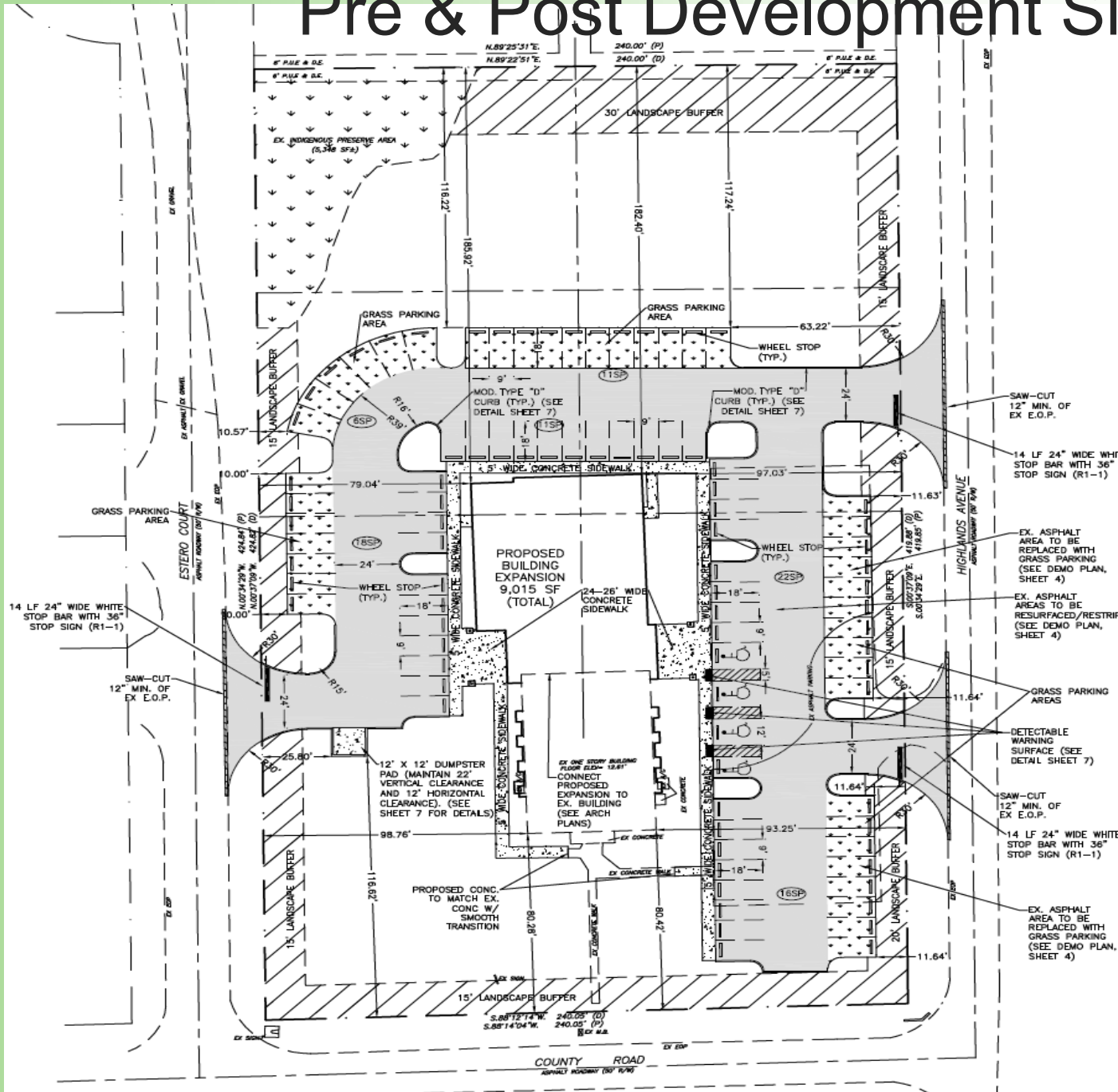


PRE DEVELOPMENT SITE AREAS

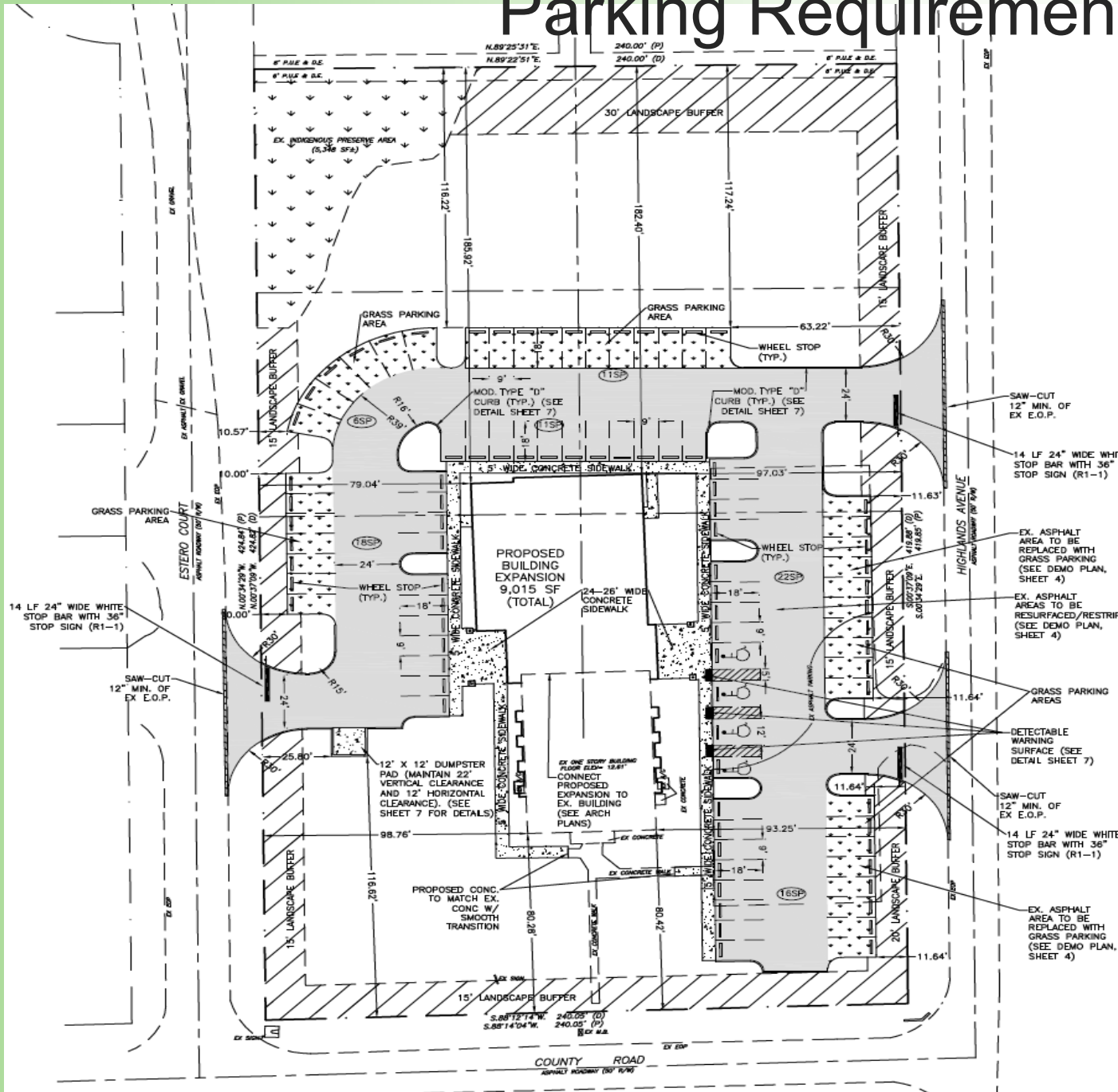
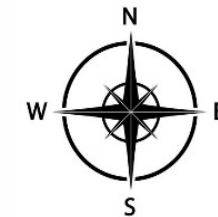
TOTAL PARCEL AREA: (2.33 AC)	101,363 SF	
INDIGENOUS PRESERVE AREA:	5,348 SF	
TOTAL DEVELOPABLE AREA: (2.20 AC)	96,015 SF	100.00%
EXISTING PAVEMENT AREA:	12,730 SF	13.26%
EXISTING GRASS PARKING AREA:	0 SF	0.00%
EXISTING CONCRETE & WOOD DECK AREA:	6,349 SF	6.61%
EXISTING TRAILER & BUILDING (ROOF) AREA:	6,043 SF	6.29%
EXISTING TOTAL IMPERVIOUS AREA:	25,122 SF	26.16%
EXISTING OPEN GREEN AREA:	70,893 SF	73.84%
EXISTING DRY DETENTION AREAS:	0 SF	0.00%
EXISTING TOTAL PERVIOUS AREA:	70,893 SF	73.84%

POST DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA: (2.33 AC)	101,363 SF	
INDIGENOUS PRESERVE AREA:	5,348 SF	
TOTAL DEVELOPABLE AREA: (2.20 AC)	96,015 SF	100.00%
PROPOSED PAVEMENT AREA:	22,853 SF	23.80%
PROPOSED GRASS PARKING AREA:	7,067 SF	7.36%
PROPOSED CONCRETE AREA:	3,593 SF	3.74%
PROPOSED BUILDING (ROOF) AREA:	9,015 SF	9.39%
PROPOSED TOTAL IMPERVIOUS AREA:	42,059 SF	44.29%
PROPOSED OPEN GREEN AREA:	38,922 SF	40.54%
PROPOSED DRY DETENTION AREAS:	14,565 SF	15.17%
PROPOSED TOTAL PERVIOUS AREA:	53,956 SF	55.71%



Parking Requirements



PARKING REQUIREMENTS

PER SECTION 34-2020(B) VILLAGE OF ESTERO LAND DEVELOPMENT CODE.

9,015 SF CHURCH (247 SEATS)

= 1.0 SPACES PER 3 SEATS

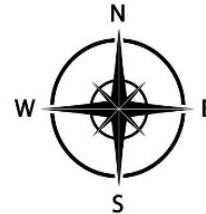
= 247 TOTAL SEATS/3 SEATS PER SPACE = 82.33 SPACES

REQUIRED PARKING = 83 SPACES (INCLUDING 4 SPACE FOR HC)

PROVIDED PARKING = 84 SPACES (INCLUDING 4 SPACES FOR HC AND 42 GRASS PARKING)

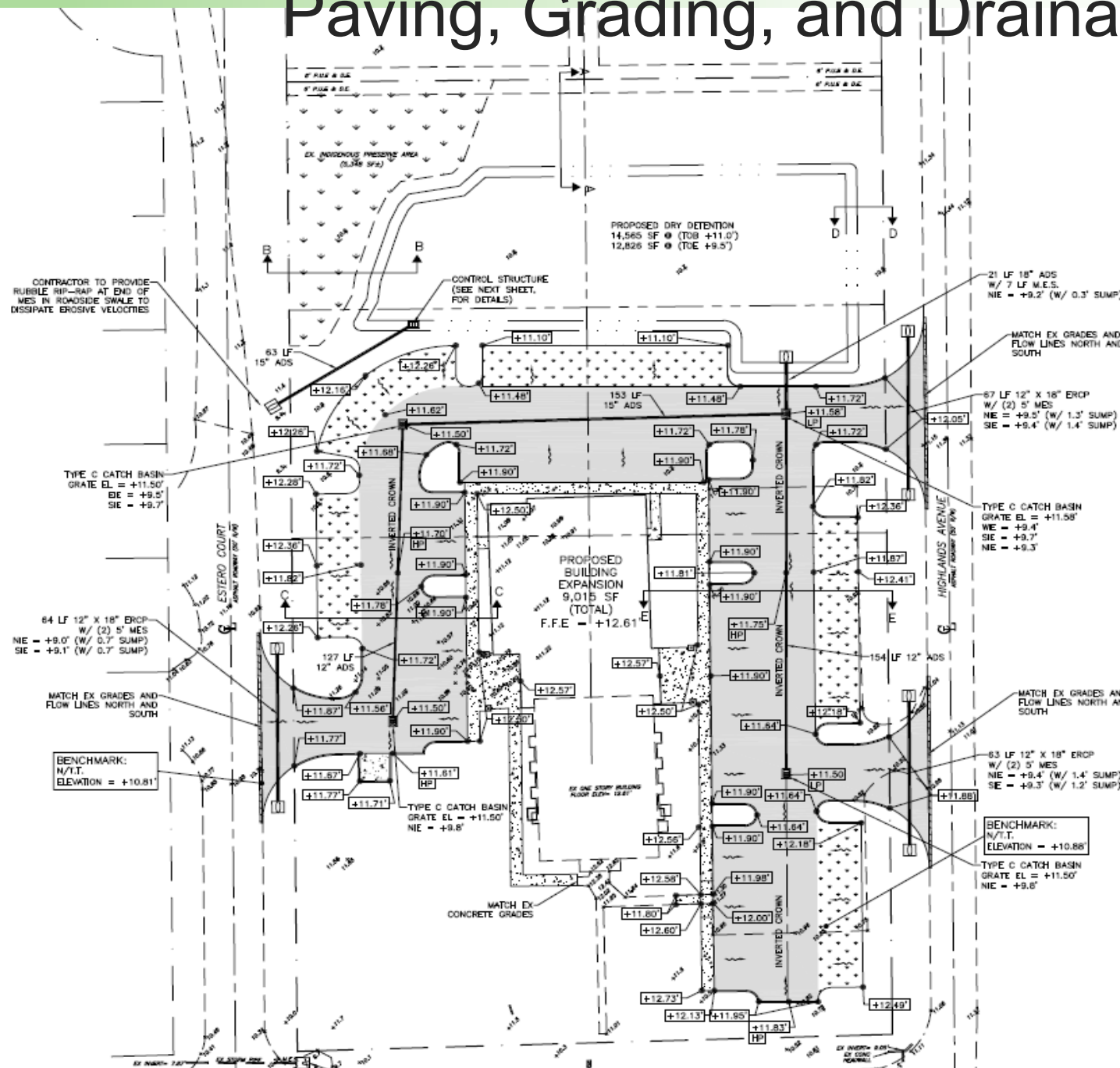


Paving, Grading, and Drainage Plan

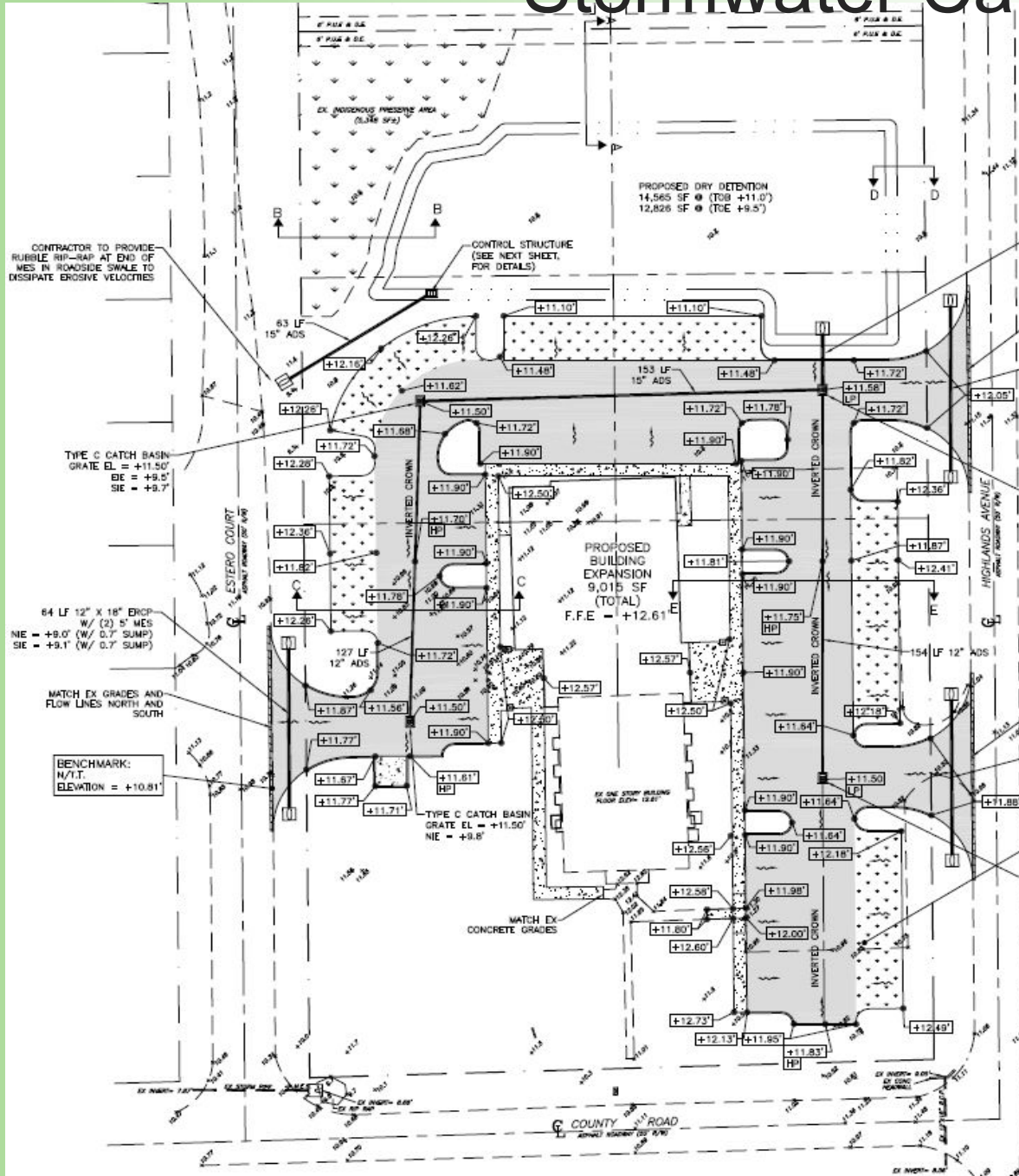
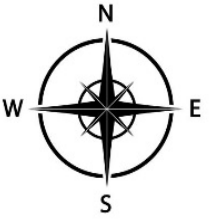


LEGEND

	+24.39'	F.F.E.	PROPOSED GRADE - SPOT (SPOT SHOWN IS PAVEMENT GRADE)
	+21.8'		FINISH FLOOR ELEVATION
			EXISTING GRADE - SPOT
			PROPOSED STORMWATER CATCH BASIN
			PROPOSED PAVEMENT
		M.E.S.	PROPOSED MITERED-END SECTION
		R.C.P.	NEW REINFORCED CONCRETE PIPE
		(P-1)	DRAINAGE PIPE NUMBER
		(D-1)	DRAINAGE INLET NUMBER
			INTENDED DIRECTION OF STORMWATER FLOW
			EXISTING CATCH BASIN
			EXISTING CULVERT
		R/W, ROW	RIGHT OF WAY
		P.U.E.	PUBLIC UTILITY EASEMENT
		D.E.	DRAINAGE EASEMENT
		(TYP.)	TYPICAL
		EX.	EXISTING
		SF	SQUARE FOOT
		LF	LINEAR FOOT
		CF	CUBIC FOOT
		I.E.	INVERT ELEVATION
		EL. OR ELEV.	ELEVATION
		N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
		WPP	WOOD POWER POLE
		T.O.B.	TOP OF BANK
		T.O.S.	TOE OF SLOPE
		CONC.	CONCRETE
		R.C.P.	REINFORCED CONCRETE PIPE
		E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE
		ADS	ADVANCED DRAINAGE SYSTEMS
		M.E.S.	MITERED-END SECTION
		EOP	EDGE OF PAVEMENT
		D.D.A.	DRY DETENTION AREA
		SW	STORMWATER



Stormwater Calculations



STORMWATER CALCULATIONS

TOTAL DETENTION REQUIRED:

$$= 1" \times \text{TOTAL DEVELOPABLE AREA} \times 1'/12"$$

$$= 1" \times 96,015 \text{ SF} \times 1'/12"$$

$$= 8,001 \text{ CF}$$

OR 2.5" X (TOTAL IMPERVIOUS AREA - ROOF AREA)/

$$\frac{(\text{TOTAL DEVELOPABLE AREA} - \text{ROOF AREA}) \times \text{TOTAL DEVELOPABLE AREA} \times 1'/12"}{96,015 \text{ SF}}$$

$$= 2.5" \times (41,255 \text{ SF} - 9,015 \text{ SF}) / (96,015 \text{ SF} - 9,015 \text{ SF})$$

$$\times 96,015 \text{ SF} \times 1'/12" = 7,413 \text{ CF}$$

$$= 8,001 \text{ CF} \times 0.75 \text{ (DRY DETENTION)} = 6,001 \text{ CF}$$

TOTAL DETENTION PROVIDED:

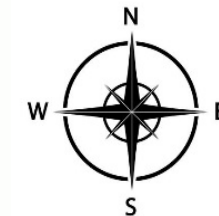
$$= \text{VOLUME IN DDA \#1}$$

$$= 1.5' (12,826 \text{ SF}) + 1.5' [(14,565 \text{ SF} - 12,826 \text{ SF})/2]$$

$$= 20,543 \text{ CF}$$



Fire Flow Calculations

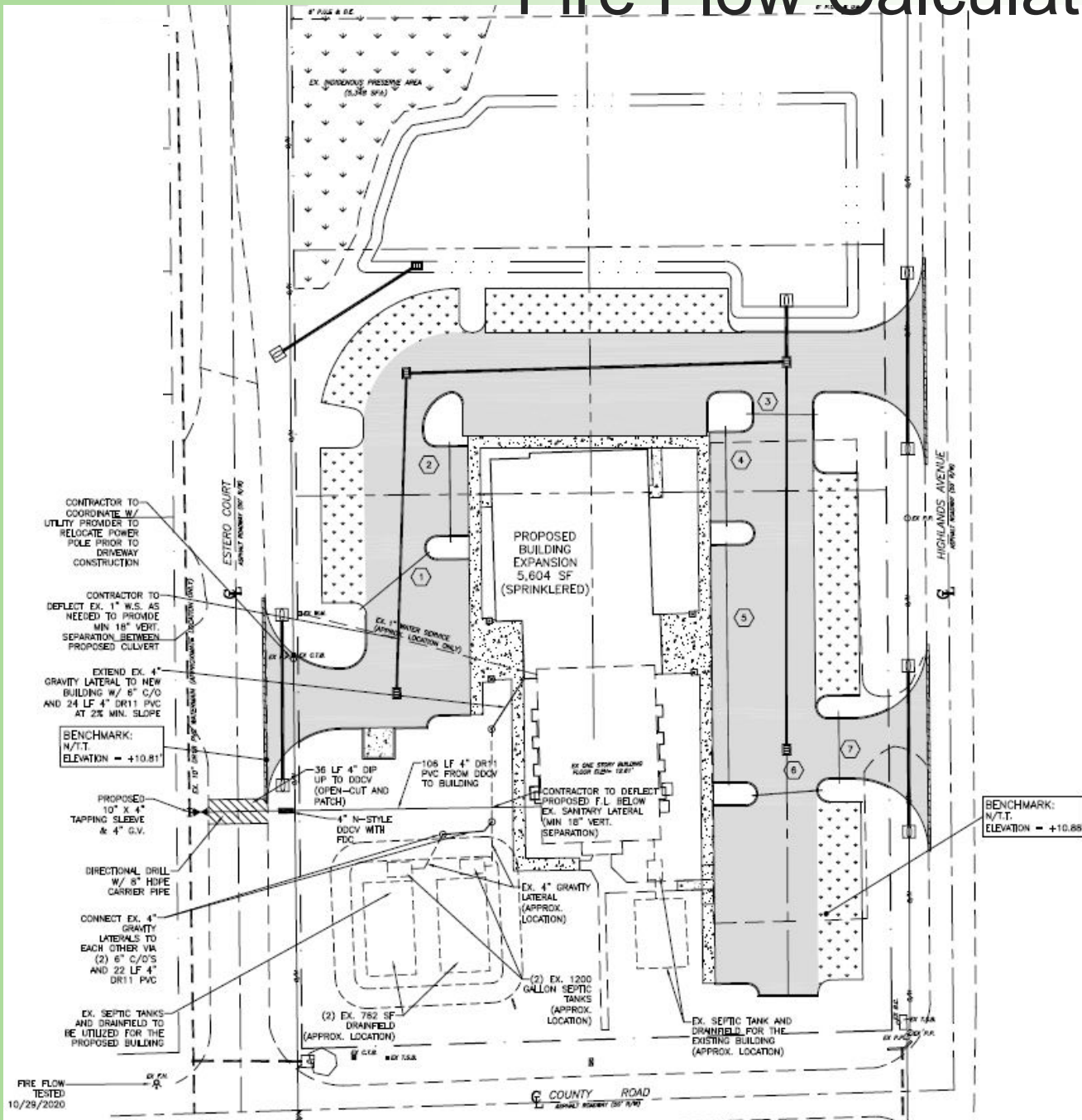


FIRE FLOW CALCULATIONS

BASED ON NFPA 1, TABLE 18.5.4.3
 9,015 SF PROPOSED BUILDING, CONSTRUCTION TYPE (II-B)
 MINIMUM FIRE FLOW REQUIRED IN ALL CASES IS 1,500 GPM.

FF = 1,500 GPM @ 20 PSI REQUIRED
 FIRE FLOW PROVIDED @ 20 PSI = 2,201 GPM DATED 10/29/2020
 BUILDING TO BE SPRINKLERED.
 THEREFORE, FIRE PROTECTION IS ASSUMED ADEQUATE.

