

**VILLAGE OF ESTERO  
LANDSCAPE REQUIREMENTS:**

**GENERAL TREE REQUIREMENTS:**

PER SECTION 5-405  
1 TREE PER 3,500 S.F. OF DEVELOPMENT AREA  
PROJECT DEVELOPMENT AREA = 5.66 ACRES = 246,550 / 3,500 = 70 TREES  
N/A AS EXISTING TREES ON-SITE MEET FULL REQUIREMENTS. SITE IS AN EXISTING PARK WITH NATIVE TREES AND VEGETATION THAT CAN BE COUNTED TOWARDS PROJECT.

SEE SITE PLAN SHEETS FOR PROJECT IMPROVEMENT AREA CALCULATIONS BELOW FOR OFFSETS AND CREDITS

**OFFSETS AND CREDITS (NORTH OF RIVER):**

WITHIN PROJECT AREA NORTH OF THE RIVER ONLY  
NATIVE TREE PRESERVED IN PLACE = 5:1 CREDIT  
5 TREES PRESERVED IN PLACE = 25 CREDITS

SABAL PALM PRESERVED IN PLACE = 3:1 CREDIT  
74 SABAL PALMS PRESERVED IN PLACE = 222 CREDITS

SABAL PALM RELOCATED ONSITE = 2:1 CREDIT  
217 SABAL PALMS RELOCATED ONSITE = 434 CREDITS (NOTE)

NOTE: DUE TO THE VOLUME OF RELOCATED SABAL PALMS, THE LOCATION OF THE RELOCATED PALMS WILL BE DETERMINED ON-SITE VIA VILLAGE OF ESTERO PUBLIC WORKS DEPARTMENT STAFF. AT THE DISCRETION OF THE VILLAGE OF ESTERO, HARVESTED PALMS MAY BE UTILIZED ON OTHER VILLAGE PROPERTY.

**PERIMETER BUFFER YARD REQUIREMENTS:**

PER SECTION 5-406  
PASSIVE RECREATION PARK.  
DUE TO THE CENTRAL LOCATION OF THE PROPOSED IMPROVEMENTS, NO BUFFERS ARE ANTICIPATED BEING REQUIRED. EXISTING VEGETATION TO REMAIN ON THE SITE AND WILL SERVE AS ANY BUFFERS THAT MAY BE REQUIRED.

COUNTRY ROAD  
PRIOR TO CERTIFICATE OF COMPLIANCE, EXISTING VEGETATION SHALL MEET THE REQUIREMENTS OF A TYPE 'D' BUFFER.

CORKSCREW ROAD  
PRIOR TO CERTIFICATE OF COMPLIANCE, EXISTING VEGETATION SHALL MEET THE REQUIREMENTS OF A TYPE 'D' BUFFER.

**BUILDING PERIMETER PLANTING:**

PER SECTION 5-407, 10% OF THE GROSS FIRST FLOOR AREA DEVELOPED AS LANDSCAPED AREAS.

BATHROOMS = 700 S.F. = 700 x 10% = 70 S.F. PLANTING REQUIREMENT  
MIN. 3 SIDES TO BE PLANTED  
MIN. 75% AREA COVERED WITH SHRUBS AND GROUND COVER PLANTS  
+900 SF PROVIDED  
100% OF 70 S.F. COVERED WITH SHRUBS

**OPEN SPACE:**

PER SECTION 5-408  
N/A PUBLIC PASSIVE RECREATION PARK PROPOSED AND NOT LISTED AS A TYPE OF DEVELOPMENT

**STORMWATER MAN. REQUIREMENTS:**

PER SECTION 5-408.1.3 DRY DETENTION BASINS SHALL BE PLANTED WITH WETLAND TYPE PLANT SPECIES, IN MIN. 1 GALLON CONTAINERS, NOT MORE THAN 36 INCHES ON CENTER.

DD AREA 1  
14,344 S.F. OF DRY DETENTION AREA = 14,344 S.F. / 9 SF = 1,594 PLANTS REQUIRED  
**1,594 PLANTS PROVIDED**

DD AREA 2  
2,508 S.F. OF DRY DETENTION AREA = 2,508 / 9 SF = 279 PLANTS REQUIRED  
**306 PLANTS PROVIDED**

**PARKING AREAS:**

PER SECTION 5-409, 10% OF PAVED SURFACE AREA  
ONE TREE OR CLUSTER OF THREE PALMS PER 250 S.F. OF INTERNAL PLANTING AREA  
ON TREE OR PALM PER PLANTING ISLAND MINIMUM  
AREA PLANTED WITH GROUND COVER, ORNAMENTAL GRASSES OR SHRUBS

TOTAL PAVEMENT AREA: +39,866 SQ. FT. X 10% = 3,987 SQ. FT. OF LANDSCAPING REQUIRED.  
1 TREE PER 250 SQ. FT. OF AREA = 3,987 S.F. PKG ISLAND / 250 = 16 TREES REQ'D  
17 ISLANDS = 17 TREES OR THREE PALMS REQUIRED  
**+5,226 S.F. LANDSCAPING PROVIDED (NO SOD)**  
**2 EXISTING STRANGLER FIG TREES**  
**1 EXISTING LIVE OAK**  
**7 TREES PROVIDED**  
**21 PALMS PROVIDED = 7 TREES**

**DEVELOPMENT ABUTTING NATURAL WATERWAY:**

PER SECTION 5-412(4), A 50' WIDE VEGETATIVE BUFFER LANDWARD OF NON-SEAWALLED NATURAL WATERWAY REQUIRED.  
100' TO PROPOSED STRUCTURE  
139' TO PROPOSED PARKING  
62' TO CLOSEST FLEXPAVE PATH

**ROOT BARRIER NOTES:**

ROOT BARRIER SHALL BE PROVIDED FOR TREES WITHIN TEN FEET OF HARDSCAPE OR UTILITIES. ACCEPTABLE ROOT BARRIER MATERIAL SHALL CONSIST OF A 24 INCH DEPTH MANUFACTURED ROOT BARRIER MATERIAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. WHERE A ROOT BARRIER IS REQUIRED, IT SHALL BE INSTALLED FOR A MINIMUM DISTANCE OF 20 LINEAR FEET. ALL PARKING LOT ISLANDS PLANTED WITH TREES SHALL RECEIVE CONTINUOUS PERIMETER ROOT BARRIER.