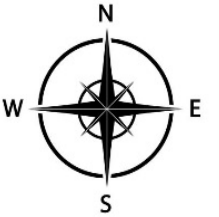
TEST LOCATION: 8631 COUNTY ROAD AND TAMiami TRAIL
 FIRE FLOW CONDUCTED BY:
 ESTERO FIRE RESCUE



FIRE FLOW TESTED 10/29/2020



Existing Utilities

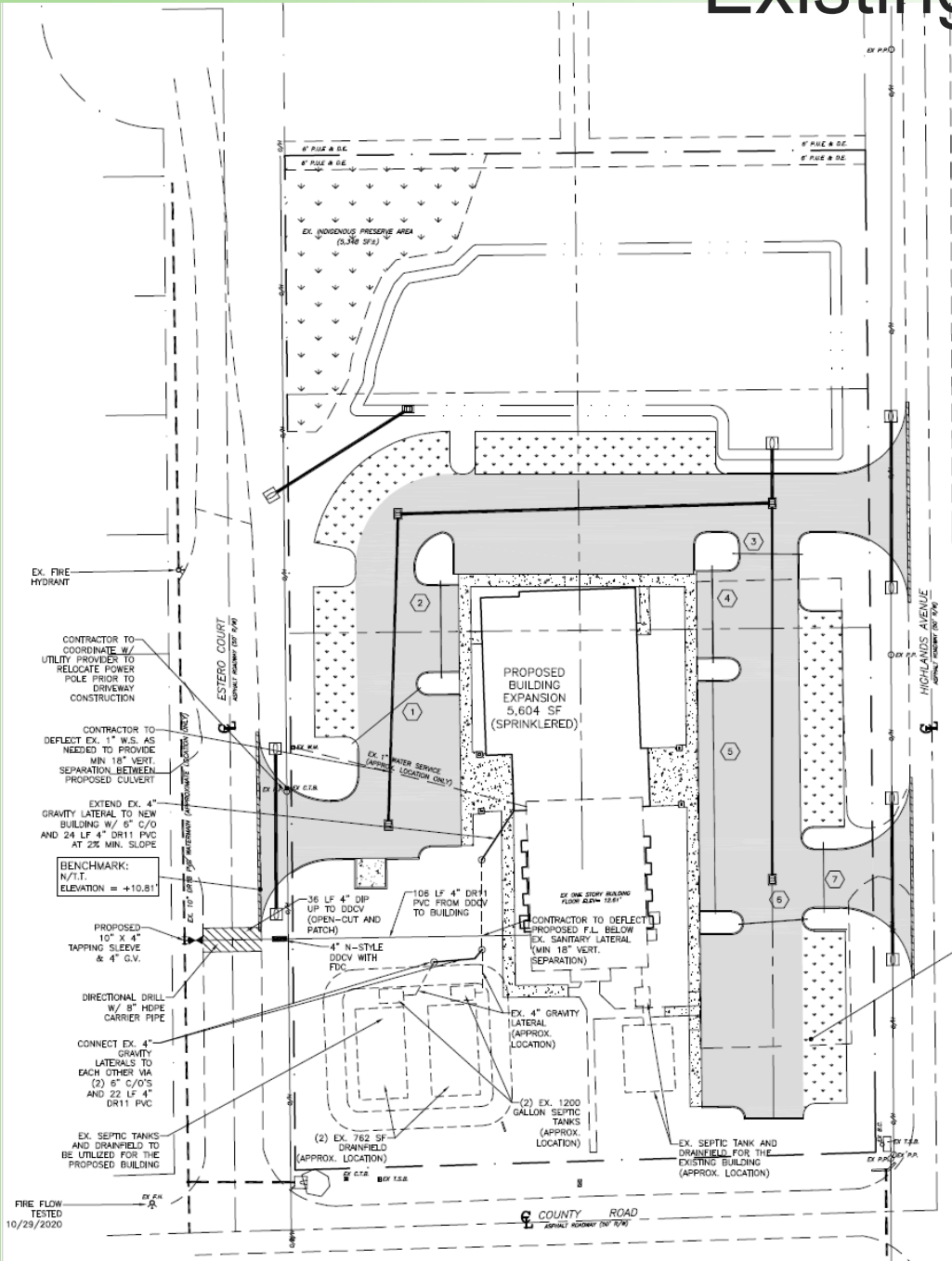


The existing 10" main for potable water along Estero Court is to be tapped into, to provide a 4" Fire Line in order to sprinkle the building.

The existing septic and drain field is in S & SW corner of the property. The proposed building will utilize the existing septic and drain field.

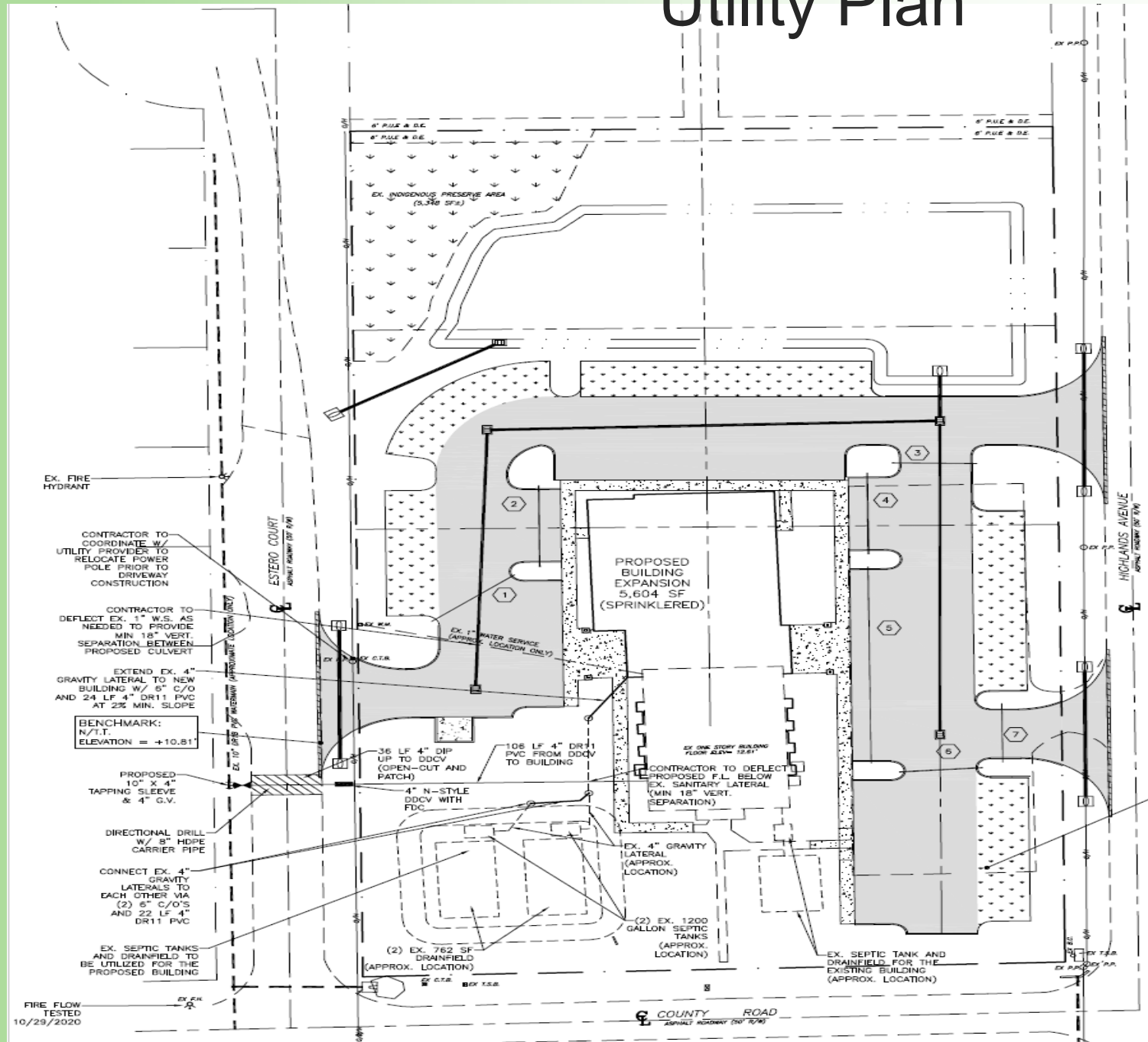
Development does not meet threshold for mandatory connection to sanitary sewer:

1. Max of 9,015 sf gross floor area;
2. Generates far less than 5,000 gpd;
3. Is not located adjacent to or within 50' of a connection point from property line;
4. Does not consist of more than 5 lots located less than ¼ mile from a point of connection; and
5. Central sewer lines will not be available within 90 days of issuance of a DO.



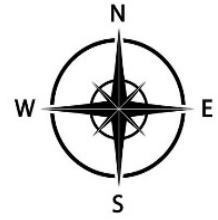
FIRE FLOW TESTED 10/29/2020

Utility Plan

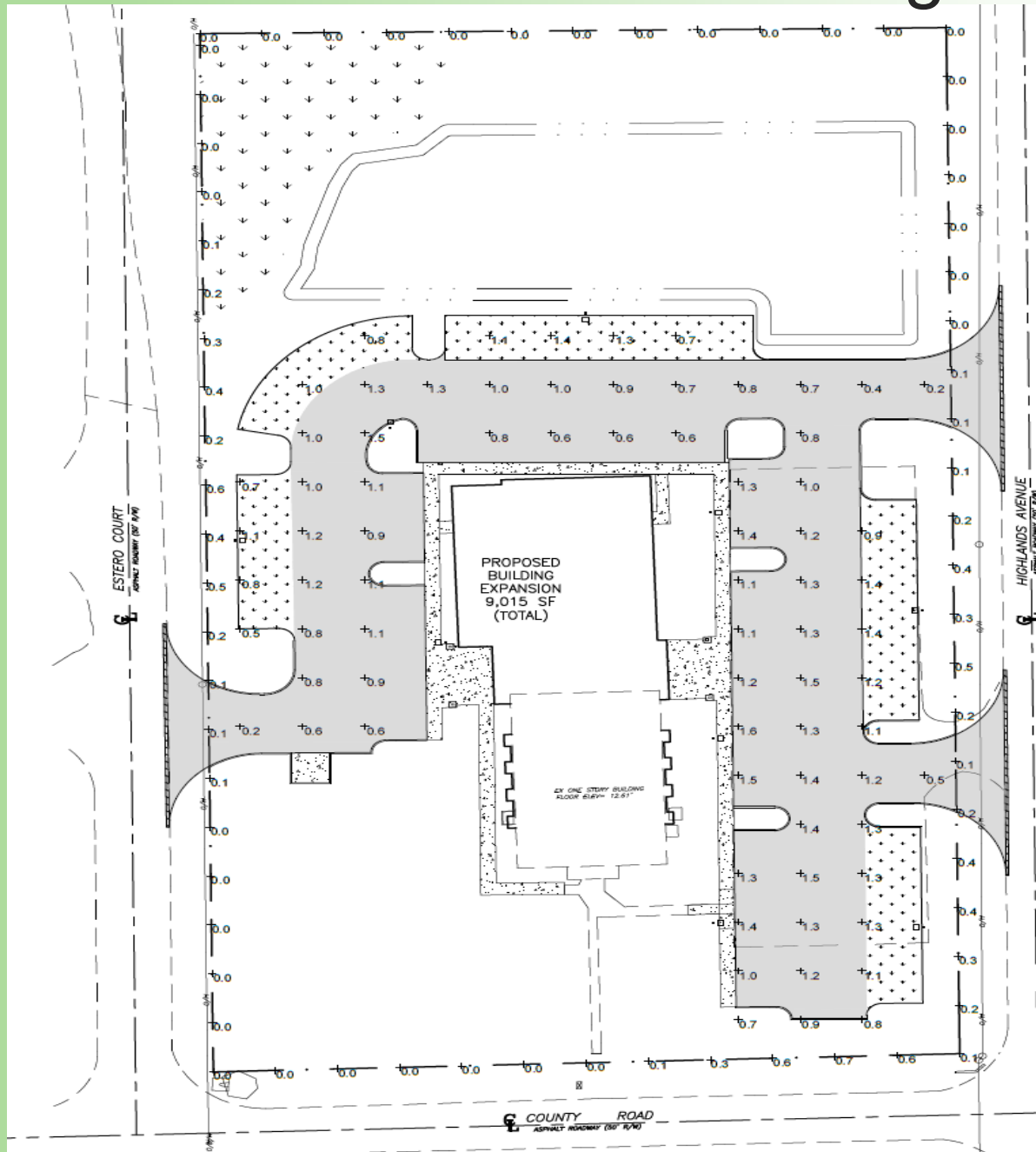


LEGEND

	PROPOSED PAVEMENT
	PROPOSED CONCRETE
EX.	EXISTING
EL.	ELEVATION
I.E.	INVERT ELEVATION
INV.	INVERT
R.O.W.	RIGHT-OF-WAY
L.F.	LINEAR FEET
DIA.	DIAMETER
GAL.	GALLONS
G.P.M.	GALLONS PER MINUTE
P.S.I.	POUNDS PER SQUARE INCH
	L.P. EXISTING WOOD LIGHT POLE
	W.U.P. EXISTING WOOD UTILITY POLE
	C.P.P. EXISTING CONCRETE POWER POLE
	OHP EXISTING OVERHEAD POWER LINES
	EXISTING GUY ANCHOR
	EXISTING TELEPHONE BOX
	EXISTING STORM DRAINAGE MANHOLE
	M.E.S. MITERED END SECTION
A.D.S.	ADVANCED DRAINAGE SYSTEMS
R.C.P.	REINFORCED CONCRETE PIPE
P.U.E.	PUBLIC UTILITY EASEMENT
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
DDCV	DOUBLE DETECTOR CHECK VALVE
P.V.C.	POLYVINYL CHLORIDE PIPE
D.I.P.	DUCTILE IRON PIPE
POT.	POTABLE
W.L.	WATER LINE
	EXISTING WATER METER
W.S.	WATER SERVICE
	B.F.P.D. BACK FLOW PREVENTION DEVICE
	G.V. PROPOSED GATE VALVE (WATER)
	F.H., FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	IRR. IRRIGATION
	NEW IRRIGATION SLEEVE W/ NUMBER (SEE IRRIGATION PLAN FOR DETAILS)
	NEW 4" IRRIGATION WELL
	EXISTING SANITARY MANHOLE
S.S.	SANITARY SEWER
G.S.	GRAVITY SEWER
C.O. OR C/O	CLEAN OUT
	EXISTING CLEAN OUT
	NEW SANITARY SEWER SERVICE AND CLEANOUT
	FDC FIRE DEPARTMENT CONNECTION



Lighting



STATISTICS (FOR ENTIRE SITE)

Description	Symbol	Avg	Max	Min
Boundary	+	0.1 fc	0.7 fc	0.0 fc
Parking Area	+	1.0 fc	1.6 fc	0.2 fc

LUMINAIRE SCHEDULE (FOR GENERAL SITE AND PARKING AREAS)

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	L-1	9	DSX1 LED 30C 530 30K T3M MVOLT MA	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, Ø 530mA FOR MAST ARM MOUNTING	LED	DSX1_LED_ 30C_530_30K_ T3M_MVOLT_MA.ies	ABSOLUTE	1.00	52.4

HLWPC2

Wallpack Full Cutoff LED



ORDERING INFORMATION

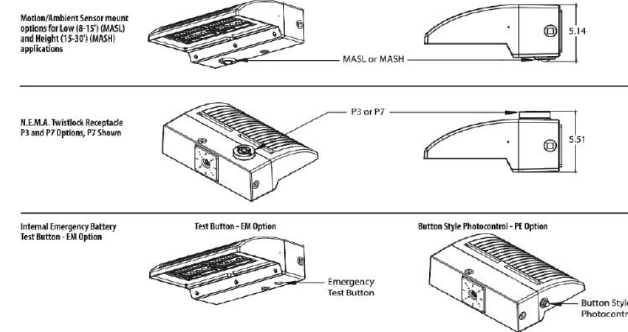
Example: HLWPC2 P70 40K AS T3M R2SDP

Status	Lumen Package	Color Temperature	Voltage	Optics	Color	CB
HLWPC2 Wallpack Full Cutoff LED	1 LEM Package P10 3,000 lm P20 5,000 lm	ANS True Amber 30K 3,000 K CCT 40K 4,000 K CCT 50K 5,000 K CCT	AS Auto-Sensing Voltage C0WV-27V/36V/42V AR Auto-Sensing Voltage C0PV-180V/240V/277V	E25 Type 2 Short E30 Type 2 Medium E35 Type 3 Short E38 Type 3 Medium E40 Type 3 Medium E45 Type 3 Medium E50 Type 3 Medium E55 Type 3 Medium E60 Type 3 Medium E65 Type 3 Medium E70 Type 3 Medium E75 Type 3 Medium E80 Type 3 Medium E85 Type 3 Medium E90 Type 3 Medium E95 Type 3 Medium E100 Type 3 Medium	Black Bronze Grey White	Blank 29 CB (STD) 68 CB
	2 LEM Package P10 3,000 lm P20 5,000 lm P30 11,200 lm (Optional Lumens, 4000K)	12 120V 20 200V 24 240V 27 277V 34 347V 48 480V				

Options:

Adjustable/Programmable Options	Control - Photocell Options	Focus Option
A0 Field Adjustable Cutoff	PE Button Style Photocell	SF Single Face
	P3 N.E.M.A. Twistlock Receptacle Mount - 3 Pin	DF Double Face
	P7 N.E.M.A. Twistlock Receptacle Mount - 7 Pin	
Circuit Options	PCL DTL Long Life Twistlock Photocell for Solid State	Safety Option
C0 2 Independent Circuits	PMB 0-10V Par-angle Dimming, Includes N.E.M.A. & N.E.M.A. Twistlock Photocell Receptacle	EM Integral Emergency Battery
	PSC Shorting Cap	TP Tamper Resistant Hardware
Control - Motion Sensor Options		Surge Protection Option - 20kV/10kA is Standard
MAS Motion / Ambient Sensor, 8-32" Mounting Height, Ambient Sensor Enabled at 1 FC		10KV 10kV/5kA Surge Protection, in place of 20kV/10kA
MASH Motion / Ambient Sensor, 15-30" Mounting Height, Ambient Sensor Enabled at 1 FC		

Options Location



Lighting



D-Series Size 1 LED Area Luminaire



Specifications

EPW: 1.01 ft² (94 cm²)
Length: 30" (762mm)
Width: 13" (330mm)
Height H1: 7-1/2" (190mm)
Height H2: 3-1/2" (91mm)
Weight (max): 27 lbs (12.2kg)



Order form fields for Quantity, Notes, and Part Number.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



Ordering information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DOBXD

DSX1 LED	Color temperature	Optic/beam	Height	Mounting		
DSX1 LED	Forward optics P1 P4 PF P2 P3 PB P5 P6 PY	30K 3000K 40K 4000K 50K 5000K	T15 Type I slim T25 Type I slim T3M Type II medium T36 Type II slim T3M Type II medium T4M Type II medium TTTM Forward throw roadway	DSV5 Type I crystal DSV1 Type I clear DSM Type I medium DSW Type I wide RVC Redlight coated LCOO Left cover coated RGC Right cover coated	MVOLT ¹ 100' 200' 240' 277' 347' 488'	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPBWA Square pole coated street light adapter ¹ RPBWA Round pole coated mounting adapter ² Shipped separately WMA DOBXD Mount arm mounting bracket adapter (specify finish) ³

Control options	Other options	Finish options
Shipped included RELAMP2 Light A/E generation 2 enabled PIRN Network, high dimmer (ambient sensor) ⁴ PIR NEMA two-lock (switch only) (switch added separately) ⁵ PIRS Five-pin (switch only) (switch added separately) ⁵ PERK Seven-pin (switch only) (switch added separately) ⁵ DMS 0-10V dimming (not available for use without external control system) (added separately) ⁶ DS Dial switching ⁷	PIR High/low (not available for use with 0-10V dimming height, ambient sensor enabled at 16' ⁸) PIRN High/low (not available for use with 0-10V dimming height, ambient sensor enabled at 16' ⁸) PIR FCV High/low (not available for use with 0-10V dimming height, ambient sensor enabled at 16' ⁸) PIR HCV High/low (not available for use with 0-10V dimming height, ambient sensor enabled at 16' ⁸) SMD Solid adjustable output ⁹	Shipped included H5 Black-anodized ¹⁰ SF Single line (3X, 277, 347) ¹¹ DF Double line (3X, 277, 347) ¹¹ L90 Left rotated optics ¹² R90 Right rotated optics ¹² Shipped separately BS Steel optics ¹³ GGG External glass shield ¹⁴



One Lithonia Way • Cary, Georgia 30012 • Phone: 800-785-5299 (3378) • www.lithonia.com

DSX1 LED
Rev. 08/17/19
Page 1 of 8



Anchor Base Poles

SSA

SQUARE STRAIGHT ALUMINUM



Traffic Impact Statement

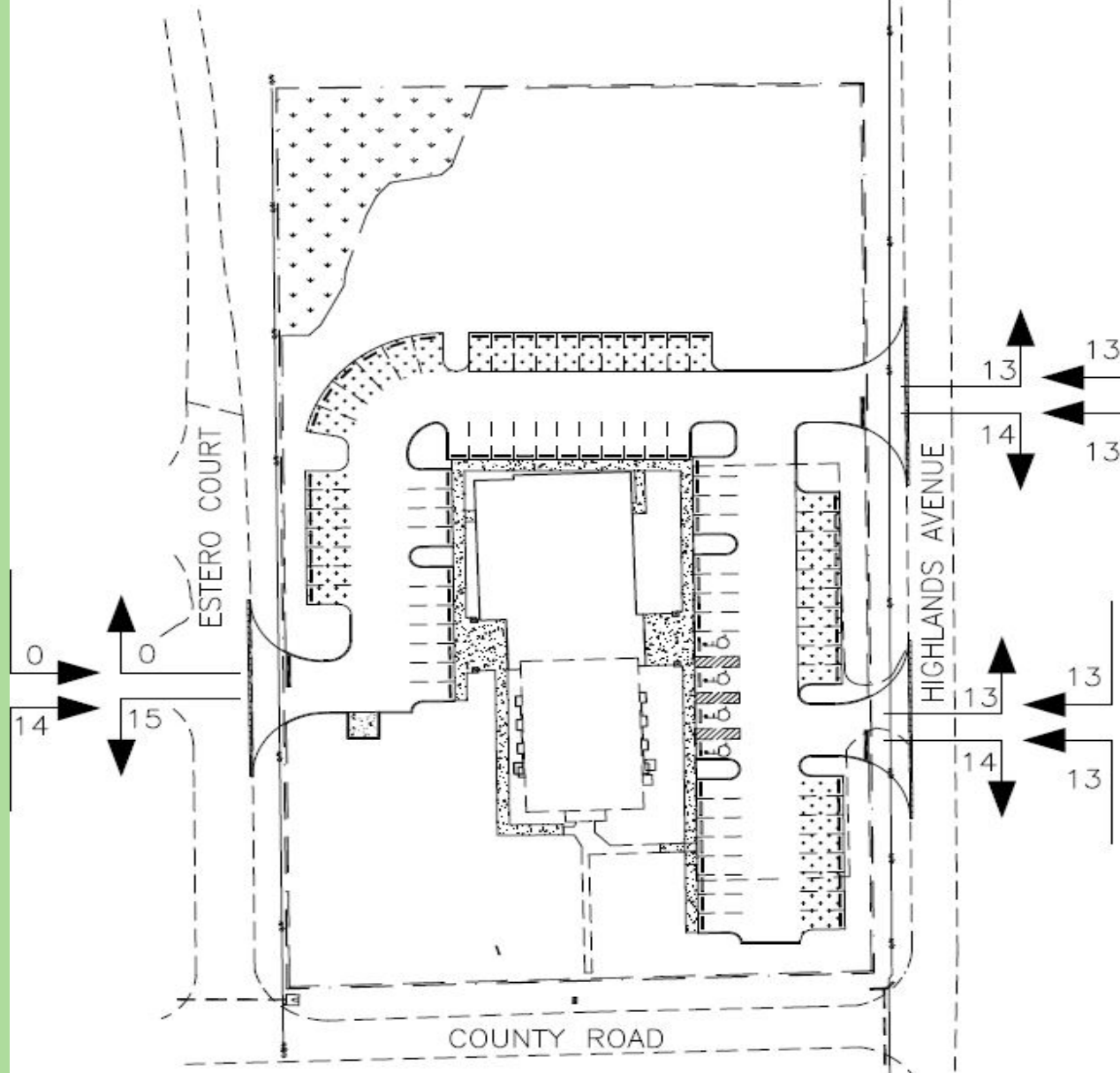
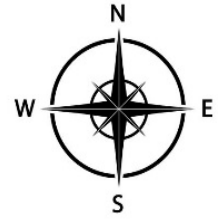


Table 5. Raw Trip Generation – Proposed Church (LUC 560)

247 Seats:

A. Daily Average Vehicle Trip Ends (Sunday)

$$T = 1.21 (247) = 298 \text{ (149 entering, 149 exiting)}$$

B. Sunday Peak Hour Average Vehicle Trip Ends (Generator)

$$T = 0.54 (247) = 133 \text{ (65 entering, 68 exiting)}$$

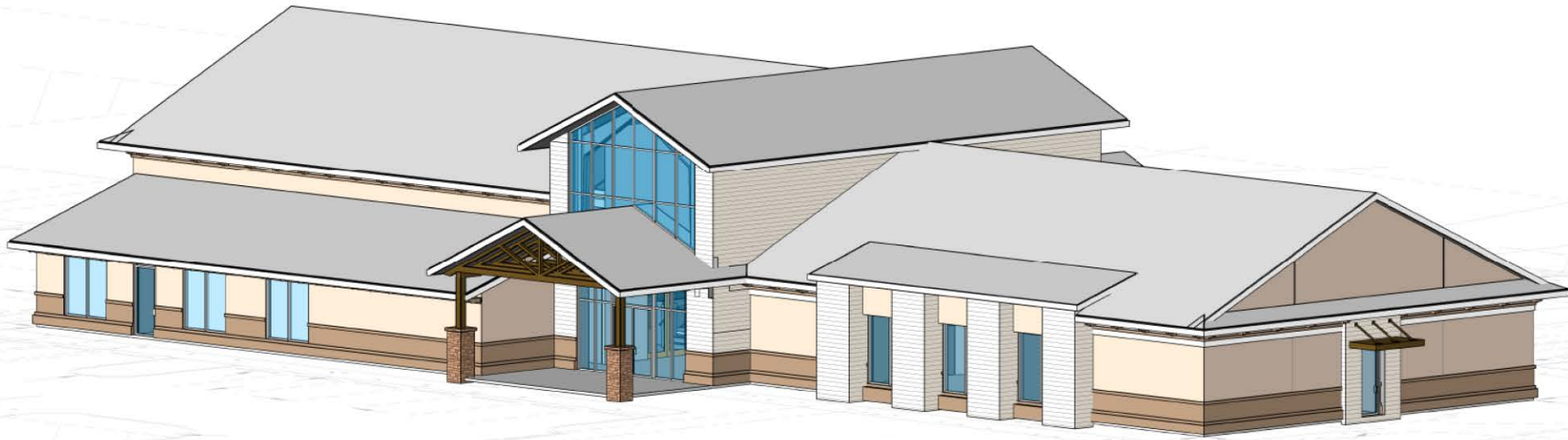
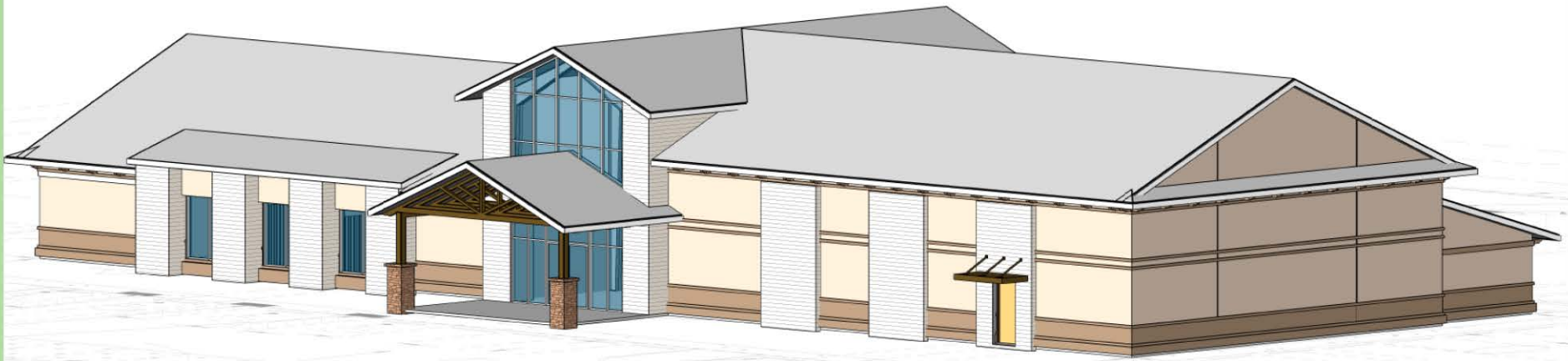
Source: TDM, 2020