**VILLAGE OF ESTERO GENERAL  
LANDSCAPE NOTES:**

1. QUALITY REQUIREMENTS - PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THE LDC MUST MEET THE STANDARDS OF FLORIDA NO. #1 OR BETTER AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANATED PLANT MATERIAL SHALL ALSO COMPLY WITH STATE STANDARDS.
2. NATIVE VARIETIES - AT LEAST 75 PERCENT OF THE TREES AND 50 PERCENT OF THE SHRUBS USED TO FULFILL THE LDC LANDSCAPE REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.
3. TREES AND PALMS - FOR CODE REQUIRED TREES, ALL REQUIRED TRESS SHLL BE A MINIMUM OF 12 FEET IN HEIGHT MEASURED FROM ADJACENT GRADE, WITH A FIVE-FOOT SPREAD AND TWO AND ONE HALF-INCH CALIPER AND 45 GALLON CONTAINER SIZE OR FIELD GROWN AT THE TIME OF PLANTING. PALMS SHALL HAVE A MINIMUM OF TEEN FEET OF CLEAR TRUNK AT PLANTING.
4. SHRUBS AND HEDGES - SHRUBS MUST BE A MINIMUM OF 24 INCHES, A MINIMUM OF A THREE-GALLON SIZE CONTAINER, AND BE SPACED 18 TO 36 INCHES ON CENTER. SAW PALMETTO AND CONNTIES MAY BE USED AS SHRUBS, PROVIDED THEY ARE 12 INCHES IN HEIGHT AT TIME OF PLANTING. SHRUBS USED FOR SCREENING MUST BE AT LEAST 36 INCHES IN HEIGHT BY ONE YEAR AFTER INSTALLATION AND MAINTAINED IN PERPETUITY AT SAID HEIGHT.
5. MULCH REQUIREMENTS - A TWO-INCH MINIMUM LAYER, AFTER WATERING-IN, OF MULCH OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUNDCOVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24 INCHES BEYOND ITS TRUNK IN ALL DIRECTIONS. THE USE OF CYPRESS MULCH IS PROHIBED.
6. GUYING AND STAKING - ALL TREES AND PALMS MUST BE STAKED OR GUY WIRED. GUYS AND STAYS ARE TO BE PROVIDED AND INSTALLED AS SHOWN IN THE ATTACHED TREE STAKING DETAILS.
7. LANDSCAPE IN EASEMENTS - ANY TREES AND PALMS PLANTED WILL NOT BE COUNTED TOWARDS LANDSCAPE REQUIREMENTS.
8. OVERHEAD AND UNDERGROUND UTILITIES - ALL LANDSCAPE MATERIAL CONFLICTS WITH OVERHEAD AND/OR UNDERGROUND UTILITIES WILL BE RESOLVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE.
9. CONTRACTOR TO FOLLOW LDC SECTION 5-404.E FOR TREE PROTECTION DURING CONSTRUCTION.

**GENERAL IRRIGATION NOTES:**

1. ALL REQUIRED IRRIGATION SYSTEMS SHALL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE AREAS.
2. REQUIRED IRRIGATION SHALL ALSO BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.
3. SYSTEMS SHALL INCLUDE A CONTROLLER SET TO CONSERVE WATER. DEVICES SUCH AS RAIN SWITCHES, SOIL MOISTURE SENSORS, AND MOISTURE DETECTION DEVICES SHALL BE INSTALLED IN ALL AUTOMATIC SPRINKLER SYSTEMS TO OVERRIDE TO THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL.
4. WATER SHALL BE CONSERVED BY ALLOWING DIFFERENTIAL OPERATION SCHEDULES BASED ON HYDROZONE.
5. SOIL, SLOPE AND OTHER SITE CHARACTERISTICS SHALL BE CONSIDERED IN ORDER TO MINIMIZE WATER WASTE, INCLUDING OVERSPRAY OR OVERFLOW TO IMPERVIOUS SURFACES.
6. LOW TRAJECTORY SPRAY HEADS AND/OR LOW VOLUME WATER DISTRIBUTING OR APPLICATION DEVICES SHALL BE USED.
7. REUSE WATER SHALL BE USED WHERE APPROVED SYSTEMS ARE AVAILABLE.
8. THE USE OF DROUGHT-TOLERANT SITE-SPECIFIC AND SHADE PRODUCING PLANTS IS ENCOURAGED TO DIMINISH IRRIGATION DEMANDS.
9. ALL REQUIRED UNDERGROUND SLEEVES SHALL BE SHOWN ON THE DEVELOPMENT ORDER SITE DRAINAGE PLAN.
10. ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO SEPARATE LOW AND HIGH WATERING DEMAND AREAS INTO SEPARATE ZONES.