Architectural Plans

Robert L. Massengale

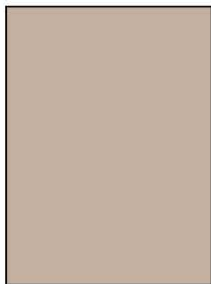




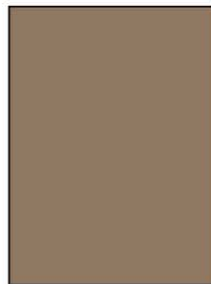
Sherwin Williams Colors



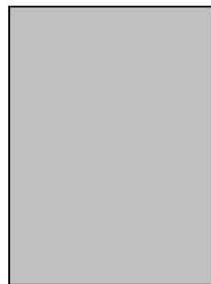
SW6091
Reliable White



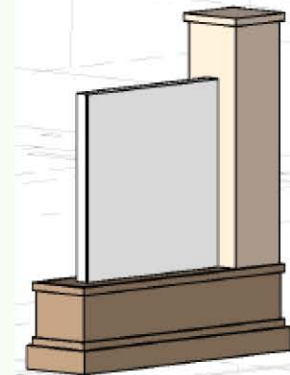
SW6086
Sand Dune

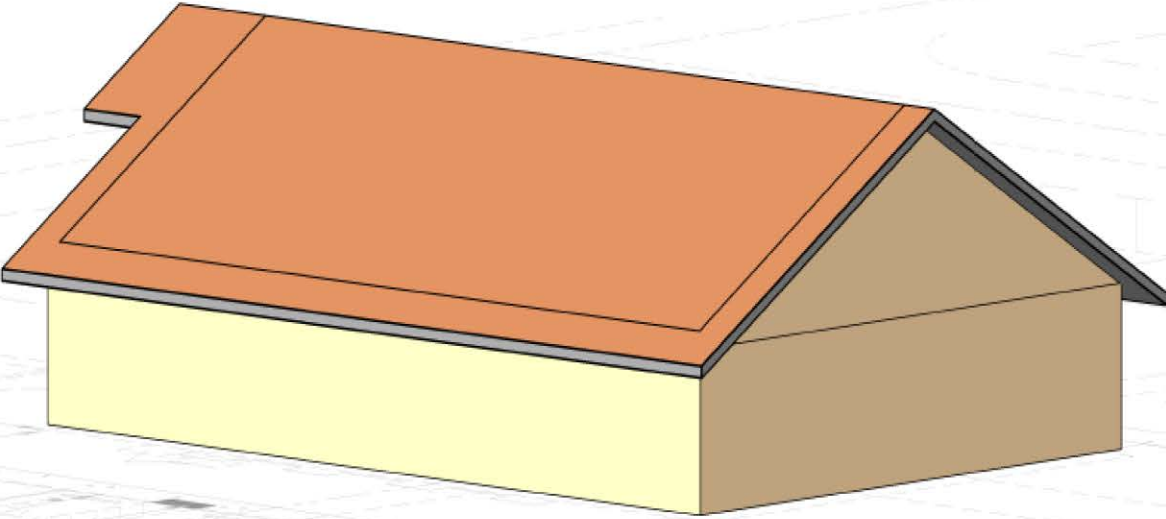


SW7705
Nuthatch

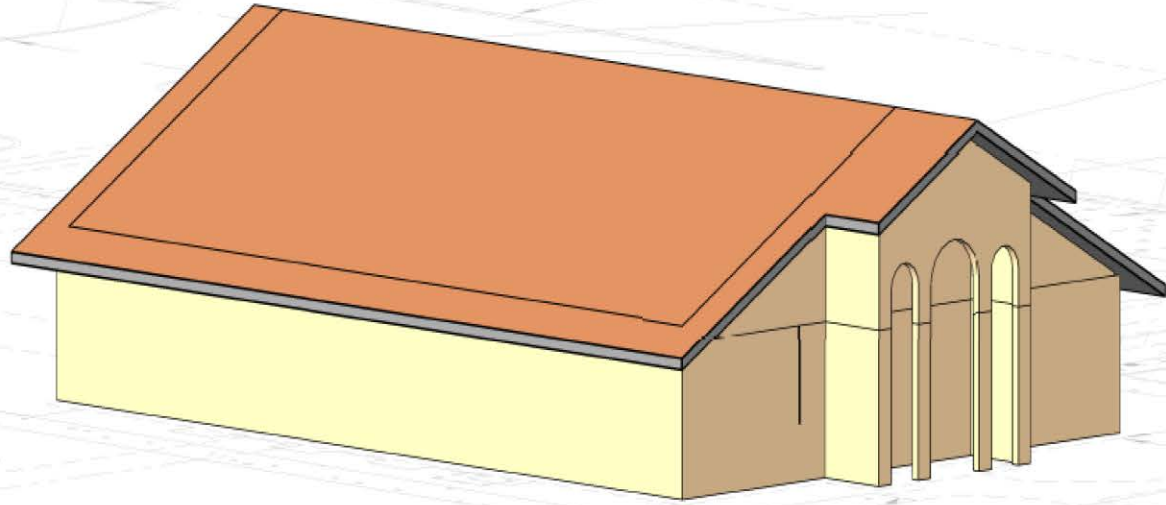


Galvalume Metal Roofing





Cover 1 existing

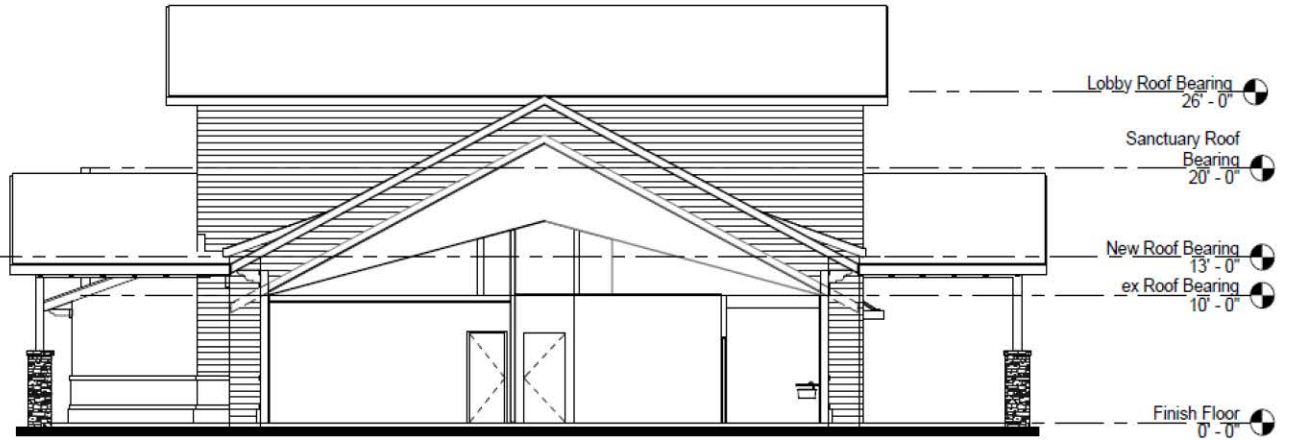


Cover 2 existing



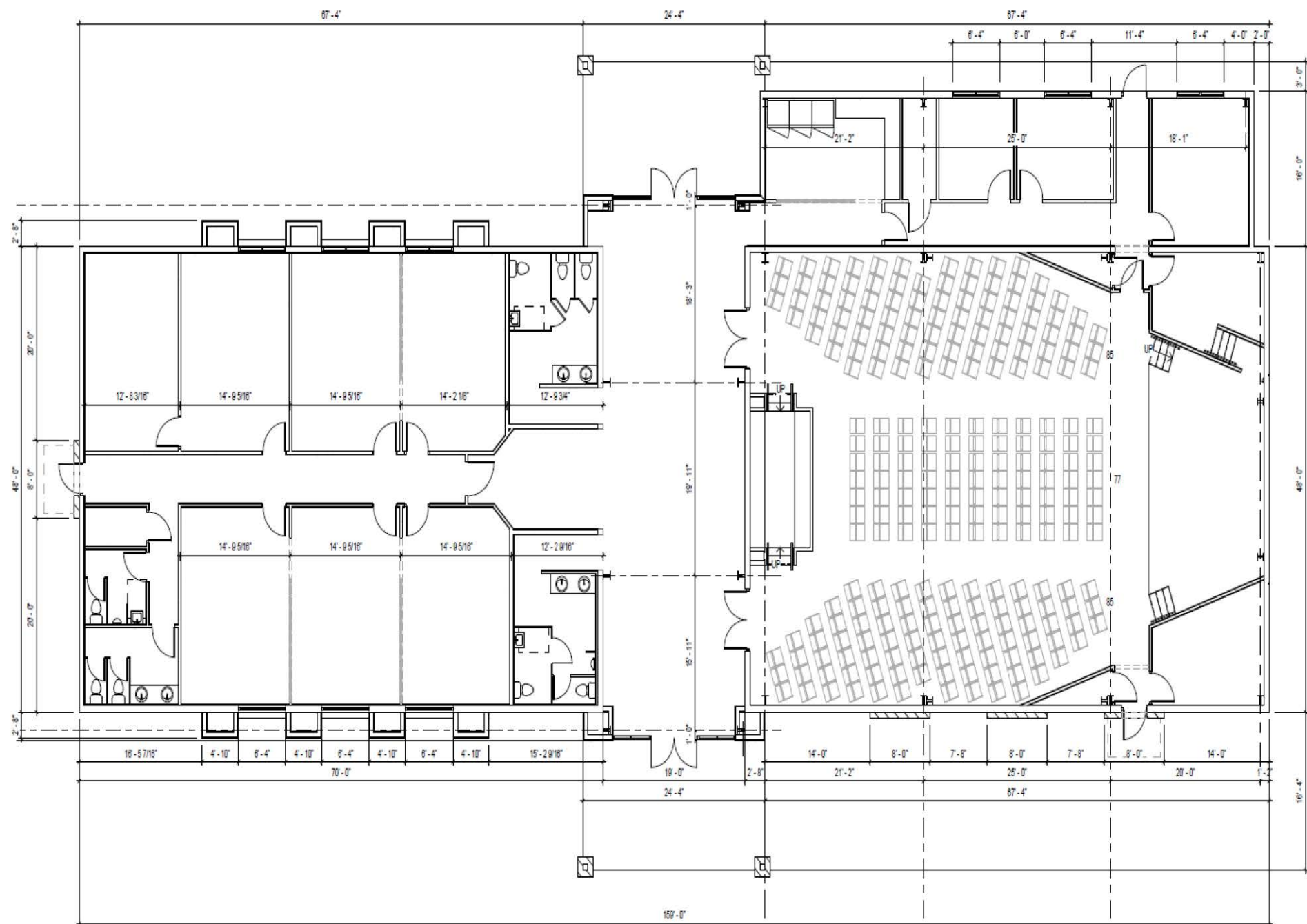
new Roof over @ 3'-0" higher
existing Roof to remain

4 3D Section Roof Over existing

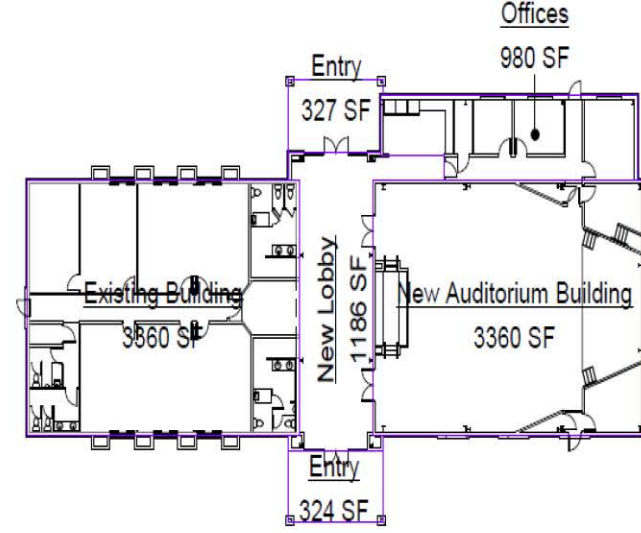


5 1/8" = 1'-0" Section 7





1 1/8" = 1'-0" 1st Floor Plan



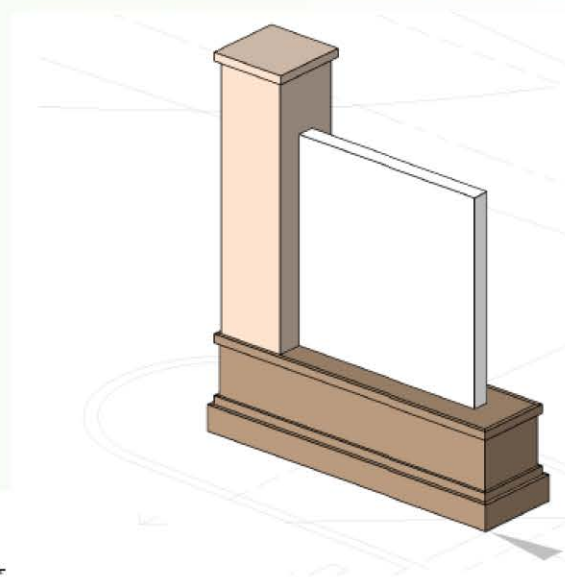
Area Plan

Area Tabulations

Existing Building	3,360 sf
New Construction	6,177sf
Total Area	9,537 sf



- 1 Smooth Stucco Finish
- 2 Textured Stucco Finish
- 3 HardiPlank Horizontal Siding
- 4 Standing Seam Metal Roofing
- 5 Rough-sawn Timber Truss
- 6 Rough-sawn Timber Column
- 7 Manufactured Stone Column Base
- 8 4"x2" Stucco Banding
- 9 8"x1" Stucco Banding
- 10 8"x2" Stucco Banding
- 11 12"x2" Stucco Banding
- 12 1-1/2" Stucco Reveal
- 13 Decorative Bracket
- 14 Decorative Rafter Tail
- 15 Storefront Door/Window System
- 16 Metal Canopy



Sign

Sherwin Williams Colors



SW6091
Reliable White



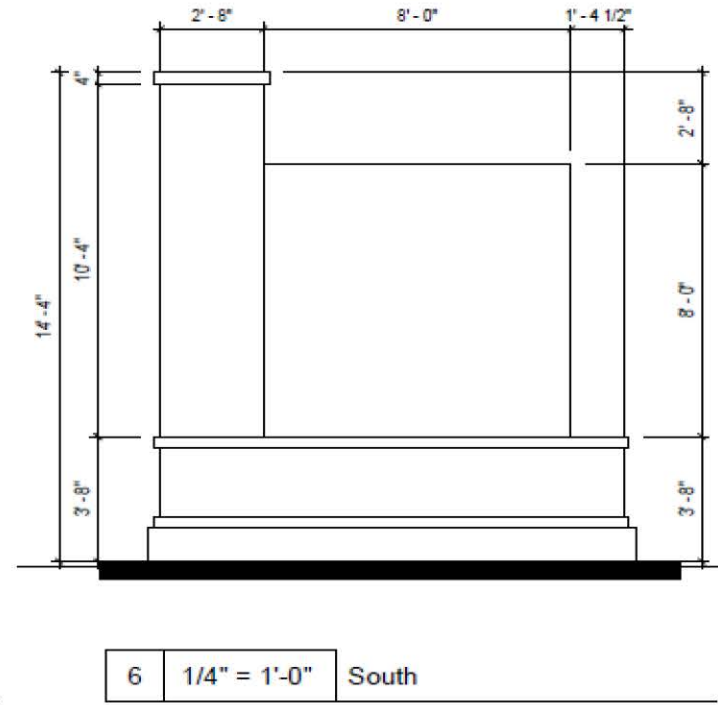
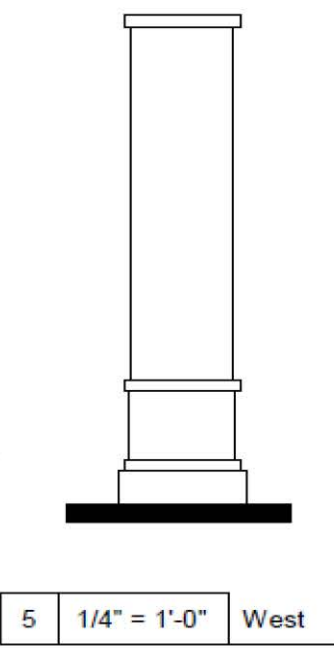
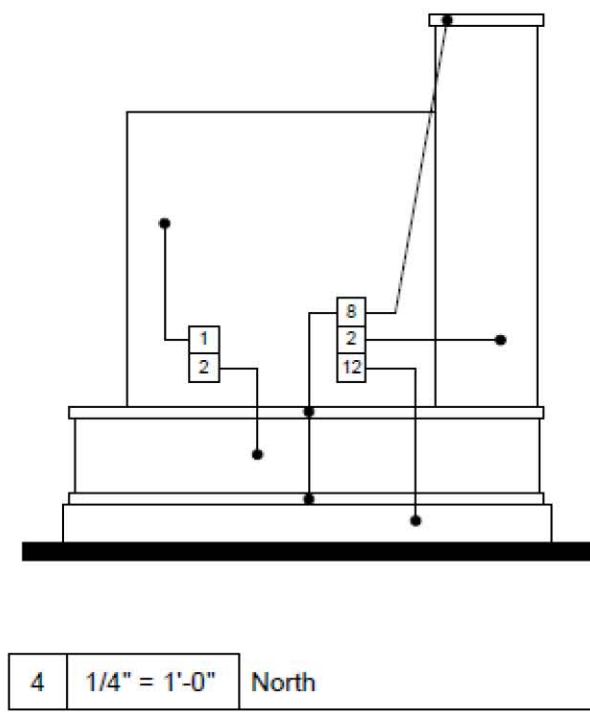
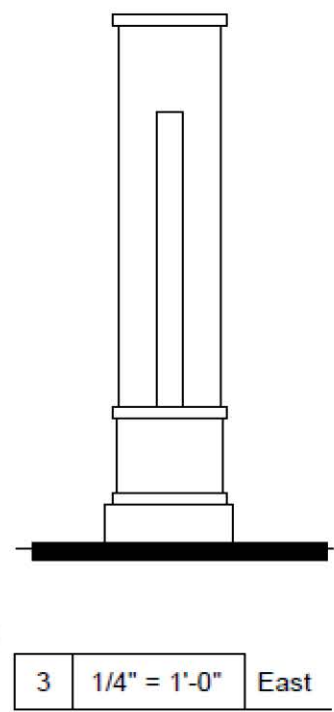
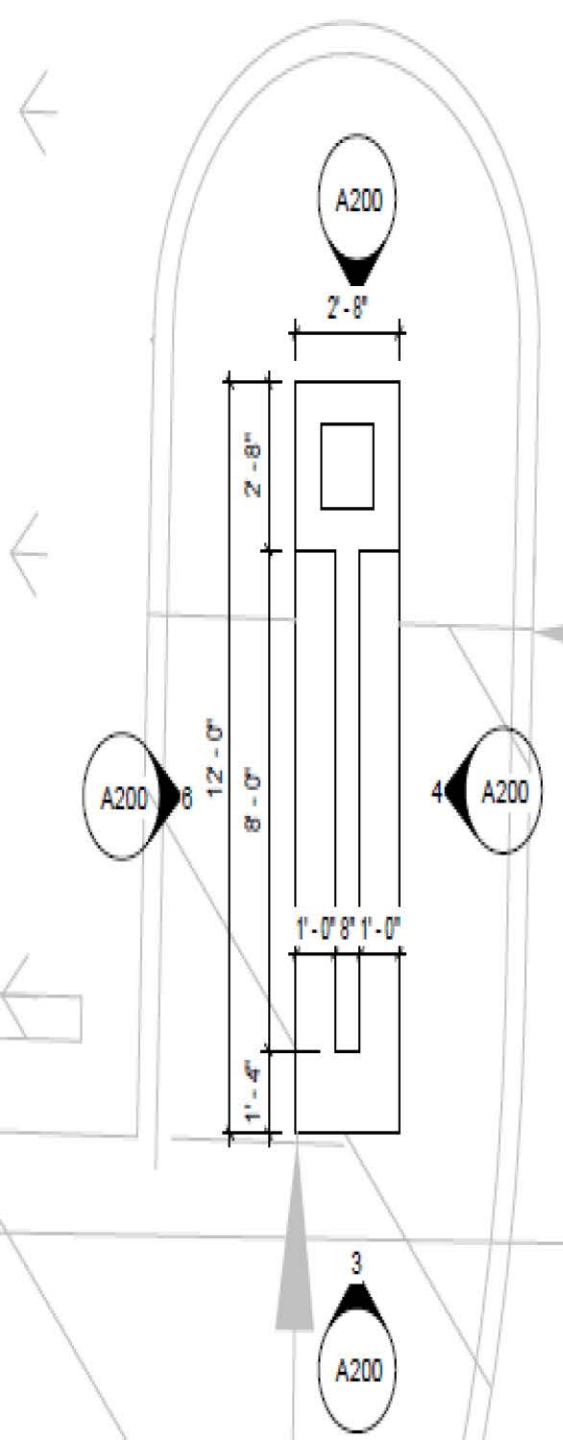
SW6096
Sand Dune

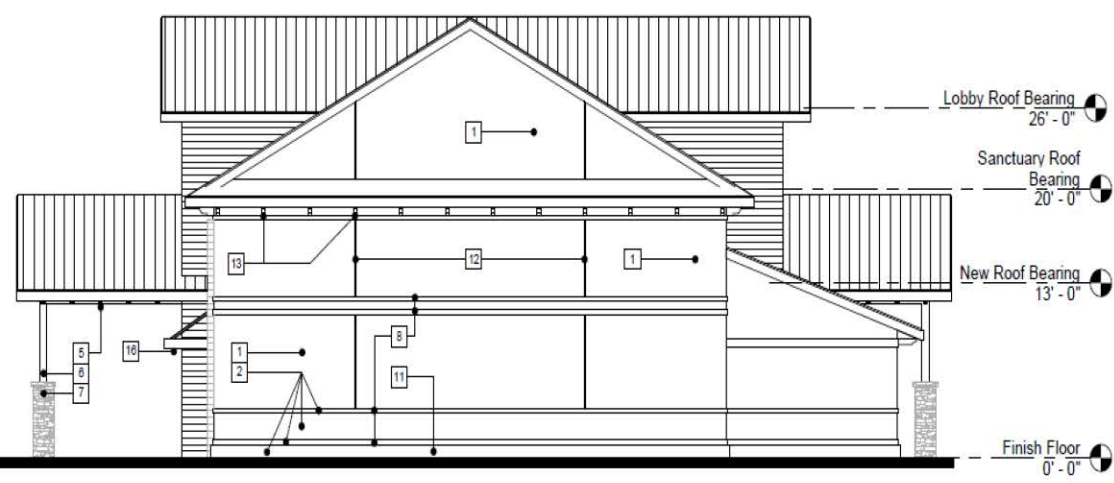
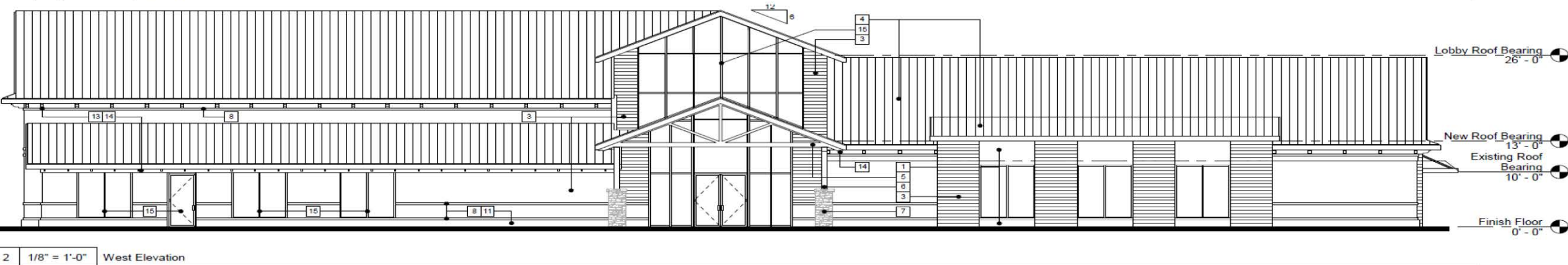


SW7705
Nuthatch



Galvalume Metal Roofing





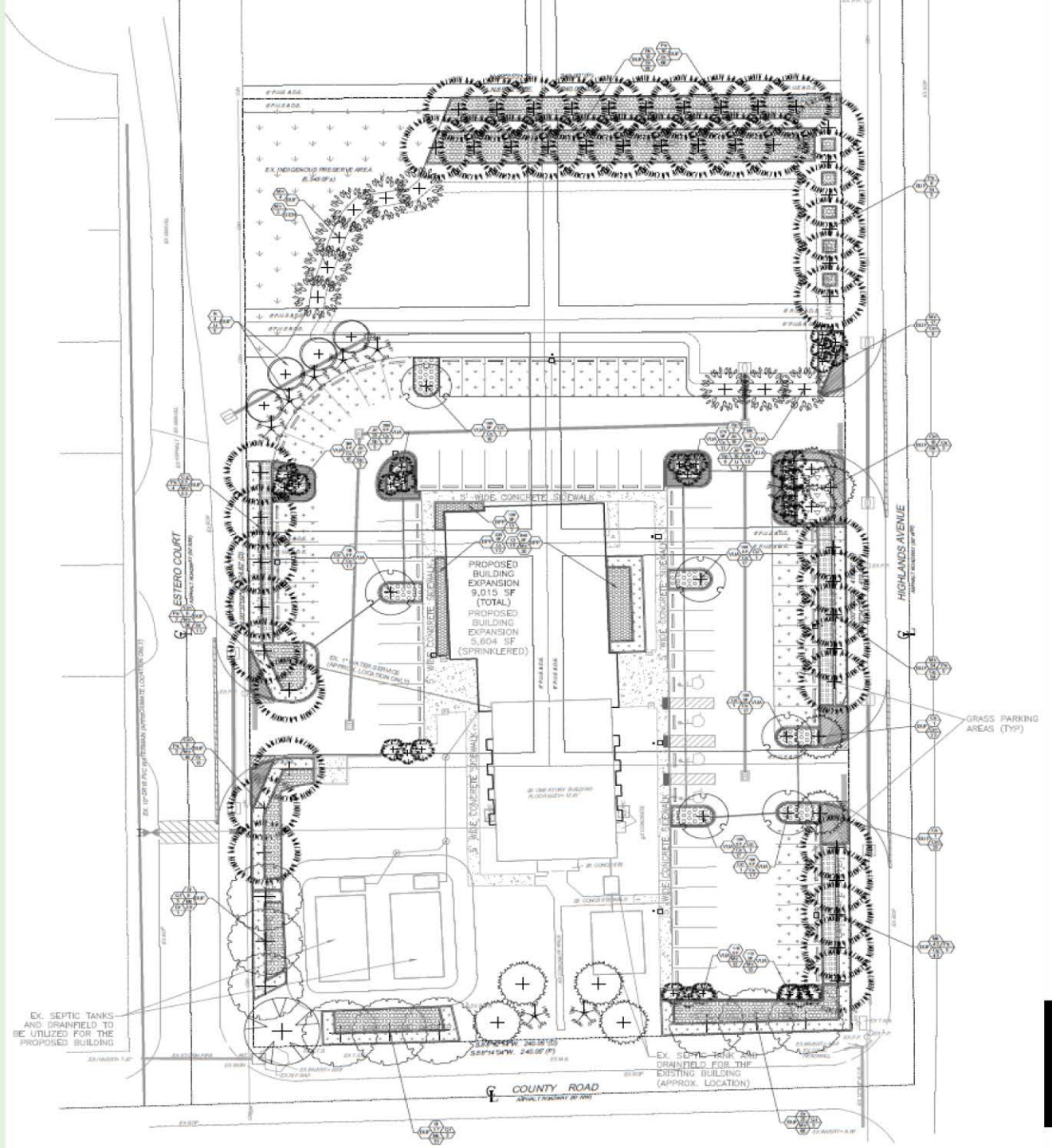
Landscaping Plans

Landesco, PLLC

VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS

Required: Provided:

<p>Commercial Development abutting the following uses:</p> <p>North Property Boundary: MPD <---> AG-2 Type 'F' Buffer (30' min. width; 10 Trees + 66 Shrubs / 100 LF)</p> <p>▶ 240.00 LF = 24 Trees + 159 Shrubs 240 / 100 = 2.40 x 10 = 24.00 Trees 240 / 100 = 2.40 x 66 = 158.40 Trees</p> <p>East Property Boundary: MPD <---> ROW (HIGHLANDS AVE) Type 'D' Buffer (15' min. width; 5 Trees + 66 Shrubs / 100 LF)</p> <p>▶ 419.85 LF = 21 Trees + 297 Shrubs 420 / 100 = 4.20 x 5 = 21.00 Trees 420 / 100 = 4.20 x 66 = 297.00 Trees</p> <p>South Property Boundary: MPD <---> ROW Type 'D' Buffer (15' min. width; 5 Trees + 66 Shrubs / 100 LF)</p> <p>▶ 240.00 LF = 12 Trees + 159 Shrubs 240 / 100 = 2.40 x 5 = 12.00 Trees 240 / 100 = 2.40 x 66 = 158.40 Trees</p> <p>West Property Boundary: MPD <---> ROW Type 'D' Buffer (15' min. width; 5 Trees + 66 Shrubs / 100 LF)</p> <p>▶ 424.82 LF = 22 Trees + 281 Shrubs 425 / 100 = 4.25 x 5 = 21.25 Trees 425 / 100 = 4.25 x 66 = 280.50 Shrubs</p>	<p>24 159</p> <p>21 297</p> <p>12 159</p> <p>22 281</p>	<p>24 159</p> <p>21 297</p> <p>12 159</p> <p>22 281</p>
<p>Open Space Calculations: Commercial 20% of development area must be provided as open space</p> <p>▶ Open Space: 96,015 SF x 0.20 = 19,203.00 SF</p>	<p>19,203 SF</p>	<p>39,391 SF</p>
<p>General Trees. (GEN) All other developments. One tree must be provided per each 3,500 square feet of development area.</p> <p>▶ GEN: 96,015 SF / 3,500 = 27.43 Trees</p>	<p>28</p>	<p>28</p>
<p>Building perimeter plantings. (BPP) Building Perimeter Plantings equal to ten percent of the proposed building gross ground level floor area must be provided.</p> <p>▶ BPP: 9,015 SF x 0.10 = 901.50 SF ▶ BPP: (902 SF / 2) / 9) = 50.11 Shrubs</p>	<p>902 SF 51</p>	<p>990 SF 55</p>
<p>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.</p> <p>▶ VUA: 2,286 SF / 250 = 9.14 Trees</p> <p>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.</p> <p>▶ VUA: 22,853 SF x 0.10 = 2,285.30 SF ▶ VUA: 2,286 SF / 9 = 254.00 Shrubs</p>	<p>10</p> <p>2,286 SF 254</p>	<p>10</p> <p>2,300 SF 258</p>
<p>TOTALS</p> <p>TREES SHRUBS LANDSCAPE AREA</p>	<p>117 1,201 3,188 SF</p>	<p>117 1,209 3,290 SF</p>



Trees



Orange Geiger
Cordia Sebestena



Pigeon Plum
Coccoloba Diversifolia



Royal Poinciana
Delonix Regia



Crape Myrtle
Lagerstroemia Indica



Dahoon Holly
Ilex Cassine



Sweetbay Magnolia
Magnolia Virginiana



Southern Slash Pine
Pinus Elliottii Var. Densa



Laurel Oak
Quercus Laurifolia



Cabbage Palm
Sabal Palmetto

PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
Cd		6	PIGEON PLUM, <i>Coccoloba diversifolia</i>	CANOPY	VUA	YES
Cs		9	ORANGE GEIGER TREE, <i>Cordia sebestena</i>	CANOPY	BUF	YES
Dr		1	ROYAL POINCIANA, <i>Delonix regia</i>	CANOPY	BUF	YES
Ic		4	Dahoon Holly, <i>Ilex cassine</i>	CANOPY	BUF	YES
Li		7	CRAPEMYRTLE, <i>Lagerstroemia indica</i>	CANOPY	BUF	YES
		1			VUA	
Mv		4	SWEETBAY MAGNOLIA, <i>Magnolia virginiana</i>	CANOPY	BUF	YES
		2			GEN	
		3			VUA	
Pe		45	Southern Slash Pine, <i>Pinus elliotii var. densa</i>	CANOPY	BUF	YES
Ql		9	LAUREL OAK, <i>Quercus laurifolia</i>	CANOPY	BUF	YES
Sp		26	Cabbage Palm, <i>Sabal palmetto</i>	CANOPY	GEN	YES
TOTAL TREES		117				

Shrubs



Red Tip Cocoplum
Chrysobalanus Icaco



Clusia
Clusia Guttifera



Emerald Blanket
Carissa Marcocarpa



Orange Bird
Strelitzia Reginae



PLANT SCHEDULE						
PROPOSED SHRUBS						
Ci		35	Red Tip Cocoplum, <i>Chrysobalanus icaco</i> 'Red Tip'	SHRUB	BPP	YES
Cg		150	CLUSIA (AUTOGRAPH PLANT), <i>Clusia guttifera</i>	SHRUB	BUF	YES
Cm		92	EMERALD BLANKET NATAL PLUM, <i>Carissa macrocarpa</i> 'Emerald Blanket'	SHRUB	BUF	YES
Cu		154	SEAGRAPE, <i>Coccoloba uvifera</i>	SHRUB	VUA	YES
Jd		78	Parson's Juniper, <i>Juniperus davurica</i> 'Parsonii'	SHRUB	VUA	YES
Mc		20	Muhly Grass, <i>Muhlenbergia capillaris</i>	GRASS	BPP	YES
		408			BUF	
		26			VUA	
Sr		239	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF	YES
Str		7	ORANGE BIRD OF PARADISE, <i>Strelitzia reginae</i>	SHRUB	GEN	YES
TOTAL SHRUBS		1,209				
SOD						
---		---	Floratam Grass, <i>Stenotaphrum secundatum</i> 'Floratam'	LAWN	THROUGHOUT	YES



Seagrape
Coccoloba Uvifera



Parson's Juniper
Juniperus Davurica



Muhly Grass
Muhlenbergia Capillaris



Silver Saw Palmetto
Serenoa Repens

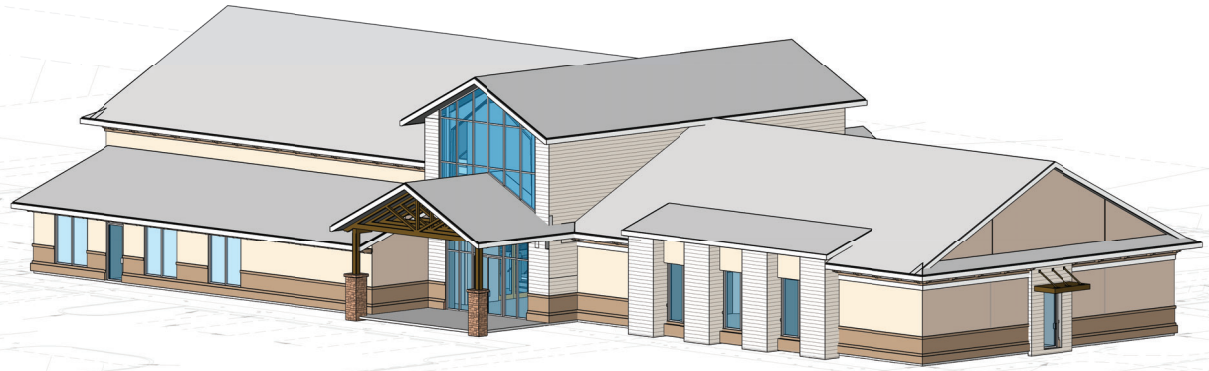
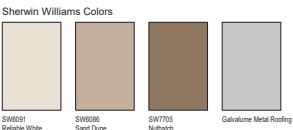
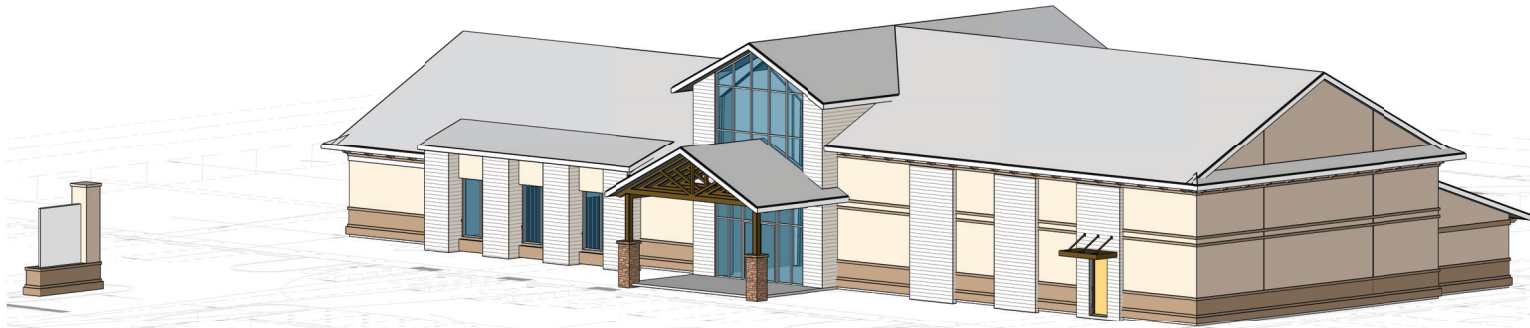


Floratam Grass
Stenotaphrum Secundatum



Gladstone Builders

Christ Community Ministries



Robert L. Massengale, AIA
 Massengale, AIA AR93348 State of Florida
 Date: 2021.01.20 11:25:01 -05'00'

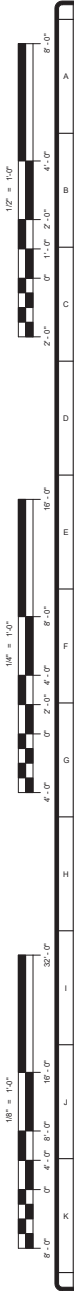
Rev.	Revision	Date

For a renovation and addition for:
CCM Estero
 20810 Highlands Avenue
 Estero, FL 33626

Drawn by: [Redacted]
 Check Date: [Redacted]
 Checked by: [Redacted]
 [Redacted]
 Gladstone Builders Inc.
 5700 Kensington Loop
 Fort Myers, FL 33907
 Phone: 239-933-0274
 Fax: 239-945-7433
 FLA9996@gmail.com

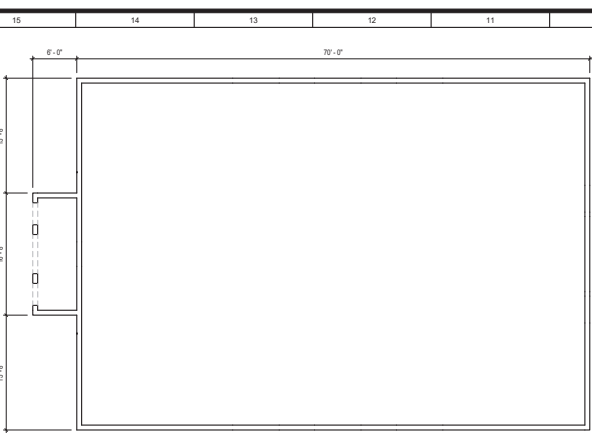


The User has been electronically signed and sealed using the State of Florida's e-signature system. Please verify the seal and the signature on the document and seal and all other information on the document and seal are accurate and complete.
G001
 Cover Sheet
 Project Number: 2020080301

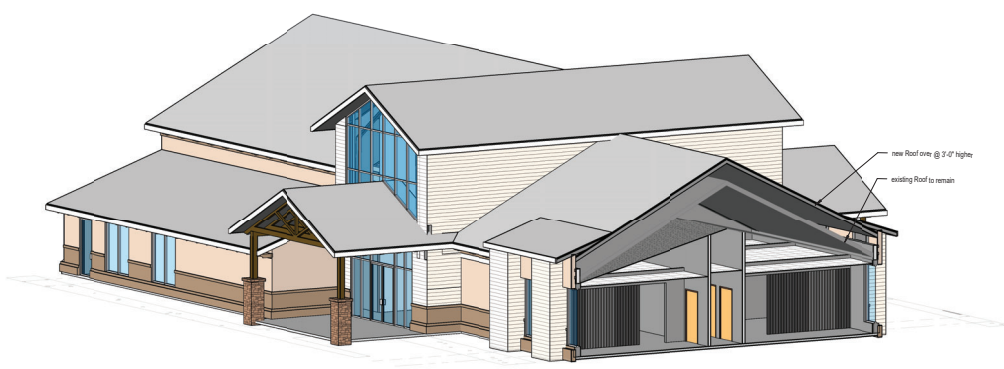


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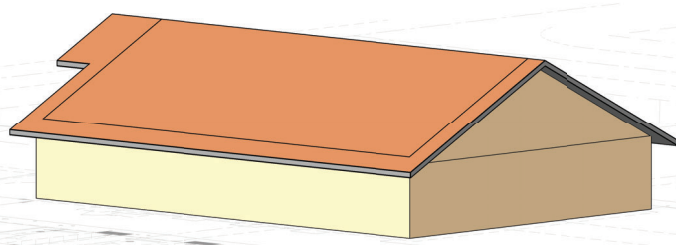
1/2" = 1'-0"
 1/4" = 1'-0"
 1/8" = 1'-0"



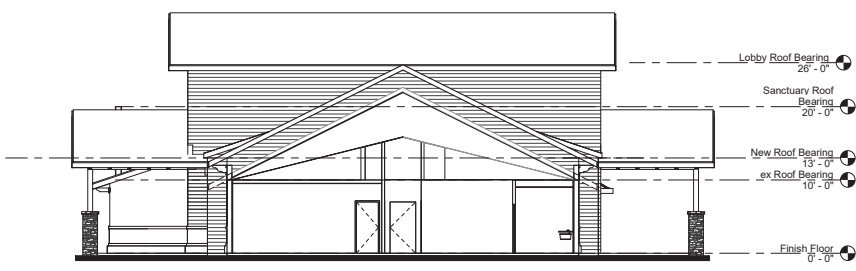
1 1/8" = 1'-0" 1st Floor Plan existing



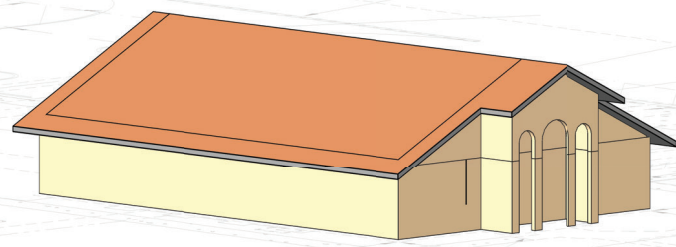
4 3D Section Roof Over existing



Cover 1 existing



5 1/8" = 1'-0" Section 7



Cover 2 existing

Rev	Revision	Date

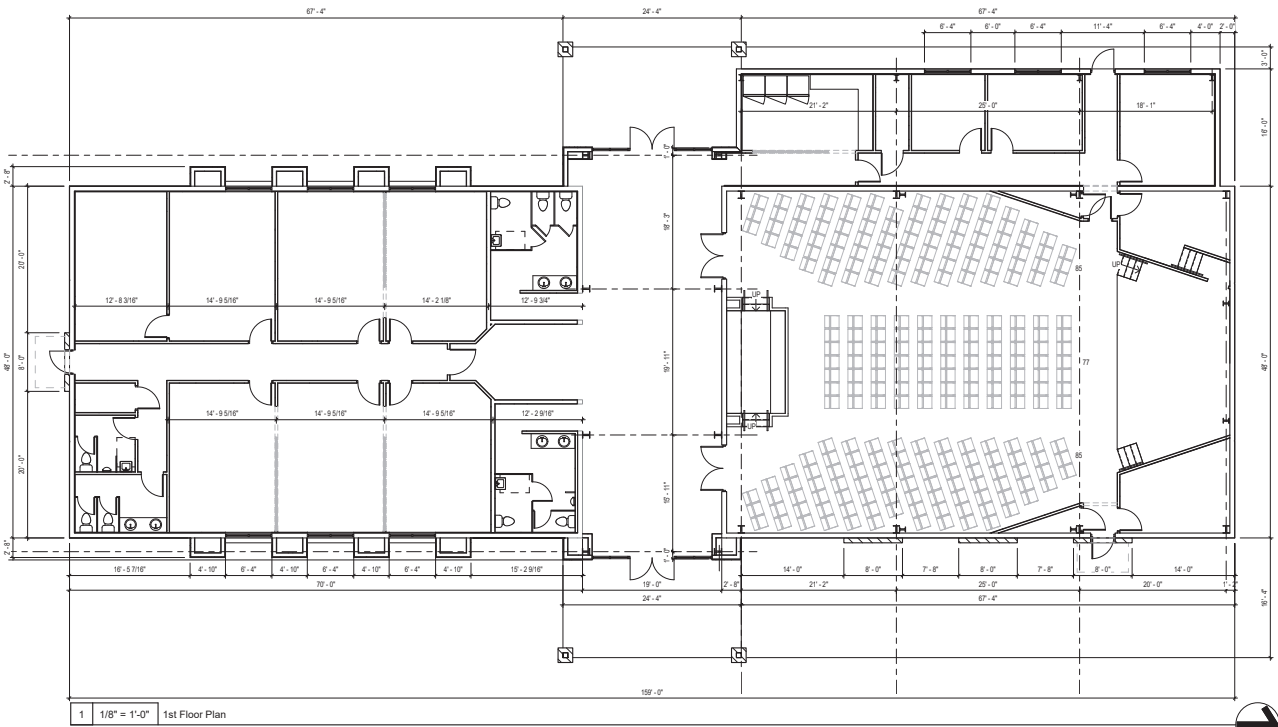
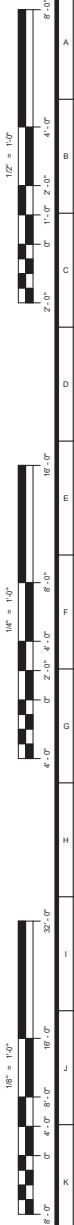
Prepared by: **CCM Estero**
 Checked by: **Gladdstone Builders Inc.**
 Date: 06/17/2020
 Project: 20810 Highlands Avenue, Estero, FL 33426

Robert L. Messingale, AIA
 AIA No. 10430
 5700 Kensington Loop
 Ft. Myers, FL 33907
 Phone: 239-933-0474
 Fax: 239-945-7453
 Email: RL.Messingale@aia.com

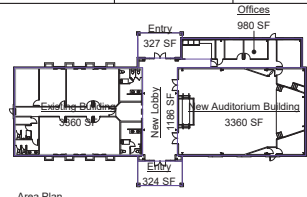


Robert L. Messingale
G004
 Existing
 Project Number: 2020080301

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1 1/8" = 1'-0" 1st Floor Plan



Area Plan

Area Tabulations	
Existing Building	3,360 sf
New Construction	6,177 sf
Total Area	9,537 sf

Rev.	Revision	Date

Prepared by: [Redacted]
 Checked by: [Redacted]
 Drawn by: [Redacted]

For: a renovation and addition for:
CCM Estero
 20810 Highlands Avenue
 Estero, FL 33420

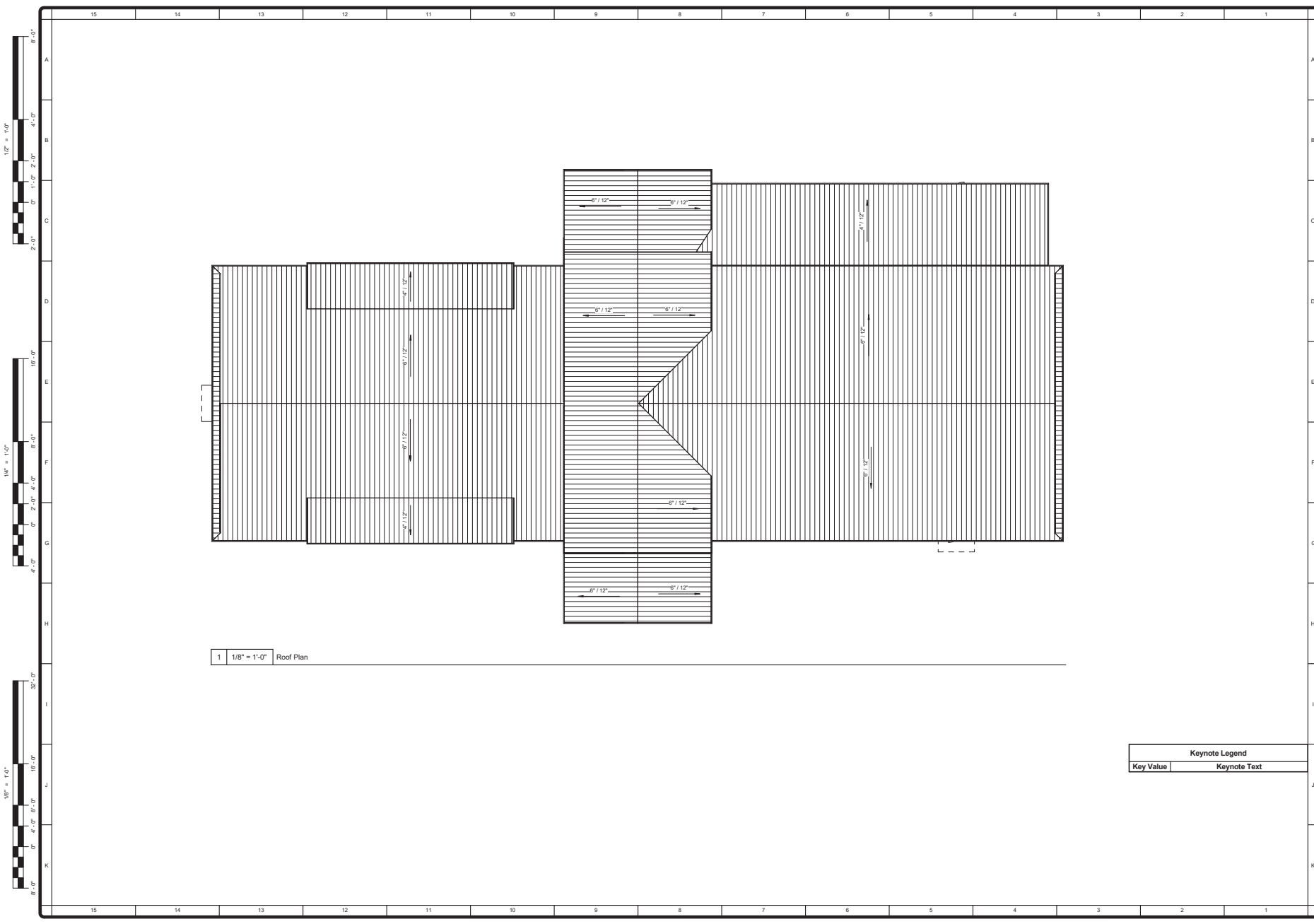
Robert L. Messingale, AIA
 AIA No. 000000000
 5700 Kensington Loop
 Ft. Myers, FL 33903
 Phone: 239-933-0474
 Fax: 239-945-7433
 FLA#00000000



Robert L. Messingale
A101
 Floor Plan

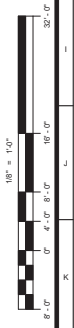
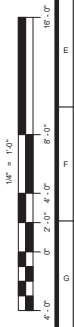
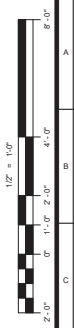
Project Number: 2020080301

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1 1/8" = 1'-0" Roof Plan

Keynote Legend	
Key Value	Keynote Text



Rev.	Revision	Date

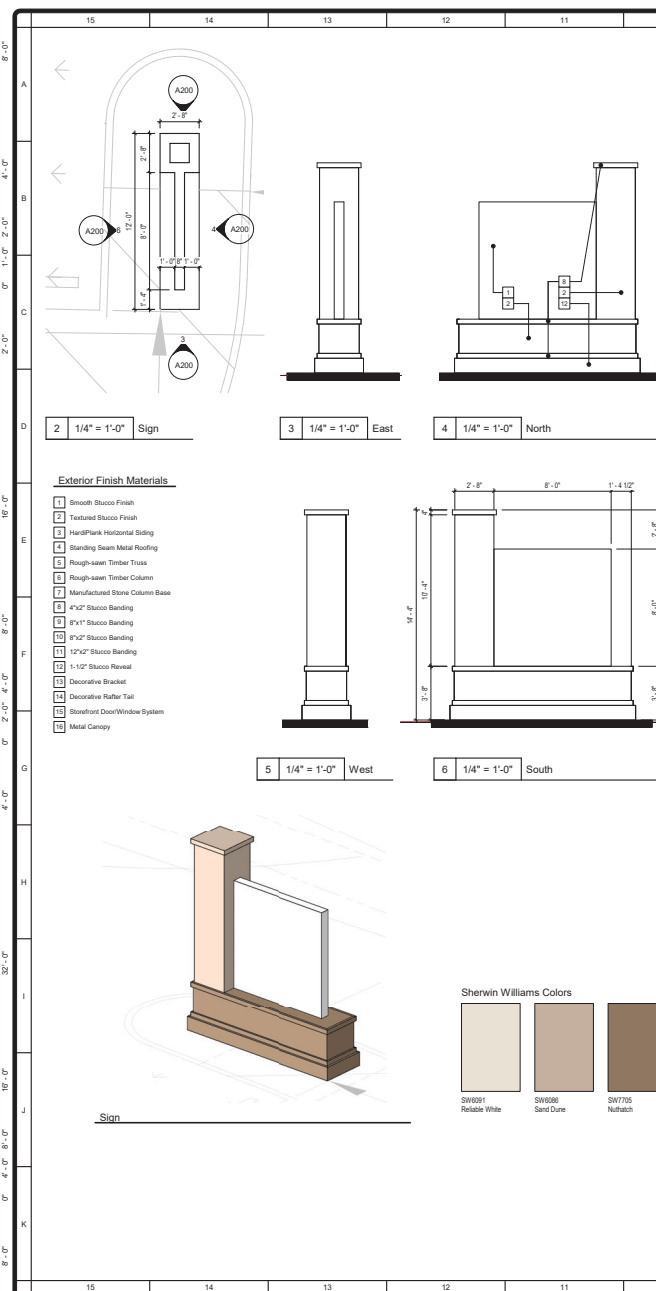
Prepared by: _____
 Checked by: _____
 Date: _____
 For: a renovation and addition for:
 Client: _____
 Address: _____
CCM Estero
 20810 Highlands Avenue
 Estero, FL 33429