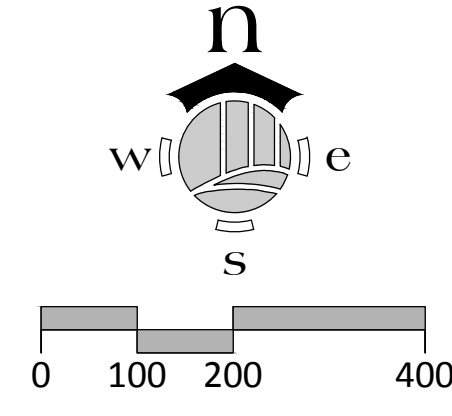
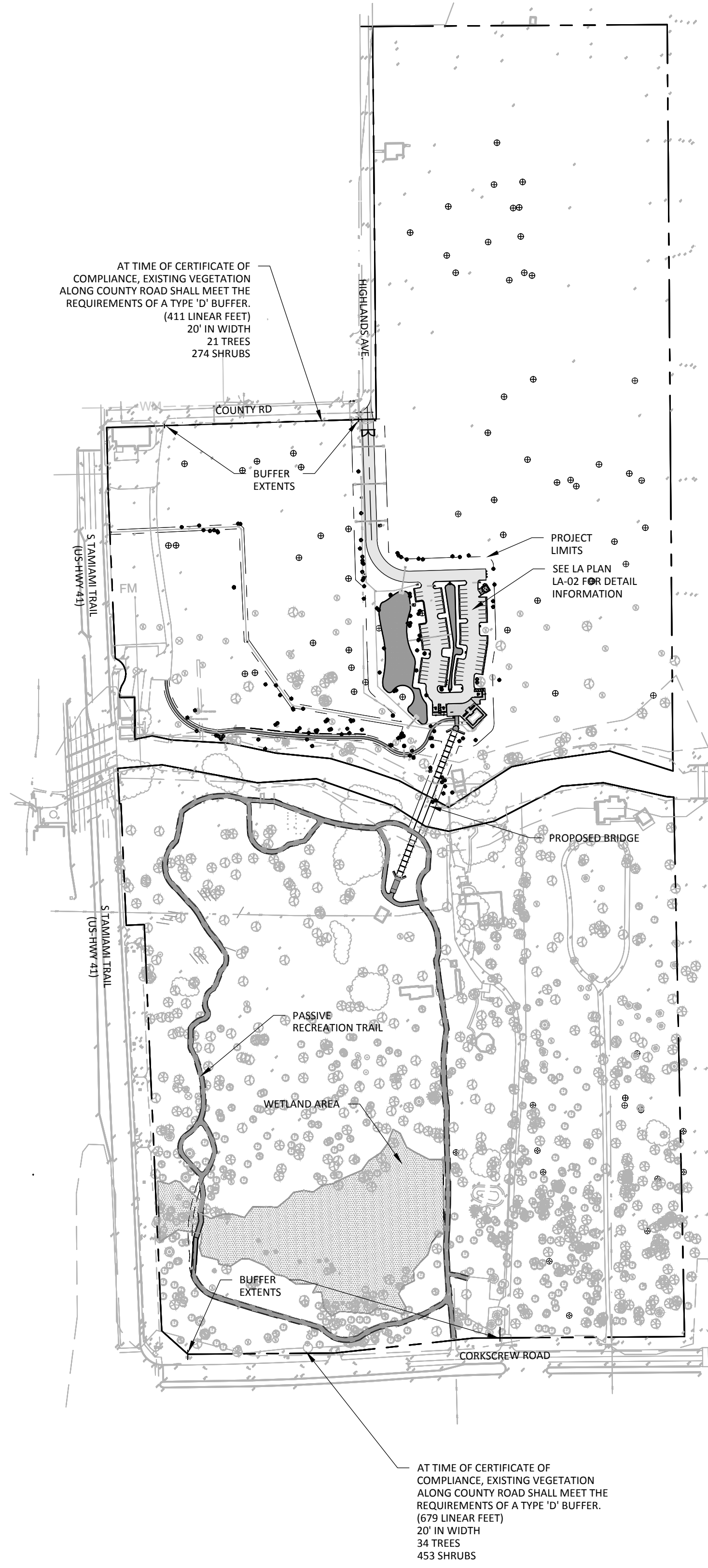
**ADDITIONAL GENERAL IRRIGATION NOTES:**