Robert L. Messingale, AIA
 Architect-PA
 5700 Kensington Loop
 Fort Myers, FL 33907
 Phone: 239-933-0474
 Fax: 239-945-7433
 FLArch@aol.com



Robert L. Messingale
 Roof Plan
A103
 Project Number: 2020080301

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Design Standard - Signs

Requirement Selection	Complies		
	Yes	No	NA
1 Permanent Signs in Commercial and Industrial Areas - Identification Sign. A non-residential subdivision or parcel will be permitted one permanent sign identification sign along any street which provides access to the property in accordance with LCC Section 50-133.	x		
2 Identification Sign - Height. The maximum height of any identification sign will be seven feet (7') tall except where the building is within 150 feet of the street (right-of-way or road easement the sign height may not exceed seven (7') feet.	x		
3 Identification Sign - Setback. Monumental identification signs must be back a minimum of 100 feet (100 feet for signs over eight feet in height or 150 feet for any other graphics that exceed the building's width). Three (3) feet of the street right-of-way or road easement the sign may be placed closer but within 105 feet of the street or easement provided signs do not project over the right-of-way or easement, the height does not exceed 7' feet, and the sign is not located within ten (10) feet of any overhead electrical supply. In no case will a monument sign identification sign be permitted between a collector or arterial street and a frontage road.	x		
4 Identification Sign - Copy Content. All monument-style identification signs must display the street address of the business. Street numbers measure from a minimum of four (4) inches and a maximum of six (6) inches in height.	x		
5 Identification Sign - Copy Area. Copy area of a monument sign will not exceed seventy-five (75) percent of the total area of the sign. Monument signs shall not be illuminated. The copy area of the sign shall not be obscured behind the sign's copy area.	x		
6 Identification Sign - Business Visibility. Signs identifying individual businesses must be easily read from the surrounding area.	x		
7 Identification Sign - Architectural Style. Signs must match the architectural style of the building or development.	x		
8 Identification Sign - Lighting. Monument-style identification or wall signs may be illuminated by: 1. Individual internally illuminated letters and top or an white background (a. charter lettering); 2. Lighting behind the letters and top that illuminates the background (a. reverse channel lettering); 3. A combination of 1 and 2 above; or 4. Edge-lit letters using concealed recess or recessed fluorescent lighting. Monument sign identification signs may not be illuminated by: 1. A visible source of external floodlighting; 2. Exposed conduits or internally illuminated box signs (a. sign comprised of backlit surface electronically illuminated from within), unless back and side of sign is opaque except for letters and/or top being illuminated.	x		
9 Wall Signs. Wall signs are permitted in accordance with LCC Section 50-122(b)(2) and section 50-122(b)(4) with a maximum area of 300 square feet per wall per tenant. This area is to be determined by the width of any and all signs on the building's wall. Wall signs will not contain advertising messages or false brand names.	x		
10 Identification Sign - Wiring. All electrical connections, wiring, etc. for signs must be concealed.	x		

Design Standard - Commercial Buildings

Requirement Selection	North				East				South				West																																																										
	N	E	S	W	N	E	S	W	N	E	S	W	N	E	S	W																																																							
1 Purpose and Effect. The purpose and intent of these provisions is to maintain and complement the character and quality of the built environment by encouraging architectural features and practices that provide visual interest consistent with the community's identity and best character while protecting the health, safety and efficient reasonable appearance of neighborhood and business districts.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																						
2 Building - View Obstruction Standards. Buildings must be oriented to maximize pedestrian viewing, side and view of any adjacent waterfront water bodies.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																						
3 Facade - Wall Height Transition. New buildings that are more than twice the height of any existing building within 150 feet must be designed to provide a transition between building of lower height.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																						
4 Facade - Architectural Design - Primary Facades. All primary facades of a building must be designed with consistent architectural style, detail and form features.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																						
5 Facade - Architectural Design. Design treatment - all buildings. Buildings must provide a minimum of three (3) of the following design treatment ingredients with the meaning and style of the building: If omitted, changes and overhangs are used they must conform to a unified pattern of compatible colors, shapes and materials. <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Awning or attached canopy</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Overhang</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Portico</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Arched</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>e</td><td>Minimum height of eight feet clear in width</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>f</td><td>Paired Roof Forms</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>g</td><td>Display Windows along a minimum of 50 percent of front walls and any other wall along a predominant hallway</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>h</td><td>Chick & Rail Towers</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>i</td><td>Any other prominent treatment which the Development Services Director finds most the representative of the proposed treatment.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Awning or attached canopy	N	N	N	N	b	Overhang	N	N	N	N	c	Portico	N	N	N	N	d	Arched	N	N	N	N	e	Minimum height of eight feet clear in width	N	N	N	N	f	Paired Roof Forms	N	N	N	N	g	Display Windows along a minimum of 50 percent of front walls and any other wall along a predominant hallway	N	N	N	N	h	Chick & Rail Towers	N	N	N	N	i	Any other prominent treatment which the Development Services Director finds most the representative of the proposed treatment.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
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6 Facade - Architectural Design - Additional Design Treatments for Commercial Buildings on Arterial and Collector Streets. Buildings that are an alternative of two (2) or more stories or collector roads must be designed with additional architectural embellishments, such as corner towers, or other such features. Treatment shall be located on primary and secondary facades visible from the community. If applicable, signs must be placed on the proposed treatment.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																					
7 Roof Treatments - Purpose and Effect. Variations in roof lines must be used to add interest to, and enhance the readability of, the building. Variations must be used to break up the building's mass and complement the character of adjoining and/or adjacent buildings and neighborhoods. The LCC standards identify approved roof treatments and features checked at the project and meet: <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Parapets used to conceal roof top equipment and flat roofs</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Three or more roof slope planes per primary facade</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Shaping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 1/2H:1V but not greater than 1H:1V</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Additional vertical roof changes with a minimum change in elevation of ten feet that roofs must have a minimum of three (3) changes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>e</td><td>Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) changes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Parapets used to conceal roof top equipment and flat roofs	N	N	N	N	b	Three or more roof slope planes per primary facade	N	N	N	N	c	Shaping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 1/2H:1V but not greater than 1H:1V	N	N	N	N	d	Additional vertical roof changes with a minimum change in elevation of ten feet that roofs must have a minimum of three (3) changes	N	N	N	N	e	Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) changes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																							
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8 Roof Design and Treatment - Treatment. The roof edge and/or parapet must have a vertical change from the dominant condition, be two (2) locations (primary). At least one (1) such change must be located on a primary facade. <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Parapets used to conceal roof top equipment and flat roofs</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Three or more roof slope planes per primary facade</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Shaping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 1/2H:1V but not greater than 1H:1V</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Additional vertical roof changes with a minimum change in elevation of ten feet that roofs must have a minimum of three (3) changes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>e</td><td>Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) changes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Parapets used to conceal roof top equipment and flat roofs	N	N	N	N	b	Three or more roof slope planes per primary facade	N	N	N	N	c	Shaping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 1/2H:1V but not greater than 1H:1V	N	N	N	N	d	Additional vertical roof changes with a minimum change in elevation of ten feet that roofs must have a minimum of three (3) changes	N	N	N	N	e	Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) changes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																							
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9 Roof Design - Additional Requirements. Roofs must be designed to also meet at least two (2) of the following requirements: <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Parapets used to conceal roof top equipment and flat roofs</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Three or more roof slope planes per primary facade</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Shaping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 1/2H:1V but not greater than 1H:1V</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Additional vertical roof changes with a minimum change in elevation of ten feet that roofs must have a minimum of three (3) changes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>e</td><td>Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) changes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Parapets used to conceal roof top equipment and flat roofs	N	N	N	N	b	Three or more roof slope planes per primary facade	N	N	N	N	c	Shaping roofs, which do not exceed the average height of the supporting walls, must have an average slope equal to or greater than 1/2H:1V but not greater than 1H:1V	N	N	N	N	d	Additional vertical roof changes with a minimum change in elevation of ten feet that roofs must have a minimum of three (3) changes	N	N	N	N	e	Three-dimensional cornice treatment which must be a minimum of ten (10) inches in height with a minimum of three (3) changes	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																							
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10 Roof Types - Roof Materials. The following types of materials are prohibited: <ul style="list-style-type: none"> a. roofs having less than or equal to 2% (2H:100V) pitch unless subjected to project coverage of 50 percent; b. material roofs except roofs with a minimum vertical distance of eight (8') feet and an angle between 8:12 and 12:12 slopes from horizontal. 	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																				
11 Facade Design - Detail Features - General. The design elements in the LCC standards must be integrated into the building's exterior facade and must be integrated into the overall architectural style. These elements may not consist solely of applied graphics or paint.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																				
12 Facade Design - Wall Area. Buildings walls and facades must avoid large blank wall areas by including at least three (3) of the design elements listed below in a repeating pattern. At least one of the design elements must repeat horizontally. <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Texture Change</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Material Change</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Architectural features such as bandings, bays, reveals, offsets or projecting ribs</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Building setbacks or projections</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>e</td><td>Platten Change</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Texture Change	N	N	N	N	b	Material Change	N	N	N	N	c	Architectural features such as bandings, bays, reveals, offsets or projecting ribs	N	N	N	N	d	Building setbacks or projections	N	N	N	N	e	Platten Change	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																						
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13 Facade - Materials. Exterior building materials contribute significantly to the visual impact of a building on the community. They must be well designed and integrated into a comprehensive design plan for the project. The following exterior building materials can not be used more than fifty (50) percent of the building facade area: <ul style="list-style-type: none"> - plastic or vinyl siding except to finish the "Chick Rail" roof; - corrugated or reflective metal panels; - the prohibition does not apply to roofs; - smooth, glazed or fluted concrete block; - any translucent material; - other than masonry; - or any combination of the above listed materials 	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																				
14 Building Trim and Accent Areas. Building trim and accent areas, consistent with the overall building, are limited to ten (10) percent of the affected area, with a maximum trim width of twenty-four (24) inches.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																				

Design Standard - Architectural

Requirement Selection	North				East				South				West																																																																								
	N	E	S	W	N	E	S	W	N	E	S	W	N	E	S	W																																																																					
1 Architectural Style. The preferred architectural style is the Modern Planning Community Architecture, with Old Florida style accents, and other styles of architecture that are deemed appropriate with these signs. Distinct representative style must be designed through the inclusion of traditional roof treatments, porches, decorative columns, covered corridors, covered walkways, and porch roofs (where applicable).	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																																		
2 Building Area. Buildings over 1,000 square feet in area, building less than 1,000 square feet of gross floor area must be designed with both a minimum pitch of 30 degrees.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																																		
3 Complement surrounding development. In addition to the requirements of LCC Section 10-202, any proposed commercial, industrial, public and mixed use buildings must blend with and complement existing architectural features of adjacent structures constructed under these standards.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																																		
4 Maximum Height. Buildings outside of the Interstate Highway Interchange Area are limited to a maximum of three (3) stories or five (5) feet, whichever is less, in height. Elements that enhance readability, create focal points or amenities, such as porches, walkways, dock towers and other architectural features, may exceed the maximum height limitations with an approved variance or waiver.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N																																																																		
5 Facade Treatment. In addition to the requirements of LCC Section 10-202, projects must use architectural detail, articulation or height on building facades to reduce the bulk of buildings with facades longer than seventy-five (75) feet that are readily visible from the street. Buildings must be designed to be visually appealing from all directions. Buildings that are visible from the street right-of-way, or are not readily visible must use facade treatments on all visible facades. Methods for providing architectural relief of blank facades must include one or more of the following design options: <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Recessed or clearly defined eave/corner treatments</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Varying rooflines, gables and shapes</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Corbels, balconies, porches and overhangs</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Transparent windows or door areas or display windows that provide visibility into the building interior</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>e</td><td>Overhangs, awnings and nargasses</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>f</td><td>Building ornamentation and varying building elements, colors, decorative finis, relief details such as trellises, flower window or decorative panels, reinforcement of window, door or concrete openings and wall treatments</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>g</td><td>Shrubs or vines trained to grow upright on or over trellises near to blank walls</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>h</td><td>Architectural features such as arched openings, articulation of facade elements, boxes or other details that alter the building height</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>i</td><td>Application of a contrasting facade that is a minimum ten (10) feet high and extends the entire height of the building and at least ten (10) feet along the entire facade of the building</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Recessed or clearly defined eave/corner treatments	N	N	N	N	b	Varying rooflines, gables and shapes	N	N	N	N	c	Corbels, balconies, porches and overhangs	N	N	N	N	d	Transparent windows or door areas or display windows that provide visibility into the building interior	N	N	N	N	e	Overhangs, awnings and nargasses	N	N	N	N	f	Building ornamentation and varying building elements, colors, decorative finis, relief details such as trellises, flower window or decorative panels, reinforcement of window, door or concrete openings and wall treatments	N	N	N	N	g	Shrubs or vines trained to grow upright on or over trellises near to blank walls	N	N	N	N	h	Architectural features such as arched openings, articulation of facade elements, boxes or other details that alter the building height	N	N	N	N	i	Application of a contrasting facade that is a minimum ten (10) feet high and extends the entire height of the building and at least ten (10) feet along the entire facade of the building	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N												
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6 Window Treatment. Place windows within at the street level around the exterior of commercial buildings and provide windows and walkways. Windows must be placed to be visible and appear to be a part of the facade. <table border="0" style="width: 100%; margin-top: 10px;"> <tr><td>a</td><td>Windows over sidewalks: If an awning is over a public sidewalk, it must project from the surface of the building at a minimum height of eight (8') feet. No awnings may be placed in or over any public sidewalk.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>b</td><td>Windows over sidewalks. The design, materials and color of windows must complement the architecture of the building and not obscure its features.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>c</td><td>Awnings - visual scale. Awnings must be consistent with the visual scale of the building.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>d</td><td>Awnings - location and shape. 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However, these canopies must create a harmonious impact, complement the principal structure and not obscure the building structure. Brighter colors can be utilized to create focal points of interest on buildings or doors, windows and architectural details. Buildings should not exceed three stories on any structure details in complexity. Contrasting colors of any wall, awning or other feature must be limited to no more than ten (10) percent of the total area for any single facade.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>h</td><td>Landscaping - Window Boxes. In addition to building perimeter planting required by LCC Section 10-476(b), buildings may incorporate live plant material growing immediately on the building by providing window boxes, greater bases or flower boxes.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> <tr><td>i</td><td>Multistory Buildings. For multistory buildings, roof parapets must be varied in depth and height. 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Buildings planned for sidewalk developments must be designed to relate to adjacent streetscape developments such as create a visual equality impact effect. Developing an off-streetscape development results in the street level building materials can not be used more than fifty (50) percent of the building facade area.</td><td>N</td><td>N</td><td>N</td><td>N</td></tr> </table>	a	Windows over sidewalks: If an awning is over a public sidewalk, it must project from the surface of the building at a minimum height of eight (8') feet. No awnings may be placed in or over any public sidewalk.	N	N	N	N	b	Windows over sidewalks. The design, materials and color of windows must complement the architecture of the building and not obscure its features.	N	N	N	N	c	Awnings - visual scale. Awnings must be consistent with the visual scale of the building.	N	N	N	N	d	Awnings - location and shape. Awnings must be placed at the top of the opening. The awning shape must correspond with the shape of the opening. 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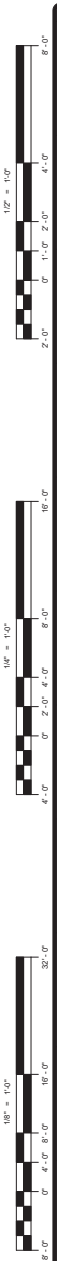
CCM Estero
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 Estero, FL 33326

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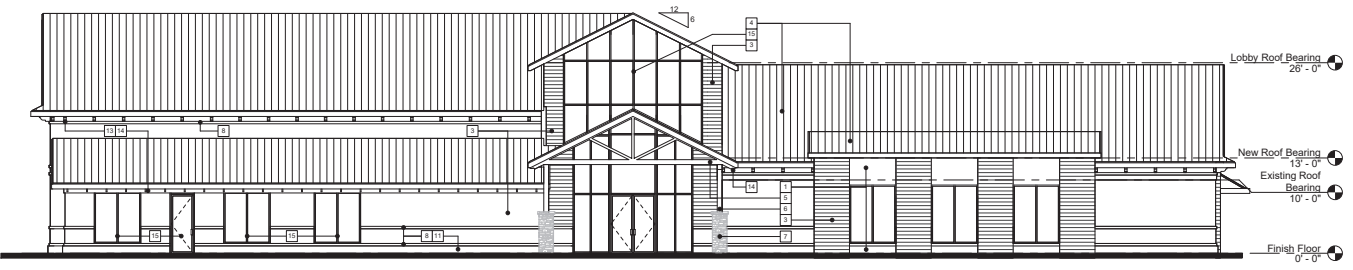
Robert L. Massingale
A200
 Design Standards Tables
 Project Number: 2020080501

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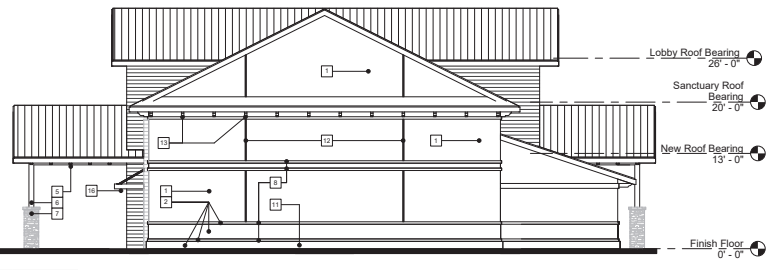


1 1/8" = 1'-0" East Elevation

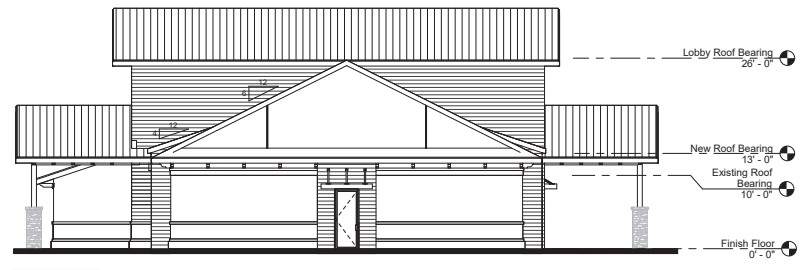
- Exterior Finish Materials**
- 1 Smooth Stucco Finish
 - 2 Textured Stucco Finish
 - 3 HardPlank Horizontal Siding
 - 4 Standing Seam Metal Roofing
 - 5 Rough-sawn Timber Truss
 - 6 Rough-sawn Timber Column
 - 7 Manufactured Stone Column Base
 - 8 4"x4" Stucco Banding
 - 9 8"x4" Stucco Banding
 - 10 12"x4" Stucco Banding
 - 11 1"x1" Stucco Rivet
 - 12 Decorative Bracket
 - 13 Decorative Rafted Tail
 - 14 Slantford Door/Window System
 - 15 Metal Canopy



2 1/8" = 1'-0" West Elevation



3 1/8" = 1'-0" North Elevation



4 1/8" = 1'-0" South Elevation

Prepared by: [blank] for a renovation and addition for:

CCM Estero
20610 Highlands Avenue
Estero, FL 33426

Robert L. Massengale, AIA
Acrichief, P.A.
5700 Kensington Loop
Fort Myers, FL 33907
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Robert L. Massengale
Elevations
A201
Project Number: 202008301

ROBERT L. MASSENGALE EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY REVISIONS OR CHANGES TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT HIS WRITTEN PERMISSION AND CONSENT OF ROBERT L. MASSENGALE.

SITE INFORMATION	
SITE ADDRESS:	20810 HIGHLANDS AVENUE ESTERO, FL 33928
STRAP:	28-46-25-E3-05033.0010
SITE AREA:	101,363 SF (2.33 ACRES)
CURRENT ZONING:	MPO MIXED USE PLANNED DEVELOPMENT
PROPOSED ZONING:	COMMERCIAL PLANNED DEVELOPMENT (CPD)
PROPOSED USE:	CHAIRLIFT / PLACE OF WORSHIP
IRRIGATION SERVICE:	WELL

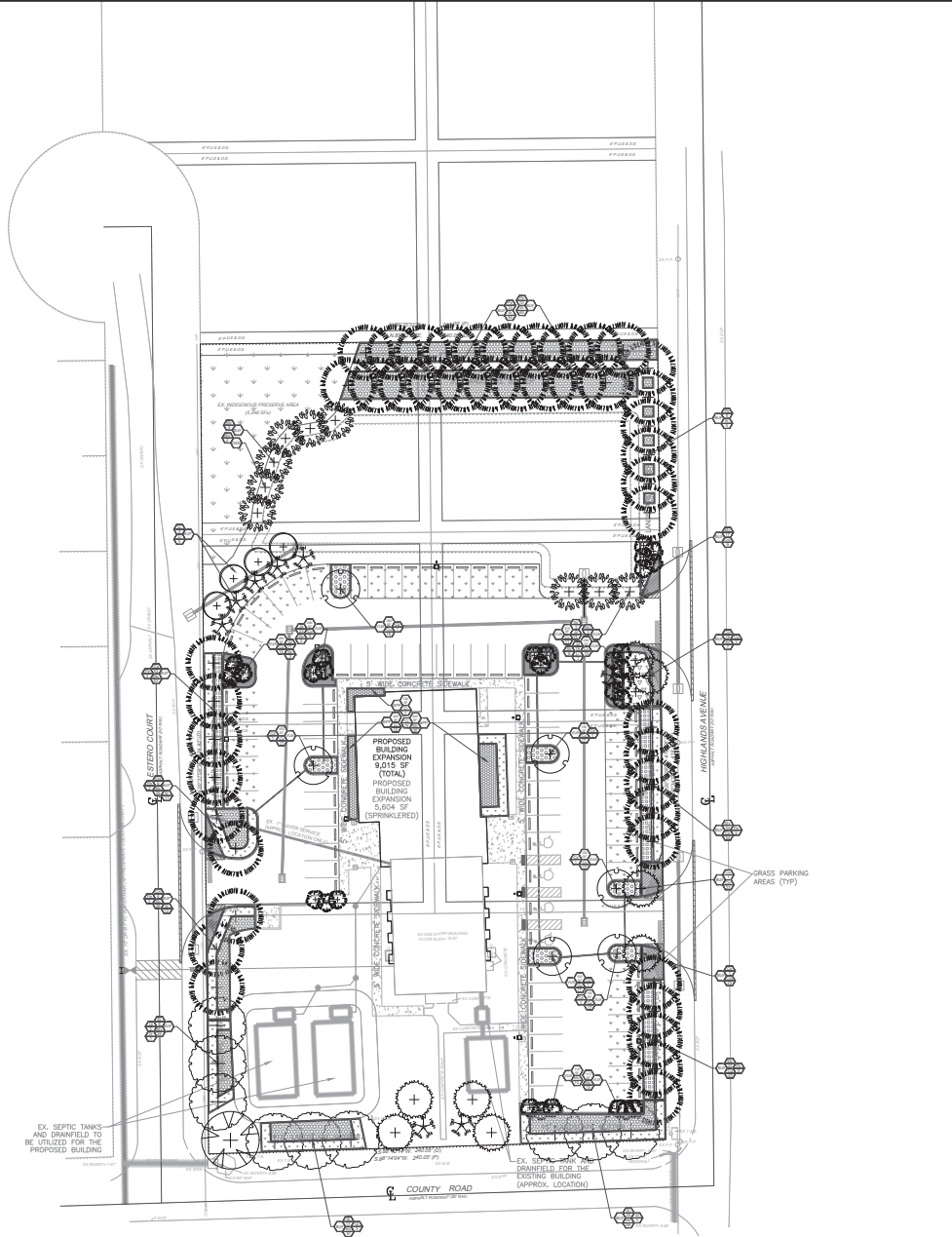
ZONING / ACTUAL USE	
PROJECT SITE:	MPO (CHURCH)
NEARBY:	AC-2 (HACRINT)
EAST:	MPO (HACRINT) AND ROW (HIGHLANDS AVE)
SOUTH:	MPO (ROW COUNTY ROAD)
WEST:	E-1 AC-2 AND ROW (ESTERO COURT)

PRE-DEVELOPMENT SITE AREAS	
TOTAL PARCEL AREA (2.33 AC)	101,363 SF
INDIGENOUS PRESERVE AREA	5,348 SF
TOTAL DEVELOPABLE AREA (1.2 AC)	96,015 SF
EXISTING PAVEMENT AREA:	12,730 SF
EXISTING GRASS PARKING AREA:	0 SF
EXISTING CONCRETE & WOOD DECK AREA:	6,348 SF
EXISTING TRAILER & BUILDING (ROOF) AREA:	8,943 SF
EXISTING TOTAL IMPERVIOUS AREA:	28,121 SF
EXISTING OPEN GREEN AREA:	70,893 SF
EXISTING SW DETENTION AREA:	0 SF
EXISTING TOTAL PERVIOUS AREA:	70,893 SF

POST-DEVELOPMENT SITE AREAS	
TOTAL PARCEL AREA (2.33 AC)	101,363 SF
INDIGENOUS PRESERVE AREA	5,348 SF
TOTAL DEVELOPABLE AREA (1.2 AC)	96,015 SF
PROPOSED PAVEMENT AREA:	22,853 SF
PROPOSED GRASS PARKING AREA:	7,283 SF
PROPOSED CONCRETE AREA:	1,124 SF
PROPOSED TRAILER & BUILDING (ROOF) AREA:	8,793 SF
PROPOSED TOTAL IMPERVIOUS AREA:	42,053 SF
PROPOSED OPEN GREEN AREA:	39,391 SF
PROPOSED SW DETENTION AREA:	41,033 SF
PROPOSED TOTAL PERVIOUS AREA:	53,956 SF

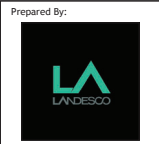
VILLAGE OF ESTERO LANDSCAPE REQUIREMENTS

	Required:	Provided:
Commercial Development abutting the following uses:		
North Property Boundary: MPO --- AC-2 Type F Buffer (30 min. width; 10 Trees + 66 Shrubs / 100 LF) 240' / 100' - 2-40' 6" - 108-00' Trees	34 159	24 159
East Property Boundary: MPO --- ROW (HIGHLANDS AVE) Type D' Buffer (15 min. width; 5 Trees + 66 Shrubs / 100 LF) 420' / 100' - 4-20' 30" - 397-00' Trees	21 297	21 297
South Property Boundary: MPO --- ROW Type D' Buffer (15 min. width; 5 Trees + 66 Shrubs / 100 LF) 240' / 100' - 2-40' 6" - 108-00' Trees	12 159	12 159
West Property Boundary: MPO --- ROW Type D' Buffer (15 min. width; 5 Trees + 66 Shrubs / 100 LF) 420' / 100' - 4-20' 30" - 397-00' Trees	22 281	22 281
Open Space Calculations: Commercial		
20% of development area must be provided as open space	19,203 SF	39,391 SF
Open Space: 19,203 SF @ 0.20 = 19,203.00 SF		
General Trees: GEN		
One tree must be provided	28	28
Building perimeter plantings: BPP		
Building Perimeter Plantings equal to ten percent of the proposed building gross ground floor area must be provided.	902 SF	990 SF
BPP: 9'x15' @ 10' x 10' - 901.50 SF		
BPP: 9'x22' @ 2' / 9' x 90.11 Shrubs	51	55
Landscaping of parking and vehicle use areas: (VSA) Internal Landscaping:		
At least one canopy tree or a cluster of three tall palm trees must be planted or retained for every 250 square feet of required internal parking area, and no parking space may be more than 200 feet from a tree planted as a median.	10	10
Landscaped areas on the parking area perimeter or internal islands must equal or exceed a minimum of ten percent of the total	2,286 SF	2,300 SF
VSA: 2,286 SF @ 0.10 = 228.60 SF		
VSA: 2,286 SF @ 0.10 = 228.60 SF		
TOTALS	TREES: 117	117
	SHRUBS: 1,201	1,200
	LANDSCAPE AREA: 3,188 SF	3,290 SF



PLANT SCHEDULE						
KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
Ca	(Symbol)	6	PIGEON PLUM, <i>Coccoloba diversifolia</i>	CANOPY	VIA	YES
Cs	(Symbol)	9	ORANGE CEDAR TREE, <i>Cordia alliodora</i>	CANOPY	BUF	YES
R	(Symbol)	1	ROYAL PONCIANA, <i>Delonix regia</i>	CANOPY	BUF	YES
D	(Symbol)	4	Dalson Holly, <i>Ilex dalsonii</i>	CANOPY	BUF	YES
L	(Symbol)	7	CHAFFNETTLE, <i>Lagerströmia indica</i>	CANOPY	VIA	YES
H	(Symbol)	4	SWEETBAY MAGNOLIA, <i>Magnolia virginiana</i>	CANOPY	GEN	YES
Pa	(Symbol)	45	Southern Slash Pine, <i>Pinus elliotii</i>	CANOPY	BUF	YES
Q	(Symbol)	9	LAUREL OAK, <i>Quercus laurifolia</i>	CANOPY	BUF	YES
C	(Symbol)	26	Cabbage Palm, <i>Sabal palmetto</i>	CANOPY	GEN	YES
TOTAL TREES: 137						
PROPOSED SHRUBS:						
Ci	(Symbol)	35	Red Tip Coccoloba, <i>Coccoloba spica</i> 'Red Tip'	SHRUB	BPP	YES
Cs	(Symbol)	150	CLUBA (AUSTROGAPPA PLANT), <i>Clusia gattineri</i>	SHRUB	BUF	YES
Cu	(Symbol)	93	EMERALD BLANNET NATAL PALM, <i>Carlisa macrocarpa</i> Emerald Blannet	SHRUB	BUF	YES
Ch	(Symbol)	154	SEAGRAPH, <i>Coccoloba serotina</i>	SHRUB	VIA	YES
Jd	(Symbol)	78	Panama Juniper, <i>Juniperus densa</i> 'Panama'	SHRUB	VIA	YES
M	(Symbol)	20	Mulley Grass, <i>Muhlenbergia capillaris</i>	GRASS	BUF	YES
Sr	(Symbol)	239	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF	YES
Sr	(Symbol)	7	ORANGE BIRD OF PARADISE, <i>Sporobolus virginicus</i>	SHRUB	GEN	YES
TOTAL SHRUBS: 6,209						
PROPOSED LAWN:						
Fl	(Symbol)		Floratam Grass, <i>Stereotetrum secundatum</i> Floratam	LAWN	THROUGHOUT	YES

Site & Specification Notes						
TREES: 48" HT.: 14' @ 9' HT. min., 3' Caliper @ 4' above grade min., 6" @ Spread min. (for field grown equivalent)						
PALMS: 18" @ 10' min. of clear trunk after planting. Staggered heights when grouped.						
SHRUBS: 24" HT.: 3-Gal. Cont. Spaced 18'-36" O.C.						
SOO: *Serenoa repens and Zamia floridana (Zamia pumila) must be 12' min. @ time of planting.						
All soil to be well-drained, free of weeds and pests, and grown, sand-levelled, and hand-laid.						
PAVING: 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 1 and 8, Department of Agriculture, State of Florida (as amended). Root ball size on all transplanted plant materials must also meet state standards.						
NATIVE VEGETATION: At least 24 percent of the trees and 50 percent of the shrubs used to fulfill requirements of this chapter must be Florida native species. Required: 75% / 60% 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 BROWNAWAY: 20' @ 10' min. of clear trunk after planting. Staggered heights when grouped.						
CONFEDERATE CASHIE: To be planted in pots and placed at base of trees.						



Prepared By:
18197 Sandy Pines Circle
North Fort Myers, FL 33917
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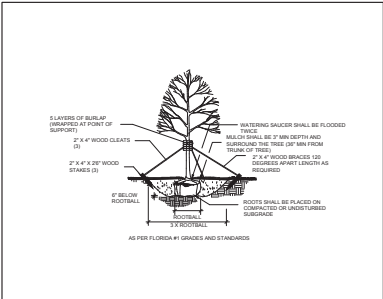
Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA
Date: 2021.01.19 08:07:40
Prepared For:
20810 Highlands Avenue
Estero, FL 33928



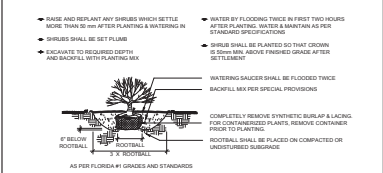
Landscape Plan

DATE IN: 01-18-2021
DRAWN BY: JOK
CHECKED BY: DKK

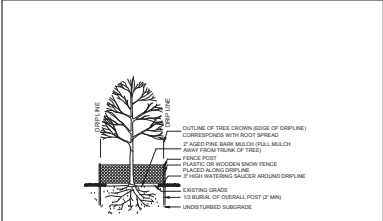
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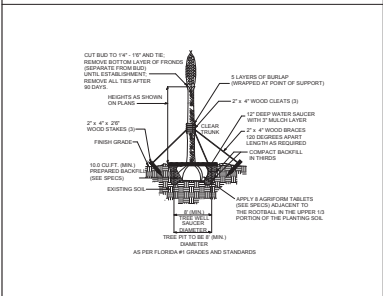
- 1 DECIDUOUS TREE PLANTING**
- BASE AND REFLANT ANY SHRUBS WHICH SETTLE MORE THAN 20 mm AFTER PLANTING & WATERING IN
 - SHRUBS SHALL BE SET PLUMB
 - EXCAVATE TO REQUIRED DEPTH AND BACKFILL WITH PLANTING MIX
 - WATER BY FLOODING TWICE IN FIRST TWO HOURS AFTER SETTING. WATER TO MAINTAIN AS PER STANDARD SPECIFICATIONS
 - SHRUB SHALL BE REPAINTED SO THAT COLOR IS SIMILAR ABOVE FINISHED GRADE AFTER SETTLEMENT



- 2 SHRUB PLANTING**
- WATERING SAUCER SHALL BE FLOODED TWICE BACKFILL MIX PER SPECIAL PROVISIONS
 - COMPLETELY REMOVE SYNTHETIC BURLAP LININGS FOR CONTAMINATED PLANTS. REMOVE CONTAINER PRIOR TO PLANTING
 - ROOTBALL SHALL BE PLACED ON COMPACTED OR UNDISTURBED SUBGRADE



- 3 TREE PROTECTION**
- CUT BUD TO 1/4\"/>



- 4 PALM PLANTING & STAKING**

- PLAN NOTES**
- REPAIR EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION (SOD).
 - CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 - 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 LIST AND 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 1 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 THROUGH 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 KINKING.
 - 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 WWW.FLORIDAEXOTICPESTPLANTCONCILS.COM'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, P.L.L.C. 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 1 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 MORE 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/NEEDLE 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 MAINTAINED AT THE TIME OF PLANTING. ALL SHRUBS INTENDED FOR SCREENING MUST BE A MINIMUM OF 3-GALLON CONTAINER SIZE. AT TIME OF PLANTING AND 30 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 IMPERD BY OTHER DEVICES. 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. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS

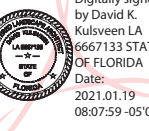
Common Name	Scientific Name
Carrot weevil	<i>Acacia autocolorum</i>
Woman's tongue	<i>Aibika trilobata</i>
Bishopwood	<i>Baccharis javanica</i>
Australian Pine	<i>Pinus caroliniana</i> species
Carrotwood	<i>Cupressus anacardifolia</i>
Rosewood	<i>Dalbergia sissoo</i>
Air potato	<i>Dioscorea alata</i>
Murray red gum	<i>Eucalyptus camaldulensis</i>
Weeping fig	<i>Ficus benjamina</i>
Column leaved fig	<i>Ficus microcarpa</i>
Japanese Climbing fern	<i>Lygodium japonicum</i>
Old World climbing fern	<i>Lygodium microphyllum</i>
Melaleuca paper tree	<i>Melaleuca quinquenervia</i>
Dainty rose myrtle	<i>Rhodomyrtus tomentosa</i>
Chinese laurel	<i>Sapindus saponaria</i>
Brazilian pepper, Florida holly	<i>Schinus molle</i>
Tropical soda apple	<i>Solanum elaeagnifolium</i>
Java plum	<i>Syzygium cumini</i>
Rose apple	<i>Syzygium jambos</i>
Cork tree	<i>Thespesia populnea</i>
Waxelia	<i>Waxelia viticula</i>

Prepared By:



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

E Seat: 01-18-2021



Digitally signed by David K. Kulsveen LA 6667133 STATE OF FLORIDA Date: 2021.01.19 08:07:59 -05'00'

In Conjunction With:



Landscape Plan

DATE IN: 01-18-2021

DRAWN BY: JOK

CHECKED BY: DKK

REVISION DATE:	REVISION DATE:	REVISION DATE:	REVISION DATE:

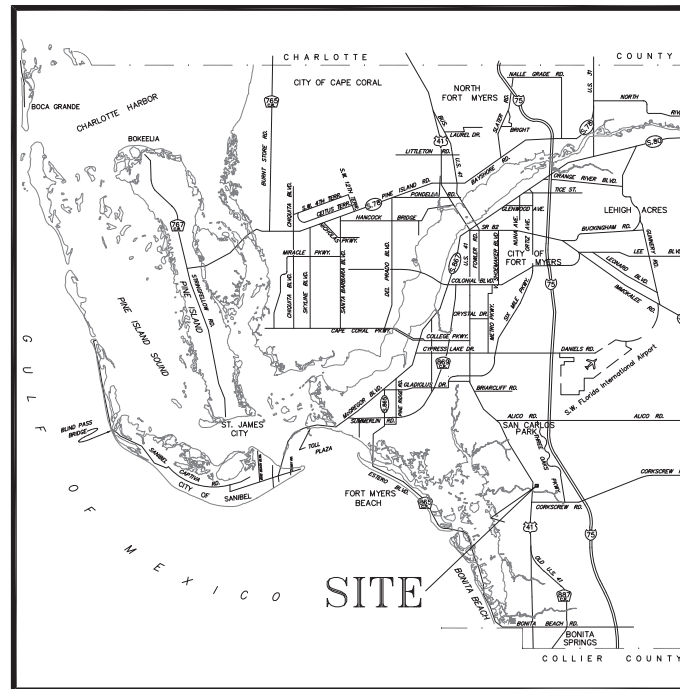
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**SITE CONSTRUCTION PLANS
FOR
CHRIST COMMUNITY MINISTRIES EXPANSION
ESTERO, FLORIDA
SECTION 28, TOWNSHIP 46S, RANGE 25E**

PLAN INDEX

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UTILITY PLAN	9
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LOCATION SKETCH
N.T.S.

OWNER/DEVELOPER
CHRIST COMMUNITY MINISTRIES, INC.
PO Box 1080
Estero, Florida 33928
Phone: (239) 405-1737

CIVIL ENGINEER

TDM
CONSULTING, INC.

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Fort Myers, FL 33907
Phone: (239) 433-4231
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Email: dean@tdmconsulting.com
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Certificate of Authorization # 29086

Digitally signed by Thomas Dean Martin
Date: 2021.01.23 07:36:56 -05'00'

DEAN MARTIN
FLORIDA P.E. #52022

This item has been digitally signed and sealed by Dean Martin on the date adjacent to the text. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BOUNDARY & TOPOGRAPHIC SURVEY
SUBMITTED SEPARATELY

SHEET A

2
of
13

SCALE: N/A/E


 Digitally signed
by **Thomas Dean Martin**
Date: 2021.01.23 07:37:26 -05'00'

Dean Murphy, P.E.
 Florida #52002
 Seal and Stamp for Seal No. 18439
 State of Florida
 Exp. 09/30/24



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Civil Engineering
and
Planning



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CHRIST COMMUNITY MINISTRIES
EXPANSION
BOUNDARY & TOPOGRAPHIC
SURVEY

DATE	REVISIONS
DATE	
DESIGNED BY:	
PERK	
DRAWN BY:	
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CHECKED BY:	
TDM	
APPROVED BY:	
TDM	

STREET ADDRESS
 20810 HIGHLANDS AVENUE
 ESTERO, FL 33928

STRAP NUMBER
 28-46-25-E3-06033.0010

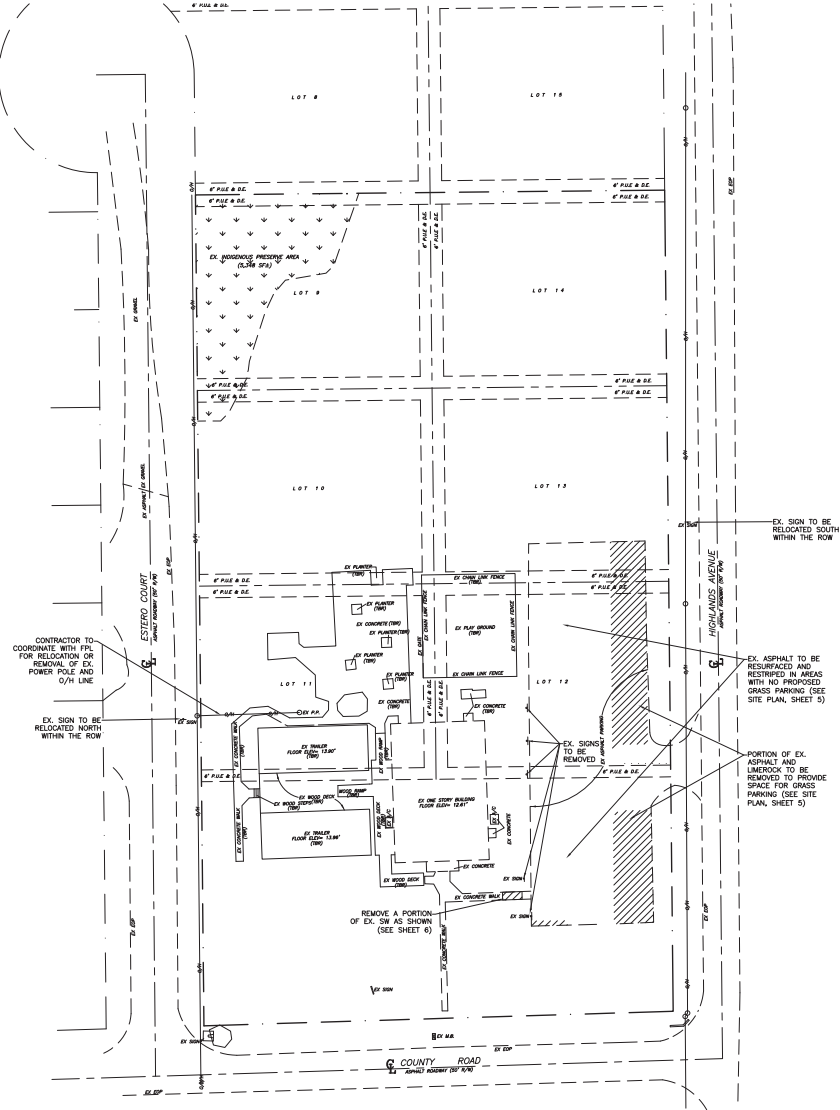


1" = 50'

SHEET #	3	of	13	SCALE: 1"=50'
NOT VALID WITHOUT FIRM SEAL, SIGNATURE, AND DATE				
		Digitally signed by Thomas Dean Martin DN: cn=Thomas Dean Martin, o=TDM CONSULTING, INC., ou=ESTERO, c=US, email=tdm@tdmconsulting.com, telephone=+13054354231		
Digitally signed by Thomas Dean Martin DN: cn=Thomas Dean Martin, o=TDM CONSULTING, INC., ou=ESTERO, c=US, email=tdm@tdmconsulting.com, telephone=+13054354231		DATE: 07/31/2023 10:57:00 Dean Martin, P.E. Fort Myers, FL 33907 Phone: (239) 435-4231 www.tdmengineering.com Cert. of Authorization # 20086		
Civil Engineering Planning 		CHRIST COMMUNITY MINISTRIES EXPANSION AERIAL LOCATION MAP		
DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____ APPROVED BY: _____ TDM				

STREET ADDRESS
 20810 HIGHLANDS AVENUE
 ESTERO, FL 33928

STRAP NUMBER
 28-46-25-E3-05033.0010



- LEGEND**
- EX. ASPHALT/LIMEROCK TO BE REMOVED
 - EX. EXISTING
 - W.V. WATER VALVE
 - E.O.P. EDGE OF PAVEMENT
 - CONC. CONCRETE
 - W.M. WATER METER
 - T&B TELEPHONE SERVICE BOX
 - P.P. POWER POLE
 - G.A.&W. GUY ANCHOR & WIRE
 - O/H OVERHEAD
 - FPL FLORIDA POWER AND LIGHT
 - R/W RIGHT OF WAY
 - (T&P) TO BE REMOVED
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT

INTERNAL EASEMENT NOTE
 ALL INTERNAL P.U.E.'S AND D.E.'S ARE BEING VACATED BY THE APPLICANT



DATE:	DESIGNED BY:	PERM:	DRAWN BY:	CHECKED BY:	TITLE:	APPROVED BY:

**CHRIST COMMUNITY MINISTRIES
 EXPANSION
 DEMOLITION PLAN**

Civil Engineering and Planning

TDM
 CONSULTANTS

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NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

Digitally signed by Thomas Dean Martin
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 43 Barkley Circle, Suite 200
 Fort Myers, P.E. DEAN MARTIN
 Florida #20022

STREET ADDRESS
20810 HIGHLAND AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-05033.0010

PROJECT INFORMATION

CURRENT ZONING = MPO (MIXED USE PLANNED DEVELOPMENT)
PROPOSED USE = CHURCH/PLACE OF WORSHIP
EXIST. FLORIDA LAND = #1400 - COMMERCIAL & SERVICES
USE CLASSIFICATIONS
EXIST. SOIL TYPES = #55 - COCCA FINE SAND
IRRIGATION SERVICE = WELL
ARCHAEOLOGICAL = 2
SENSITIVITY LEVEL

PRE DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (2.33 AC) 5,348 SF
INDIGENOUS PRESERVE AREA 5,348 SF
TOTAL DEVELOPABLE AREA (2.20 AC) 96,015 SF 100.00%
EXISTING PAVEMENT AREA: 12,730 SF 13.26%
EXISTING GRASS PARKING AREA: 0 SF 0.00%
EXISTING CONCRETE & WOOD DECK AREA: 6,349 SF 6.61%
EXISTING TRAILER & BUILDING (ROOF) AREA: 6,043 SF 6.29%
EXISTING TOTAL IMPERVIOUS AREA: 25,122 SF 26.16%
EXISTING OPEN GREEN AREA: 70,893 SF 73.84%
EXISTING DRY DETENTION AREAS: 0 SF 0.00%
EXISTING TOTAL PERVIOUS AREA: 70,893 SF 73.84%

POST DEVELOPMENT SITE AREAS

TOTAL PARCEL AREA (2.33 AC) 5,348 SF
INDIGENOUS PRESERVE AREA 5,348 SF
TOTAL DEVELOPABLE AREA (2.20 AC) 96,015 SF 100.00%
PROPOSED PAVEMENT AREA: 22,853 SF 23.80%
PROPOSED GRASS PARKING AREA: 7,087 SF 7.36%
PROPOSED CONCRETE AREA: 3,993 SF 3.74%
PROPOSED BUILDING (ROOF) AREA: 9,015 SF 9.39%
PROPOSED TOTAL IMPERVIOUS AREA: 42,059 SF 44.29%
PROPOSED OPEN GREEN AREA: 38,923 SF 40.54%
PROPOSED DRY DETENTION AREAS: 14,565 SF 15.17%
PROPOSED TOTAL PERVIOUS AREA: 53,956 SF 55.71%

OFF-SITE DEVELOPMENT AREA

PROPOSED CONCRETE AREA: 0 SF
PROPOSED ASPHALT AREA: 2,109 SF
PROPOSED TOTAL IMPERVIOUS AREA: 2,109 SF

LANDSCAPE BUFFER REQUIREMENTS

NORTH = TYPE F, 50' WIDE BUFFER TO AG-2
SOUTH = TYPE D, 20' WIDE BUFFER TO ROW
EAST = TYPE D, 20' WIDE BUFFER TO ROW
WEST = TYPE D, 20' WIDE BUFFER TO ROW

ZONING/ACTUAL USE

PROJECT SITE = MPO (CHURCH)
NORTH = AG-2 (VACANT)
SOUTH = MPO/ROW (COUNTY ROAD)
EAST = MPO (VACANT LAND) AND ROW (HIGHLANDS AVE)
WEST = C-1/AG-2 AND ROW (ESTERO COURT)

PARKING REQUIREMENTS

PER SECTION 34-220(9) VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
9,015 SF CHURCH (247 SEATS)
= 1.0 SPACES PER 3 SEATS
= 247 TOTAL SEATS/3 SEATS PER SPACE = 82.33 SPACES
REQUIRED PARKING = 83 SPACES (INCLUDING 4 SPACE FOR HC)
PROVIDED PARKING = 84 SPACES (INCLUDING 4 SPACES FOR HC AND 42 GRASS PARKING)

REFUSE AND SOLID WASTE CALCULATIONS

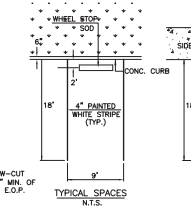
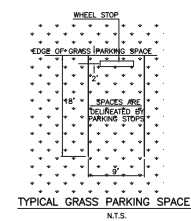
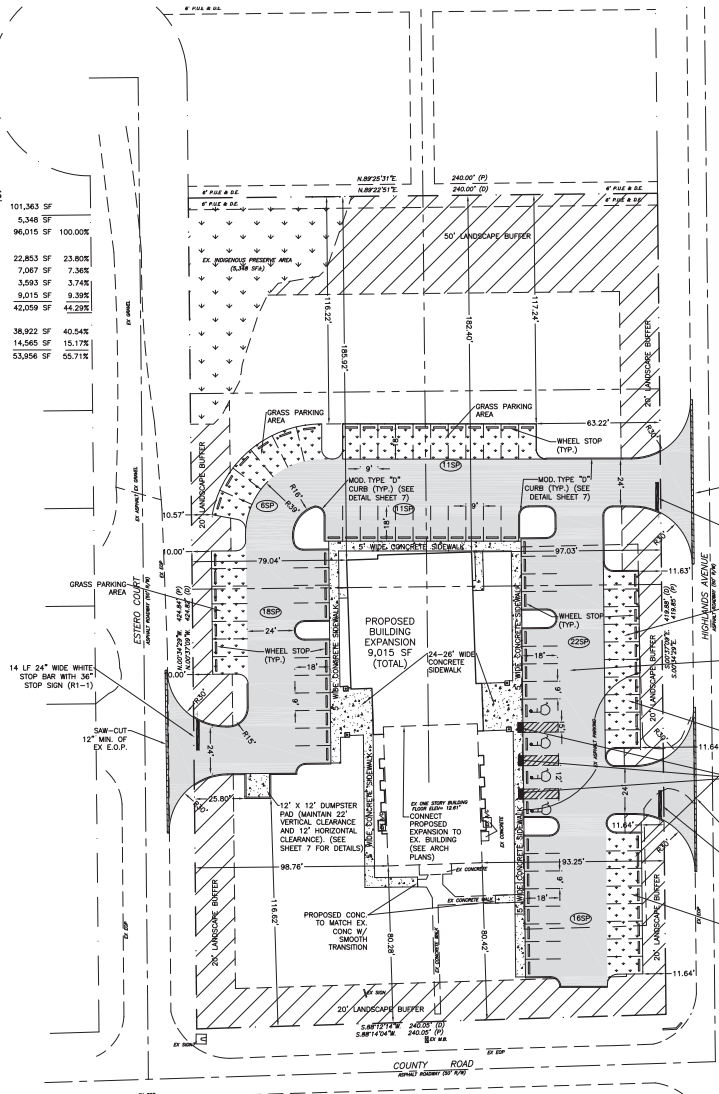
PER SECTION 10-261 VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
FOR ORGANIC AND RECYCLABLE COLLECTION FOR BUILDING SIZE 9,001 SF - 10,000 SF,
128 SF FOR 9,015 SF.
THE PROPOSED CHURCH HAS 9,015 SF.
TOTAL PROVIDED = 128 SF
TOTAL REQUIRED = 144 SF (12' x 12')
MINIMUM OVERHEAD CLEARANCE OF 22 FEET REQUIRED

TRIP GENERATION CALCULATIONS

PER ITE TRIP GENERATION, 10TH EDITION.
USE LUG 540 (PROPOSED CHURCH)
THE PROPOSED BUILDING HAS 9,015 SQUARE FEET
RAW TRIP GENERATION EXISTING: (6,043 SF)
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 54 (27 ENTERING, 27 EXITING)
AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 3 (1 ENTERING, 1 EXITING)
AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 3 (1 ENTERING, 2 EXITING)
THE PROPOSED BUILDING IS 9,015 SF
RAW TRIP GENERATION PROPOSED:
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 72 (36 ENTERING, 36 EXITING)
AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 3 (2 ENTERING, 1 EXITING)
AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 4 (2 ENTERING, 2 EXITING)
RAW TRIP GENERATION INCREASE DUE TO EXPANSION:
AVERAGE VEHICLE TRIP ENDS ON WEEKDAY = 18 (9 ENTERING, 9 EXITING)
AVERAGE VEHICLE TRIP ENDS - A.M. PEAK = 1 (1 ENTERING, 0 EXITING)
AVERAGE VEHICLE TRIP ENDS - P.M. PEAK = 1 (1 ENTERING, 0 EXITING)

NOTES

1. ALL EXISTING AND PROPOSED GRADES ARE N.A.V.D. OF 1985.
2. THIS PARCEL LIES IN FLOOD ZONE "AE", "E1", "E2" = +11.5'
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAN OR ANY RIVERINE AREAS.
5. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDEER DANGER FROM FLOOD OR ADVERSE SOIL AND/OR FOUNDATION CONDITIONS.
6. THIS SITE DOES NOT EXHIBIT ANY SALT WATER PONDING.



LEGEND

R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TPP.	TYPICAL
PROCP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
E.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.P.	LIGHT POLE
CLF	EXISTING CHAIN LINK FENCE
(10SP)	NUMBER OF PARKING SPACES IN LOT
PROCP.	PROPOSED PAVEMENT
(10SP)	PROPOSED CONCRETE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD

DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:	DESIGNED BY:
PERM:	PERM:	PERM:	PERM:	PERM:	PERM:
DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:	DRAWN BY:
CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:	CHECKED BY:
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:
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**CHRIST COMMUNITY MINISTRIES
EXPANSION
SITE DIMENSION PLAN**

Civil Engineering
Planning

TDM
Civil Engineering
Planning

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ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-05033.0010

STORMWATER MANAGEMENT INFORMATION

W.S.M.T. EL. = 48.1' N.A.V.D. (PER ADJACENT PROJECT, FIRE STATION)
THE CONVERSION FACTOR FROM NAVD TO NAD83 IS $-1.17'$.