1. SET DRAIN AND CHECK VALVES AS APPROPRIATE PER MANUFACTURER'S RECOMMENDATIONS.
2. GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBTRUSIVE / ACCESSIBLE LOCATIONS.
3. HEAD SPACING, WORKING PRESSURE, AND PIPE SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. USE BUBBLERS, DRIP, ROTORS, AND SPRAY HEADS WHEN APPROPRIATE. HEADS SHALL BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE TO ALL LANDSCAPED AREAS.
5. ALL LITTORAL PLANTING AREAS AND DRY DETENTION AREAS, IF IRRIGATED, SHALL HAVE INDEPENDENT ZONES TO ENSURE THE FLEXIBILITY OF REDUCING IRRIGATION APPLICATIONS DURING EXTENDED PERIODS OF RAINFALL. CUSTOMIZATION OF THE WATERING SCHEDULING SHALL INCLUDE DAILY, WEEKLY, AND MONTHLY OPTIONS.
6. TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.

**EXOTIC VEGETATION REMOVAL PLAN:**

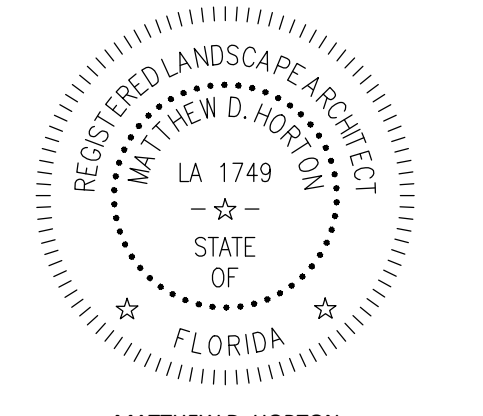
THE FOLLOWING EXOTIC AND PROHIBITED SPECIES OF PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S MOST CURRENT INVASIVE PLANT LIST AND VILLAGE OF ESTERO LAND DEVELOPMENT CODE SECTION 5-403.A, SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY.