FLOOD ZONE

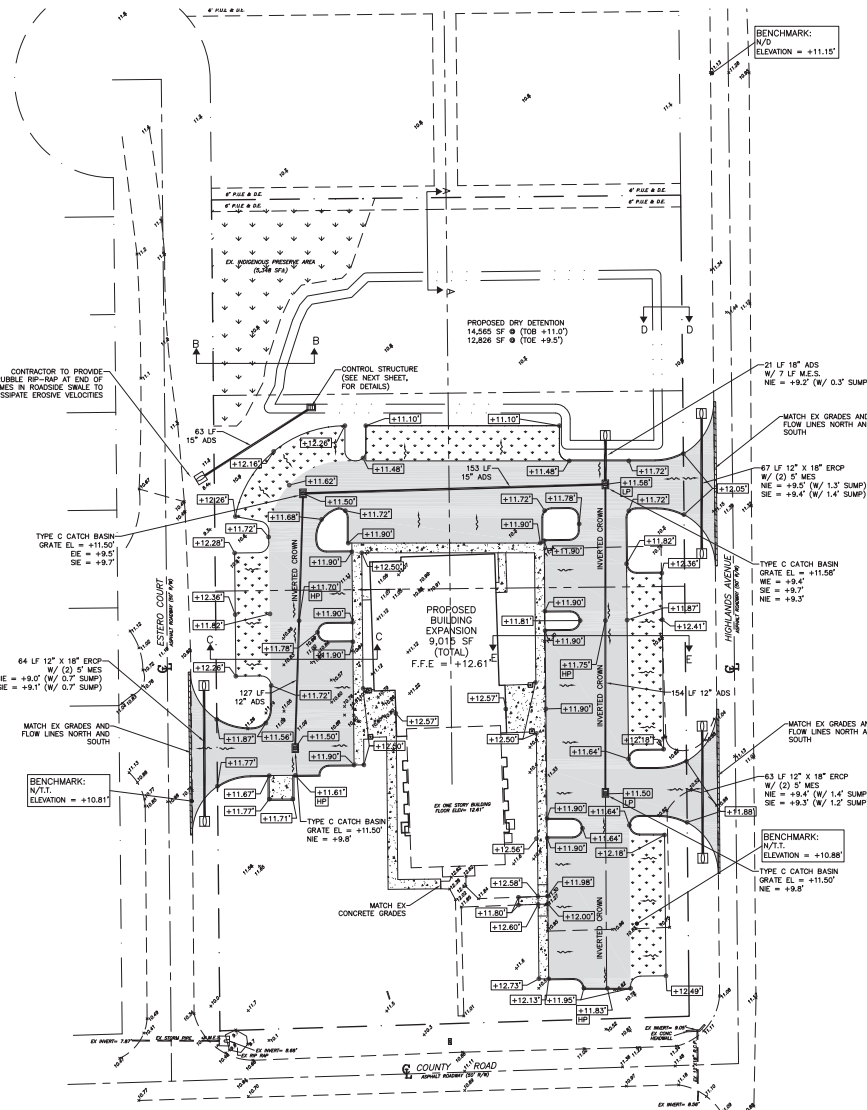
FLOOD ZONE: VILLAGE OF ESTERO COMMUNITY No.: 120260
PANEL No.: 0991 SUFFIX --- G REVISION DATE: 12/7/18
MAP NUMBER: 1207100591G THIS INFORMATION WAS TAKEN
FROM THE BOUNDARY SURVEY PROVIDED BY
HARRIS-JORGENSEN, INC. DATED 11-24-2020

STORMWATER CALCULATIONS

TOTAL DETENTION REQUIRED:
= $1' \times \text{TOTAL DEVELOPABLE AREA} \times 1/12'$
= $1' \times 96,015 \text{ SF} \times 1/12'$
= 8,001 CF

OR $2.5' \times (\text{TOTAL IMPERVIOUS AREA} - \text{ROOF AREA})$
(TOTAL DEVELOPABLE AREA - ROOF AREA) \times TOTAL DEVELOPABLE AREA $\times 1/12'$
= $2.5' \times (41,255 \text{ SF} - 9,015 \text{ SF}) / (96,015 \text{ SF} - 9,015 \text{ SF})$
= $8,001 \text{ CF} \times 0.075 (\text{DRY DETENTION}) = 6,001 \text{ CF}$

TOTAL DETENTION PROVIDED:
= VOLUME IN DDA #1
= $1.5' (12,826 \text{ SF}) + 1.5' ((14,565 \text{ SF} - 12,826 \text{ SF})/2)$
= 30,543 CF



- LEGEND**
- PROPOSED GRADE - SPOT (SPOT SHOWN IS PAVEMENT GRADE)
 - F.F.E. - FINISH FLOOR ELEVATION
 - EXISTING GRADE - SPOT
 - PROPOSED STORMWATER CATCH BASIN
 - PROPOSED PAVEMENT
 - PROPOSED MITERED-END SECTION
 - R.C.P. - NEW REINFORCED CONCRETE PIPE
 - DRAINAGE PIPE NUMBER
 - DRAINAGE INLET NUMBER
 - INTENDED DIRECTION OF STORMWATER FLOW
 - EXISTING CATCH BASIN
 - EXISTING CULVERT
 - R/W, ROW - RIGHT OF WAY
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - (TYP.) - TYPICAL
 - EX. - EXISTING
 - SF - SQUARE FOOT
 - LF - LINEAR FOOT
 - CF - CUBIC FOOT
 - I.E. - INVERT ELEVATION
 - EL. OR ELEV. - ELEVATION
 - N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
 - W.P.P. - WOOD POWER POLE
 - T.O.B. - TOP OF BANK
 - T.O.S. - TOP OF SLOPE
 - CONC. - CONCRETE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - E.R.C.P. - ELLIPTICAL REINFORCED CONCRETE PIPE
 - ADS - ADVANCED DRAINAGE SYSTEMS
 - M.E.S. - MITERED-END SECTION
 - EDP - EDGE OF PAVEMENT
 - D.D.A. - DRY DETENTION AREA
 - SW - STORMWATER

DATE:	DESIGNED BY:	PERM:	DRAWN BY:	CHECKED BY:	TDM:	APPROVED BY:

**CHRIST COMMUNITY MINISTRIES
EXPANSION**

**PAVING, GRADING, AND
DRAINAGE PLAN**

Civil Engineering
and
Planning

TDM
CONSULTANTS, INC.

43 Barbary Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 435-4231
www.tdmengineering.com
clean@tdmconsulting.com

Professional Seal: Certified Professional Engineer
Cert. of Authorization # 220686

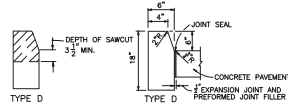
Digitally signed by
Dean Martin
Date: 2021.01.23
07:39:21 -05'00'

Dean Martin, P.E.
Florida #20022

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.

GENERAL NOTES

- ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.A.V.D. OF 1988. ALL BOUNDARY, EXISTING CONDITIONS, AND TOPOGRAPHIC INFORMATION AS SHOWN WAS TAKEN FROM A SYSTEM FILE PROVIDED BY HERRIS-ORNDEN, INC. MARKS ARE AS SHOWN ON BOUNDARY & TOPOGRAPHIC SURVEY.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH VILLAGE OF ESTERO LAND DEVELOPMENT STANDARDS.
- CONTRACTOR SHALL CONTACT ALL APPROPRIATE AGENCIES, UTILITIES, AND PROJECT ENGINEER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT PROJECT ENGINEER PRIOR TO THE INITIATION OF ANY DEVIATION FROM THE APPROVED PLANS. NO SUCH DEVIATIONS SHALL BE AUTHORIZED WITHOUT PRIOR WRITTEN APPROVAL BY PROJECT ENGINEER.
- UTILITY AND FACILITY LOCATIONS, IF SHOWN HEREON, ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF LOCATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ANY HARDPAK EXISTING BENEATH THE PROPOSED STORMWATER FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ANY AND ALL CURBS REMOVED FROM THE SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION (FLDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- VERTICAL SAW CUTS THROUGH EXISTING LIMEROCK ARE REQUIRED WHERE NEW PAVEMENT MATCHES TO EXISTING PAVEMENT.
- CONTRACTOR SHALL SUPPLY SATISFACTORY COMPACTION TESTS (3 EACH) OF SUB-BASE AND LIMEROCK AREAS TO PROJECT ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE.
- IF A REQUIRED DIMENSION IS NOT SHOWN OR A DISCREPANCY IS FOUND ON THE DRAWINGS, CONTRACTOR TO CONTACT PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
- REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL CONFORM TO CLASS III (ASTM C77) FOR ROUND PIPE AND ALSO CONFORM TO TABLE I FOR CLASS IV-111 (ASTM C907) FOR ELIPTICAL PIPE.
- ALL PARKING LOT EMBANKMENT SHALL BE CONSTRUCTED IN ONE (1) FOOT LIFTS TO A MINIMUM COMPACTION OF 90% AASHTO T-99. REFER TO ARCHITECT FOR BUILDING FOUNDATION REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE (1) COPY TO PROJECT ENGINEER UPON COMPLETION OF CONSTRUCTION.
- THIS PLAN IS FOR PERMITTING ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION UNLESS AUTHORIZED BY ENGINEER OF RECORD.
- ALL MITERED-END SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 272. LOCATIONS SHALL BE AS SHOWN AND DIMENSIONED.
- CONTRACTOR SHALL COORDINATE ANY AND ALL WORK IN THE RIGHT-OF-WAY WITH VILLAGE OF ESTERO DEPARTMENT OF TRANSPORTATION.
- MAINTENANCE OF TRAFFIC SHALL FOLLOW F.D.O.T. STANDARDS INDEX 600, INCLUDING FLAGGING.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS AT INTERVALS OF 100 FT. ON CENTER FOR ALL CURB GUTTER AND SIDEWALK INSTALLED IN THE RIGHT-OF-WAY. CONSTRUCTION JOINTS ARE TO BE SAW CUT AT 5' ON CENTER FOR SIDEWALKS AND 10' ON CENTER FOR CURB. EXPANSION MATERIAL IS NOT TO BE PLACED BETWEEN THE BACK OF THE CURB AND THE SIDEWALK OR DRIVEWAY APRON. FOR ADDITIONAL DETAILS REFER TO F.D.O.T. INDEXES 300 AND 310.
- BLASTING FOR UTILITY CONSTRUCTION IS NOT ANTICIPATED AND, IF REQUIRED, WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM PROJECT ENGINEER.
- LIMEROCK BASE MATERIAL SHALL BE FROM AN F.D.O.T. APPROVED SOURCE.
- ASPHALT PAVEMENT MATERIAL SHALL BE PRODUCED BY AN F.D.O.T. CERTIFIED SOURCE AND TESTED PER F.D.O.T. SPECIFICATIONS.
- ALL EXISTING MONUMENTATION SHALL BE PROTECTED. IF MONUMENTATION IS DESTROYED OR DESTROYED, IT SHALL BE REPLACED AFTER CONSTRUCTION IS COMPLETE, TO REQUIRED ACCURACY, BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.) AT CONTRACTOR'S EXPENSE. IF MONUMENTATION IS IN DANGER OF BEING DISTURBED OR DESTROYED, IT SHALL BE REFERENCED AND REPLACED AFTER CONSTRUCTION IS COMPLETE BY A FLORIDA LICENSED P.S.M. AT CONTRACTOR'S EXPENSE.
- DURING CONSTRUCTION, IF ANY FORTIFOLIOS (GEOLOGICAL OR ARCHAEOLOGICAL) FINDS ARE OBSERVED, ALL WORK SHALL CEASE IN THE AREA DEVELOPER, OWNER, CONTRACTOR, OR AGENT THEREOF MUST NOTIFY VILLAGE OF ESTERO DIVISION OF NATURAL RESOURCES IMMEDIATELY IF HISTORIC OR PREHISTORIC ARTIFACTS, REMAINS, OR FEATURES ARE FOUND DURING CONSTRUCTION. EXAMPLES MAY INCLUDE FRAGMENTS OF STONE TOOLS, SHELLS, SHELL TOOLS, POTTERY, GLASS BOTTLES, ANIMAL BONES, BUILDING FOUNDATIONS, SHELL MOUNDS, OR SAND MOUNDS. VILLAGE OF ESTERO DIVISION OF NATURAL RESOURCES WILL ASSESS THE SIGNIFICANCE OF THE FINDS IN A TIMELY MANNER.
- IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANALS, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN, OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. THE APPLICANT SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, COMPLIANCE REVIEW SECTION AS (800)-245-6333. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.
- NO Dewatering is anticipated during construction of this project. THEREFORE, DEWATERING MAY NOT BE CONDUCTED WITHIN THE PROPOSED PROJECT. SHOULD THE CONTRACTOR DISCOVER A NEED FOR DEWATERING, ALL REQUIRED PERMITS MUST BE IN-HAND PRIOR TO COMMENCEMENT OF DEWATERING.



CONTRACTION JOINT IN CURB

CONTRACTION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.

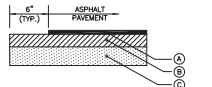
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN.

GENERAL NOTES

- FOR CURB, GUTTER, AND CURB AND GUTTER PROVIDE JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS. WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER, AND CURB AND GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS.
- ENDS OF CURBS SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3'.

MODIFIED CONCRETE CURB TYPE "D"

N.T.S.



TYPICAL ON-SITE PAVEMENT

- 1- 1/2" TYPE III ASPHALT*
- 4" LIMEROCK BASE LBR 100
- 6" STABILIZED SUBGRADE LBR 40

* IN TWO (2) SEPARATE 3/4" LIFTS

TYPICAL OFF-SITE PAVEMENT

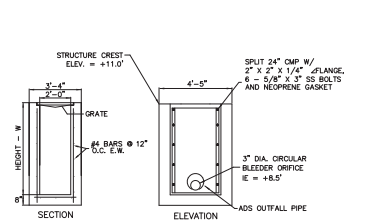
- 1 1/2" TYPE S-III ASPHALT***
- 6" LIMEROCK BASE LBR 100**
- 12" STABILIZED SUBGRADE LBR 40

** MATCH ROADWAY SECTION

*** DIFFERENT FROM THAT SHOWN

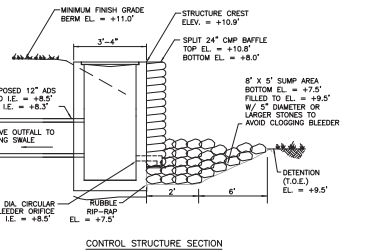
PROPOSED ASPHALT PAVEMENT CROSS-SECTION

N.T.S.



FOOT TYPE "C" INLET

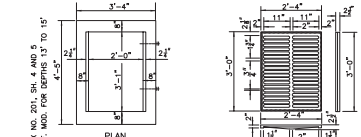
MODIFIED FOOT TYPE "C" INLET



CONTROL STRUCTURE DETAIL

N.T.S.

FOOT INDEX 232

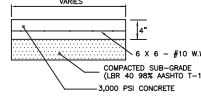


TYPE "C" INLET STRUCTURE DETAIL

N.T.S.

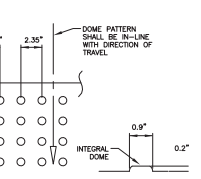
CONCRETE SIDEWALK DETAIL

N.T.S.



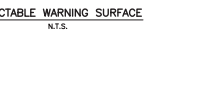
DETECTABLE WARNING SURFACE

N.T.S.



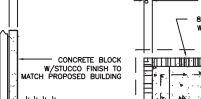
TYPICAL SUMP W/ RUBBLE RIP-RAP DETAIL FOR SWALE OR DETENTION AREA

N.T.S.



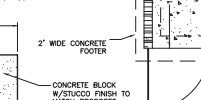
CONTROL STRUCTURE DETAIL

N.T.S.



CONTROL STRUCTURE DETAIL

N.T.S.



CONTROL STRUCTURE DETAIL

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CONTROL STRUCTURE DETAIL

N.T.S.

DATE:	DESIGNED BY:	PERM:	DRAWN BY:	CHECKED BY:	TDM:	APPROVED BY:

CHRIST COMMUNITY MINISTRIES EXPANSION PAVING, GRADING, AND DRAINAGE DETAILS

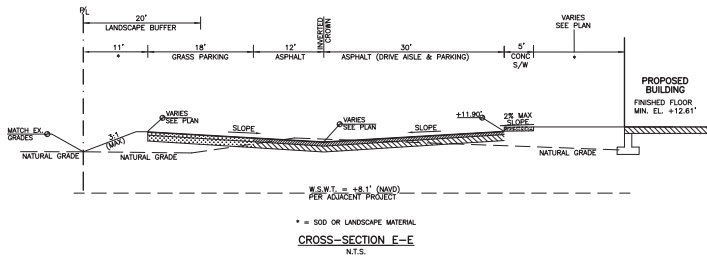
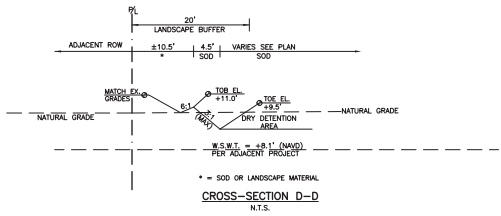
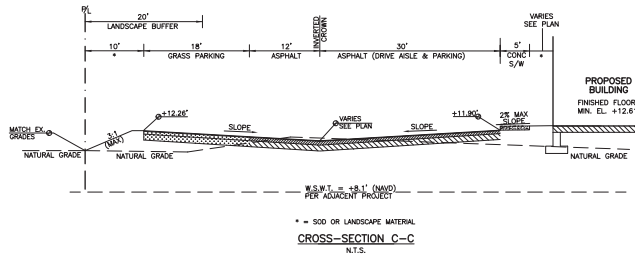
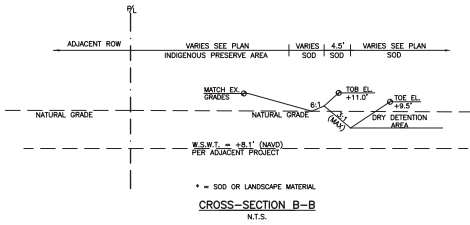
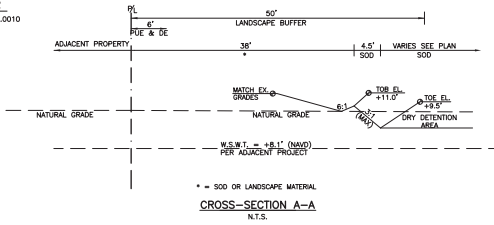
Civil Engineering
Planning
www.dmmengineering.com
2021

TDM
TERRACONSTRUCTION
CONSTRUCTION
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 435-2431
www.dmmengineering.com
Cert. of Authorization #250686

Digitally signed
by Thomas
Dean Martin
Date: 2021.01.23
07:39:38 -0500
DATE:

STREET ADDRESS
 20810 HIGHLANDS AVENUE
 ESTERO, FL 33928

STRAP NUMBER
 28-46-25-E3-05033.0010



DATE:	2/20/23
DESIGNED BY:	PERM
DRAWN BY:	PERM
CHECKED BY:	TDM
APPROVED BY:	TDM
PROJECT NAME:	CHRIST COMMUNITY MINISTRIES EXPANSION
PROJECT NUMBER:	28-46-25-E3-05033.0010

**CHRIST COMMUNITY MINISTRIES
 EXPANSION**

**CROSS SECTIONS AND
 EXISTING HYDROLOGY MAP**

Civil Engineering and Planning

TDM
 CONSULTANTS

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 www.tdmengineering.com
 Cert. of Authorization # 220986

NOT VALID WITHOUT EMPOWERED SEAL, SIGNATURE AND DATE.

Digitally signed by Thomas Dean Martin Date: 2023.02.23 07:39:55 -05'00'

DATE: 07/31/23

Dean Martin, P.E.
 Florida #20022
 Seal and Stamp (not to scale) to be placed on the drawing in the presence of the Florida Board of Professional Engineers, Inc. (FPEAC) and the Florida Board of Professional Surveyors, Inc. (FBSAC).

STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-ES-00033.0010

LEE COUNTY UTILITIES GENERAL NOTES

- ALL WORK SHALL CONFORM TO LATEST EDITION OF THE LCU DESIGN MANUAL.
- ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
- ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
- THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
- ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO THE ENGINEER OF RECORD OR HIS DESIGNER, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
- ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
- ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
- LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND PER ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
- TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER VILLAGE OF ESTERO DEPARTMENT OF TRANSPORTATION PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. LATEST EDITION SHALL APPLY.
- THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE RECONSTRUCTION.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ON THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTE. THE CONTRACTOR SHALL GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCU PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND UTILITIES, TELEPHONE CABLES AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES OR LOSSES DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
- ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITY SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
- THE CONTRACTOR SHALL REPAIR ALL PAVEMENT, CURBS, DRIVEWAYS, SEWERLAYS, FENCES, ETC. WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
- WITHIN THE VILLAGE OF ESTERO RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SOILING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOIL SOLO.
- ALL FRAMES, COVERS, VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE RAIDS SHALL BE POURED IN PLACE, NO PRE-FORMED VALVE RAIDS WILL BE ALLOWED.
- APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, WALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
- CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
- LCU REQUIRES 30% OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 30% OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER. AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
- LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18 VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES (STRUCTURES), BUILDINGS, WALLS, FOUNTAINS, FENCES AND LCU INFRASTRUCTURE UNLESS OTHERWISE APPROVED BY LCU.
- LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE. MITTERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
- THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU (UNDERGROUND) MAINS, PIPE/INFRASTRUCTURE.
- AS THE WORK PROGRESSES, THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION TO THE EXACT LOCATION AND COORDINATES WITH VERTICAL AND HORIZONTAL ALIGNMENT WITH THE WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT AN ACCURATE RECORD DRAWINGS PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LOCAL UTILITIES AND SERVICES

ELECTRIC POWER:
FLORIDA POWER & LIGHT
3574 WINDLER ROAD
FT. MYERS, FL 33908
PHONE: (239) 331-9228

CABLE TELEVISION:
COMCAST DIGITAL CABLE
12641 CORPORATE LANCES DR
FORT MYERS, FL 33913
(239) 390-8000

POTABLE WATER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FL 33901
239-535-8640

FIRE PROTECTION:
ESTERO FIRE RESCUE
2126 THREE OWNS PARKWAY
ESTERO, FL 33928
(239) 390-8000

IRRIGATION:
PRIVATE WELL

SOLID WASTE:
WASTE PRO
1311 ROCKWACHER PARKWAY
FORT MYERS, FL 33913
(239) 337-9500

WASTE WATER:
PRIVATE SEPTIC TANK & DRAINFIELD
TELEPHONE:
CENTURY LINK
5100 DANIELS PARKWAY, STE. 300
FORT MYERS, FL 33902
239-590-0440

FIRE FLOW CALCULATIONS

BASED ON NFPA 1, TABLE 18.5.4.3
9,215 SF PROPOSED BUILDING, CONSTRUCTION TYPE (I-B)
MINIMUM FIRE FLOW REQUIRED IN ALL CASES IS 1,500 GPM.
FF = 1,500 GPM @ 20 PSI REQUIRED
FIRE FLOW PROVIDED @ 20 PSI = 2,201 GPM DATED 10/29/2020
BUILDING TO BE SPRINKLERED, THEREFORE, FIRE PROTECTION IS ASSUMED ADEQUATE.