1. MELALEUCA SPP. (PUNK, CAJEPUT, PAPERBACK TREE) 2. CASUARINA SPP. (AUSTRALIAN PINE) 3. SCHINUS SPP. (BRAZILIAN PEPPER, FLORIDA HOLLY) 4. ACACIA AURICULIFORMIS (EARLEAF ACACIA) 5. RHODMYRTUS TOMENTOSUS (DOWNY ROSE MYRTLE) 6. SOLANUM VIARUM (TROPICAL SODA APPLE) 7. ALBIZIA LEBBECK (WOMAN'S TOGUE) 8. BISCHOFIA JAVANICA (BISHOPWOOD) 9. CUPIANOPSIS ANACARDIODES (CARROTWOOD) 10. DALBERGIA SISSOCO (ROSEWOOD) 11. DIOSCOREA ALATA (AIR POTATO) 12. EUCALYPTUS CAMALDULENSIS (MURRAY RED GUM) 13. FICUS SPP. (WEEPING FIG, CUBAN LAUREL FIG) 14. LYGODIUM (JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN) 15. SAPIUM SEBIFERUM (CHINESE TALLOW) 16. SYZYGIUM (JAWA PLUM, ROSE APPLE) 17. THESPESIA OPULNEA (CORK TREE) 18. WEDDELIA TRILOBATA (WEDDILLA) 19. ABRUS PRECATORIUS (ROSBARY PEA) 20. ARDISIA SPP. (CORAL ARDISIA, SHOEBUTTON ARDISIA) 21. ASPARAGUS AETHIOPICUS (ASPARAGUS FERN) 22. BALUHINIA VARIEGATA (ORCHID TREE) 23. CALOPHYLLUM ANTILLANUM (SANTA MARIA) 24. CINNAMONMUM CAMPHORA (CAMPHOR TREE) 25. COLOCASIA ESCULENTA (WILD TARO) 26. COLUBRINA ASIATICA (LEATHER LEAF) 27. DIOSCOREA ALATA (WINGED YAM) 28. EICHORNIA CRASSIPES (WATER-HYACINTH) 29. EUGENIA UNIFLORA (SURINAM CHERRY) 30. HYDRILLA VERTICILLATA (HYDRILLA) 31. HYGROPHILA POLYSPERMA (GREEN HYGRO) 32. HYMENACHNE AMPLEXICAULUS (WEST INDIAN MARSH GRASS) 33. IMPERATA CYLINDRICA (COGON GRASS) 34. JASMINUM DICHOTOMUM (GOLD COAST JASMINE) 35. JASMINUM FLUMINENSE (BRAZILIAN JASMINE) 36. LANTANA CAMARA (LANTANA) 37. LIGUSTRUM SINENSE (CHINESE PRIVET) 38. LUDWIGIA PERUVIANA (PERUVIAN PRIMROSEWILLOW) 39. MACFADYENA UNGUIS-CATI (CAT'S CLAW VINE) 40. MANILKARA ZAPOTA (SAPODILLA) 41. MIMOSA PIGRA (CATCLAW MIMOSA) 42. NEPHROLEPIS CORDIFOLIA (SWORD FERN) 43. NEPHROLEPIS MULTIFOLIA (ASIAN SWORD FERN) 44. NEYRAUDIA REYNAUDIANA (CANE GRASS) 45. PAEDERIA CRUDDASIANA (ONION VINE) 46. PAEDERIA FOETIDA (SKUNK VINE) 47. PANICUM REPENS (TORPEDO GRASS) 48. PENNISSETUM PUPUREM (NAPIER GRASS) 49. PISTIA STRATIOTES (WATER LETTUCE) 50. PSIDIUM CATTLEIANUM (STRAWBERRY GUAVA) 51. PSIDIUM GUJAVIA (GUAVA) 52. PUERARIA MONTANA VAR. LOBATA (KUDZU) 53. RHYNCHELTRUM REPENS (MATAI GRASS) 54. RUELLIA TWEEDIANA (MEXICAN PETUNIA) 55. SCAEVOLA TACCADA (BEACH NAUPAKA) 56. SCHEFFLERA ACTINOPHYLLA (QUEENSLAND UMBRELLA TREE) 57. SENNA PENDULA VAR. GLABRATA (CLIMBING CASSIA, CHRISTMAS CASSIA) 58. SOLANUM TAMPICENSE (WETLAND NIGHTSHADE) 59. SYNGONIUM PODOPHYLLUM (ARROWHEAD VINE) 60. TECTARIA INCISA (INCISED HALBERD FERN) 61. UROCHLOA MUTICA (PARA GRASS)