TEST LOCATION: 8631 COUNTY ROAD AND TAMMAM TRAIL
FIRE FLOW CONDUCTED BY:
ESTERO FIRE RESCUE

ESTIMATED WATER, SEWER, AND IRRIGATION USE

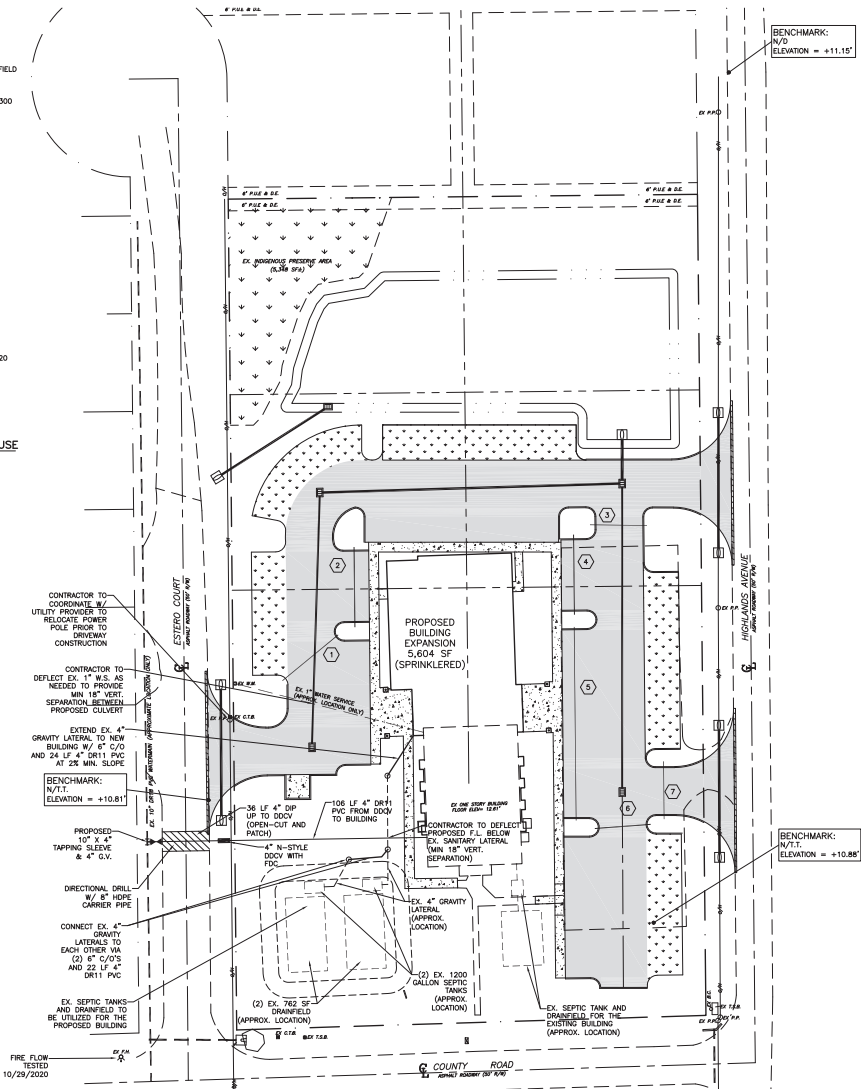
SANITARY SEWER:
247 SEAT CHURCH X 3 GPD/SEAT = 741 GPD

POTABLE WATER:
SAME FLOW AS SANITARY SEWER = 741 GPD

IRRIGATION:
A = AREA TO BE IRRIGATED (TOTAL PERVIOUS AREA)
USE = A * 0.031 FT/IN * 7.48 GAL/CF * 100 WATERING DAYS/YR / 365 DAYS
USE = 56,760 SF * 0.031 * 7.48 * 100 / 365
AVERAGE IRRIGATION WATER USE = 3,479 GPD

IRRIGATION SLEEVE SCHEDULE

PIPE	QUANTITY	UNIT	DESCRIPTION
1	37	LF	4" SCH. 40
2	41	LF	4" SCH. 40
3	29	LF	4" SCH. 40
4	41	LF	2" SCH. 40
5	99	LF	4" SCH. 40
6	29	LF	4" SCH. 40
7	29	LF	4" SCH. 40



LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- EX. EXISTING
- ELEVATION
- INVERT ELEVATION
- INV. INVERT
- R.O.W. RIGHT-OF-WAY
- LF. LINEAR FEET
- DI. DIAMETER
- GAL. GALLONS
- G.P.M. GALLONS PER MINUTE
- F.S.L. FOOTS PER SQUARE INCH
- * L.P. EXISTING WOOD LIGHT POLE
- W.P.P. EXISTING WOOD UTILITY POLE
- C.P.P. EXISTING CONCRETE POWER POLE
- EXISTING OVERHEAD POWER LINES
- EXISTING GUY ANCHOR
- EXISTING TELEPHONE BOX
- EXISTING STORM DRAINAGE MANHOLE
- MITTERED END SECTION
- A.D.S. ADVANCED DRAINAGE SYSTEMS
- R.C.P. REINFORCED CONCRETE PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- DOCV. DOUBLE DETECTOR CHECK VALVE
- P.V.C. POLYVINYL CHLORIDE PIPE
- D.I.P. DUCTILE IRON PIPE
- POT. POTABLE
- W.L. WATER LINE
- W.S. EXISTING WATER METER
- B.F.P.D. BACK FLOW PREVENTION DEVICE
- G.V. PROPOSED GATE VALVE (WATER)
- F.H. FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- IRR. IRRIGATION
- NEW IRRIGATION SLEEVE W/ NUMBER
- (SEE IRRIGATION PLAN FOR DETAILS)
- NEW 4" IRRIGATION WELL
- EXISTING SANITARY MANHOLE
- S.S. SANITARY SEWER
- G.S. GRAVITY SEWER
- C.O. OR C/O. CLEAN OUT
- EXISTING CLEAN OUT
- NEW SANITARY SEWER SERVICE AND CLEANOUT
- F.D.C. FIRE DEPARTMENT CONNECTION

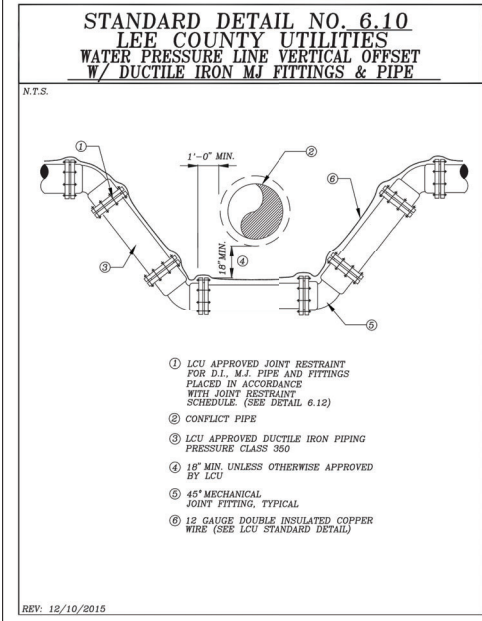
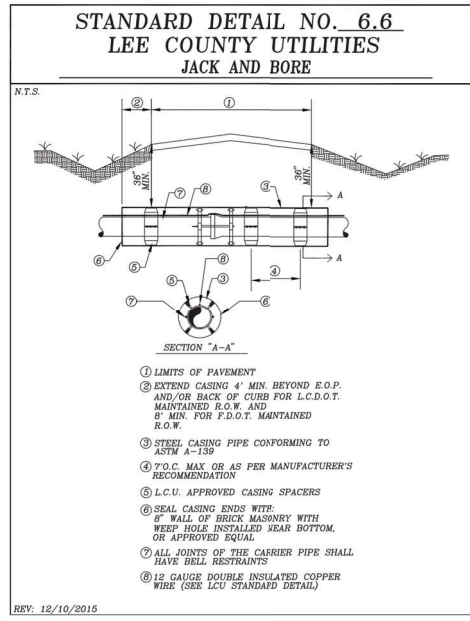
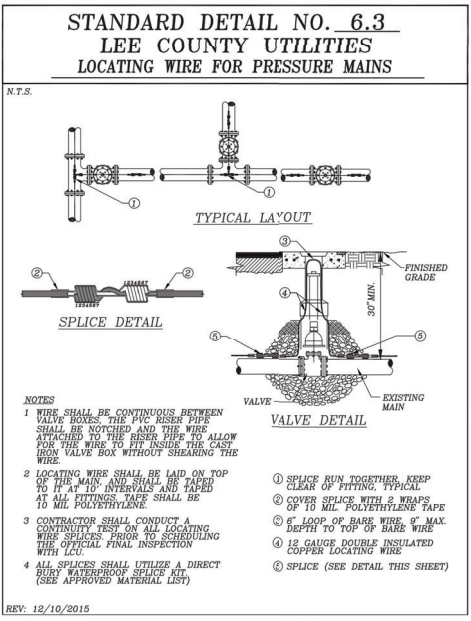
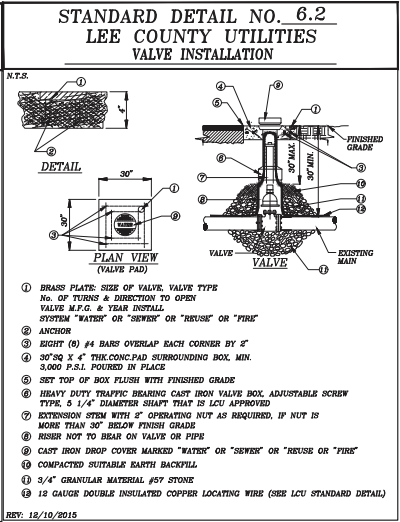
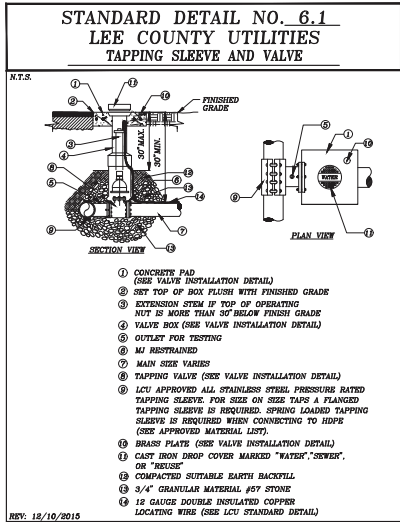
**CHRIST COMMUNITY MINISTRIES
EXPANSION
UTILITY PLAN**



Digitally signed by Thomas Dean Martin Date: 2021.01.28 07:40:19 -05 00
 43 Barbary Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (239) 435-5433
 www.dreamteamengineering.com
 Cert. of Authorization # 220686

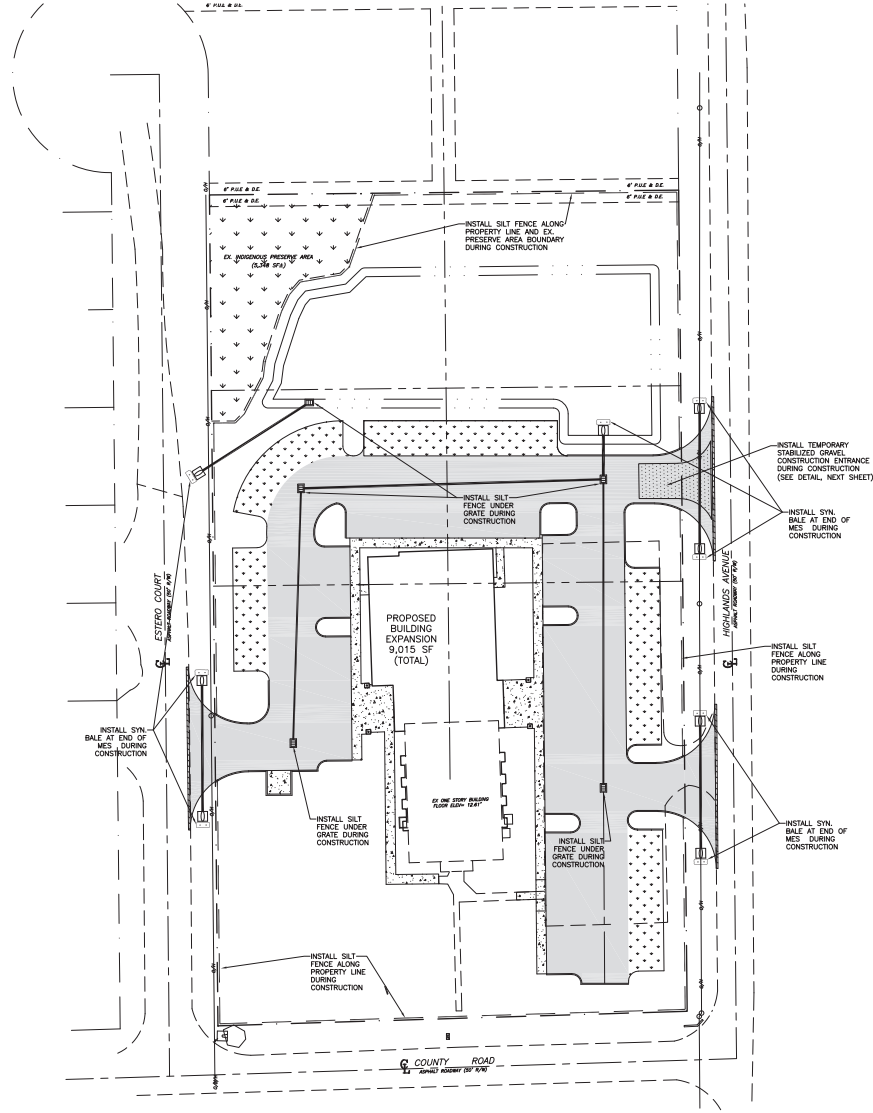
SHEET 9 of 13
 SCALE: 1"=40'

STREET ADDRESS
 20810 HIGHLANDS AVENUE
 ESTERO, FL 33928
 STRAP NUMBER
 28-46-25-E3-05033.0010



DATE	DESIGNED BY	PERM	CHECKED BY	DATE	APPROVED BY
CHRIST COMMUNITY MINISTRIES EXPANSION UTILITY DETAILS					
Civil Engineering Planning 43 Barkley Creek, Suite 200 Fort Myers, FL 33907 Phone: (239) 435-4231 www.dnrcivilengineering.com Cert. of Authorization # 22068					
Digitally signed by Thomas Dean Martin Date: 2023.10.12 07:40:38 -05'00' Dean Martin, P.E. Florida #20922 www.dnrcivilengineering.com					
10 of 13 SCALE: 1/8" = 1'					

STREET ADDRESS
 20810 HIGHLANDS AVENUE
 ESTERO, FL 33928
 STRAP NUMBER
 28-46-25-E3-05033.0010



LEGEND
 MITERED END SECTION
 SILT FENCE
 PROPOSED PAVEMENT
 LF LINEAR FEET
 EX. EXISTING
 EL. ELEVATION
 SYN. SYNTHETIC
 ROW RIGHT OF WAY

1" = 30'
 N
 TDM

DATE:	DATE:
DESIGNED BY:	DATE:
PERM:	DATE:
PERM:	DATE:
CHECKED BY:	DATE:
TDM:	DATE:
APPROVED BY:	DATE:
TDM:	DATE:

CHRIST COMMUNITY MINISTRIES
 EXPANSION
 STORMWATER POLLUTION
 PREVENTION PLAN

Civil Engineering and Planning

 dean@tdmconsulting.com
 www.tdmconsulting.com
 43 Barkley Circle, Suite 200
 Fort Myers, FL 33907
 Phone: (239) 435-4231
 Cert. of Authorization # 22068

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE.
 Digitally signed by Thomas Dean Martin
 Date: 2023.01.23 07:40:26 -05'00'
 DATE: _____
 Dean Martin, P.E.
 Florida #20022
 Seal Number: 20022
 Seal Expiration: 12/31/2024
 Seal Issued: 12/31/2023

STREET ADDRESS
 20810 HIGHLANDS AVENUE
 ESTERO, FL 33928
STRAP NUMBER
 28-46-25-E3-05033.0010

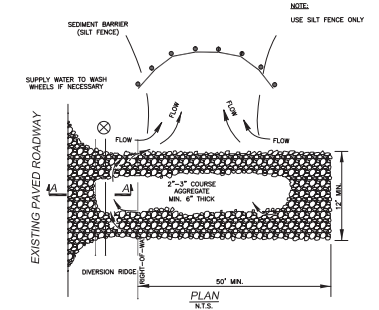
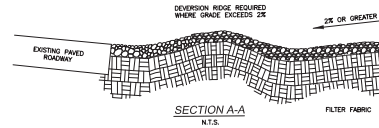
CONSTRUCTION POLLUTION PREVENTION PLAN

- SILT FENCE SHALL BE PROPERLY INSTALLED AT THE PERIMETER OF THE LIMITS OF DISTURBANCE PRIOR TO CONSTRUCTION.
- SYNTHETIC BAILE (OR BAILE TYPE BARRIERS) AND SILT FENCE CHECK DAM BARRIERS SHALL BE INSTALLED IN ALL PROPOSED SMALES AT 200' INTERVALS AFTER SMALE CONSTRUCTION AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
- CLEANING AND GRUBBING DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF BY CONTRACTOR.
- TORSION STOOD PILES AND OTHER DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY CEASES FOR MORE THAN SEVEN (7) DAYS WILL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH WITHIN SEVEN (7) DAYS FROM THE DATE OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- PROPOSED SMALES ARE TO BE SOODED OR SEEDED IMMEDIATELY AFTER CONSTRUCTION PER THE APPROPRIATE CROSS-SECTION.
- ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A LIDDED METAL CONTAINER IN ACCORDANCE WITH LEE COUNTY SOLID WASTE STANDARDS. SAID CONTAINER WILL BE EMPTIED A MINIMUM OF ONCE A WEEK OR MORE OFTEN IF NECESSARY.
- ALL HAZARDOUS OR TOXIC MATERIAL WILL BE PROPERLY CONTAINED AND DISPOSED OF IN ACCORDANCE WITH APPROPRIATE STATE AND FEDERAL REGULATIONS.
- THIS SITE IS TO BE SERVED BY PORTABLE SANITARY FACILITIES DURING CONSTRUCTION. POST CONSTRUCTION WILL BE SERVED BY CONNECTION TO MUNICIPAL FACILITIES.
- THE EFFECTIVENESS OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE TEMPORARY EROSION/SEDIMENT CONTROLS SHALL BE CHECKED DAILY DURING CONSTRUCTION BY CONTRACTOR OR A DESIGNATED REPRESENTATIVE. IF STATE OF FLORIDA WATER QUALITY STANDARDS ARE NOT MET, CORRECTION TO THE PROBLEMS SHALL BE MADE AS SOON AS PRACTICAL.
- SILT FENCING WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS TO INSURE PROPER ATTACHMENT TO POSTS, AND TO ENSURE POSTS ARE SECURELY PLACED.
- ALL POLLUTION PREVENTION CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. REPAIRS WILL BE INITIATED IMMEDIATELY, BUT NOT LONGER THAN TWENTY-FOUR (24) HOURS AFTER DISCOVERY.
- BUILT-UP SEDIMENT WILL BE REMOVED FROM SILT FENCING WHEN IT REACHES ONE-THIRD (1/3) OF THE HEIGHT OF THE FENCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL SPILLS OR POLLUTANTS ON SITE. SAID SPILLS SHALL BE CLEANED UP AS SOON AS THEY OCCUR.
- STORMWATER POLLUTION PREVENTION SHALL BE IMPLEMENTED DURING CONSTRUCTION. IF ADDITIONAL TEMPORARY EROSION/SEDIMENT CONTROLS (NOT SHOWN ON THE CONSTRUCTION PLANS) ARE NECESSARY TO MAINTAIN COMPLIANCE WITH STATE OF FLORIDA WATER QUALITY STANDARDS, SUCH CONTROLS SHALL BE DESIGNED, SITED, LOCATED, AND INSTALLED AS REQUIRED BY ENGINEER/CONTRACTOR OR A DESIGNATED REPRESENTATIVE. ALL TEMPORARY CONTROLS SHALL PREVENT SEDIMENT AND OTHER DETERIOROUS SUBSTANCES FROM ENTERING UTILITY AND STORMWATER DRAIN ENTRANCES, DRAINAGE DITCHES, WATERBODIES, RETAINERS, AND ADJACENT PROPERTY.
- CONTRACTOR OR HIS AGENT WILL INFORM ALL SUBCONTRACTORS OF THE CONSTRUCTION POLLUTION PREVENTION PLAN AS SHOWN ON THIS SHEET AND VERIFY THAT ALL CONCERNED PARTIES ARE COMPLYING WITH THEM.
- ALL CONSTRUCTION ENTRANCES SHOULD BE CLEAR OF ALL VEGETATION, ROOTS, AND OTHER OBSTACLES. A GEOTEXTILE SHOULD BE Laid DOWN TO IMPROVE STABILITY AND SIMPLY MAINTENANCE GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE A MINIMUM OF 1" THICK.
- ALL SARE AREAS WILL BE SOODED AS SOON AS PRACTICAL. HOWEVER, UNTIL PLACING OF SOO, THESE AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FLOTTING DUST.

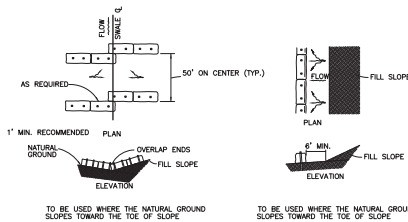
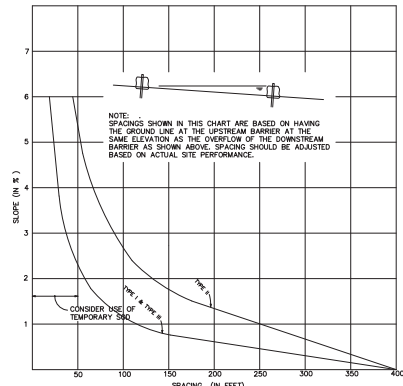


NOTE:
 DO NOT DEPLOY IN SUCH A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS. TURBIDITY BARRIERS ARE TO BE USED AT PERMANENT BODIES OF WATER.

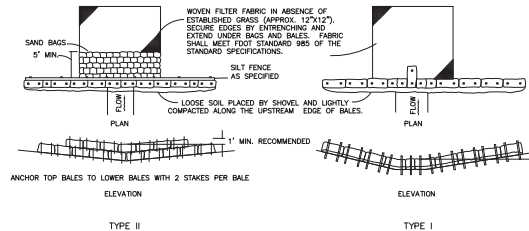
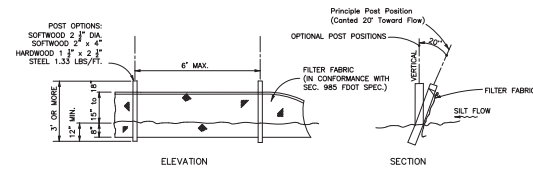
SILT FENCE APPLICATIONS
 N.T.S.



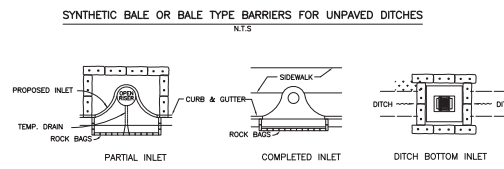
- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT ALL TRAVELING TRUCKS OR FLOWING OF SEDIMENT AND PUBLIC RIGHTS-OF-WAY. THE SILT FENCE MUST BE MAINTAINED NEAR AND/OR CLEAN-OUT OF ANY WEARERS USED TO TRAVEL.
 - WHEN WEARERS ARE REQUIRED, IT SHALL BE DONE IN A MANNER THAT ALL TRAVELING TRUCKS OR FLOWING OF SEDIMENT AND PUBLIC RIGHTS-OF-WAY. THE SILT FENCE MUST BE MAINTAINED NEAR AND/OR CLEAN-OUT OF ANY WEARERS USED TO TRAVEL.
 - WHEN WEARERS, WHEELS SHALL BE CLEANED PRIOR TO ENTERING ONCE PER HOUR-OF-TRIP.



AT TOE OF SLOPE BARRIERS FOR FILL SLOPES
 N.T.S.



- NOTES:**
- TYPE I AND II SYNTHETIC BARRIER SHOULD BE SPACED IN ACCORDANCE CHART 1.
 - RAILS AND POSTS SHALL BE 2" x 4" WOOD. OTHER MATERIALS PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY ENGINEER.
 - WHERE USED IN CONJUNCTION WITH SILT FENCE, BALES SHALL BE PLACED ON THE UPSTREAM SIDE OF THE FENCE.



DATE:	DESIGNED BY:	PERM:	PERM:	PERM:	PERM:	PERM:	PERM:
DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:	DATE:

CHRIST COMMUNITY MINISTRIES EXPANSION
STORMWATER POLLUTION PREVENTION DETAILS

Civil Engineering
 Planning

 TDM CONSULTING
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 Cert. of Authorization # 220686

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 by Thomas Dean Martin
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 DATE: 07/14/15 05:06
 Dean Martin, P.E.
 Florida #20022
 www.tdmengineering.com
 www.christcommunityministries.com

STREET ADDRESS
20810 HIGHLANDS AVENUE
ESTERO, FL 33928

STRAP NUMBER
28-46-25-E3-05033.0010

LIGHTING NOTES:

1. ALL SITE LIGHTING IS PROGRAMMED TO AUTOMATICALLY TURN ON AT DUSK AND MAY BE TURNED OFF AT OWNER'S DISCRETION TO THE MINIMUM LEVEL NEEDED (APPROXIMATELY A 50% REDUCTION) UNDER THE IESNA TO ENSURE SAFETY AND SECURITY.
2. ALL FIXTURES ARE FULL CUTOFF DISTRIBUTION AND MOUNTED @ 7' DOWN POSITION.
3. NO FLOODLIGHTS ARE PROPOSED.
4. ALL PROPOSED POLES ARE 25' HIGH.
5. PLAN DEPICTS EFFECT OF PROPOSED LIGHTING ONLY AND DOES NOT TAKE INTO ACCOUNT IMPACTS OF OFF-SITE FEATURES.
6. LIGHTING PLAN HAS BEEN COORDINATED WITH THE LANDSCAPING PLANS.
7. LUMINAIRES WILL BE FULLY SHIELDED, FULL CUT-OFF WITH RECESSED BULBS AND FLAT LENSES AS APPLICABLE FOR LED LIGHTING.
8. ALL NEW PROPOSED POLES AND FIXTURES ARE TO BE DARK BRONZE COLOR.

LUMINAIRE SCHEDULE (FOR GENERAL SITE AND PARKING AREAS)

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
□	L-1	9	DSX1 30K T3M MOUNT MA	DSX1 LED WITH (1) 30 LED LIGHT ENGINES, TYPE T3, OPTIC, 3000K, & 550mA FOR MAST ARM MOUNTING	LED	DSX1_LED_30K_T3M_MOUNT_MA.txd	ABSOLUTE 1,000	52.4	

STATISTICS (FOR ENTIRE SITE)

Description	Symbol	Avg	Max	Min
Boundary	+	0.1 fc	0.7 fc	0.0 fc
Parking Area	+	1.0 fc	1.6 fc	0.2 fc

HLWPC2
HOLCOMB

EXAMPLE: HLWPC2 FOR USE AT THE END OF

System Information	Example	HLWPC2 FOR USE AT THE END OF
System	HLWPC2	HLWPC2
Control	HLWPC2	HLWPC2
Power	HLWPC2	HLWPC2
Light	HLWPC2	HLWPC2
Color	HLWPC2	HLWPC2
Mounting	HLWPC2	HLWPC2
Height	HLWPC2	HLWPC2
Beam Spread	HLWPC2	HLWPC2
Foot Candles	HLWPC2	HLWPC2
Power Consumption	HLWPC2	HLWPC2
Life Span	HLWPC2	HLWPC2
Notes	HLWPC2	HLWPC2

System Location: ...

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS

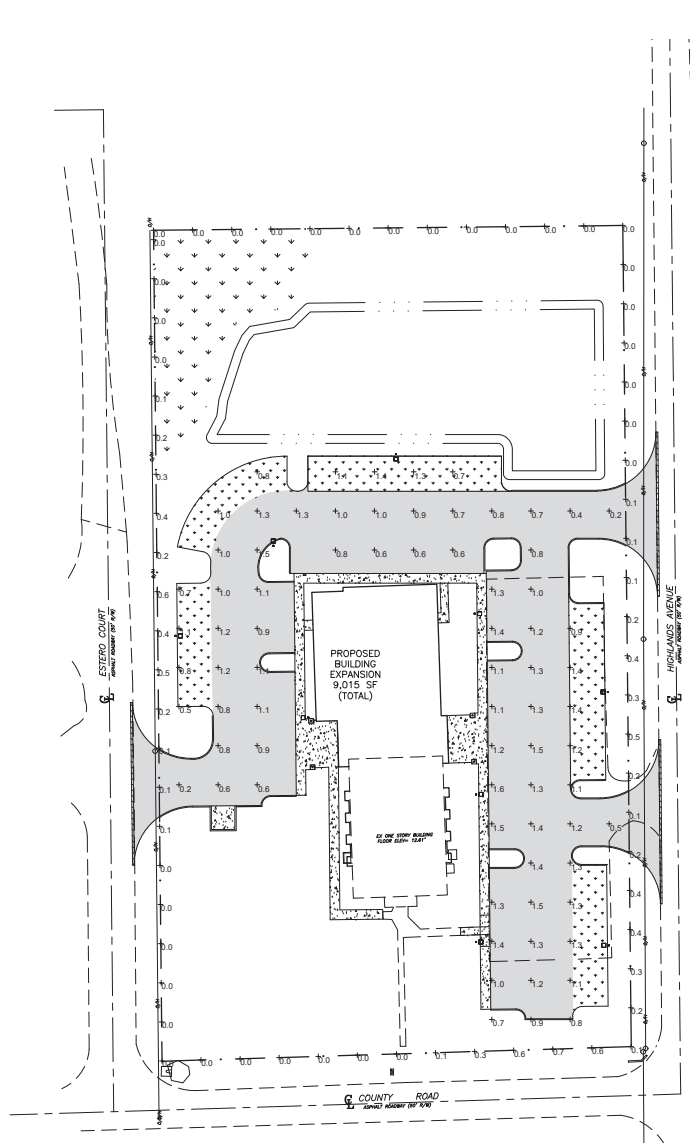
SSA
Semi-Reciprocal Surface Area

SSA luminaire features a wide beam spread and is designed for uniform lighting of large areas.

D-Series Size 1
LED Area Luminaire

Introduction: The introduction of the D-Series is a cutting edge innovation in LED lighting technology... This luminaire is designed for high-quality, energy-efficient lighting.

Model	Power	Beam Spread	Height	Mounting
DL1-1	100W	120°	10'	Standard
DL1-2	150W	120°	10'	Standard
DL1-3	200W	120°	10'	Standard



DATE	REVISIONS

CHRIST COMMUNITY MINISTRIES EXPANSION
SITE LIGHTING PLAN

Civil Engineering Planning

TDM CONSULTING INC.

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Date: 2023.01.23 07:41:34 -0500

Dean Martin, P.E.
Florida #02022