VILLAGE OF ESTERO  
9401 CORKSCREW PALMS CIRCLE  
ESTERO, FL 33928

ESTERO RIVER PARK  
PHASE 1  
VILLAGE OF ESTERO



MATTHEW D. HORTON  
RLA NO. LA-0001749

NO.	DATE	REVISION	REVISIONS DESCRIPTION
R1	04-28-23	PER VILLAGE & SP/MD COMMENTS	
R2	07-17-23	PER VILLAGE & LCU COMMENTS	

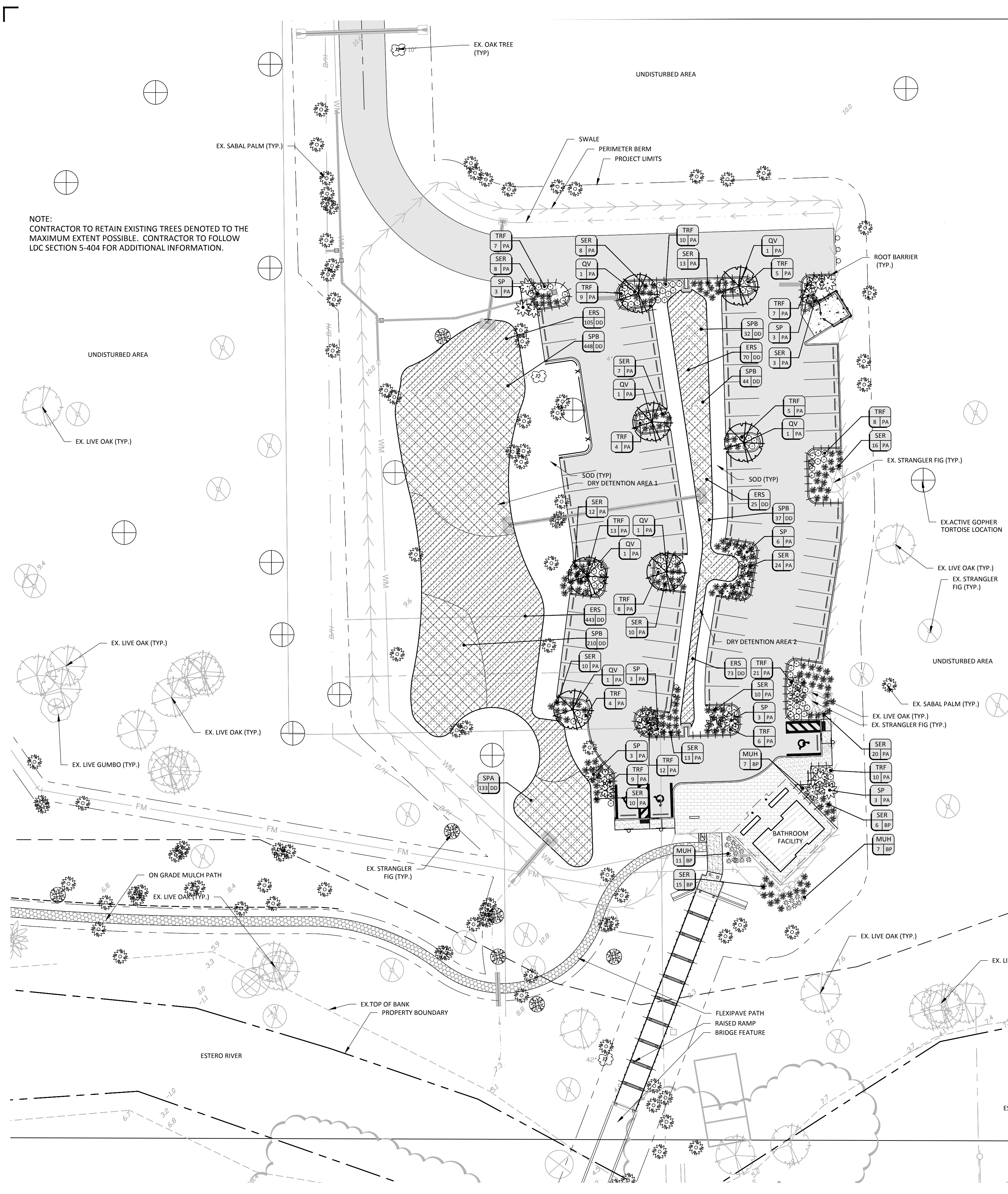
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PROJECT NO.	1433-01
FILE NO.	1433-01 LSP.dwg
SCALE:	AS SHOWN

**LANDSCAPE PLAN**

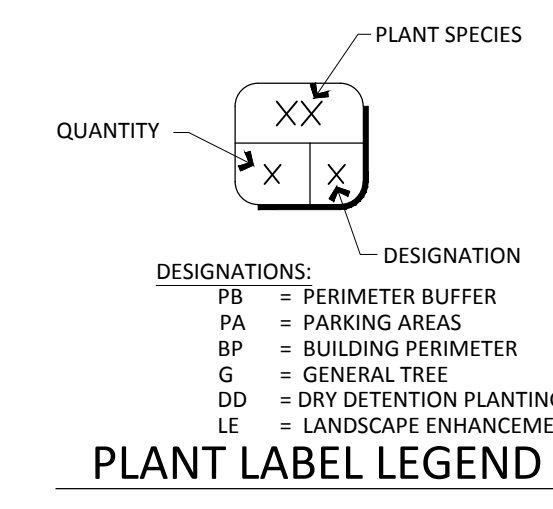
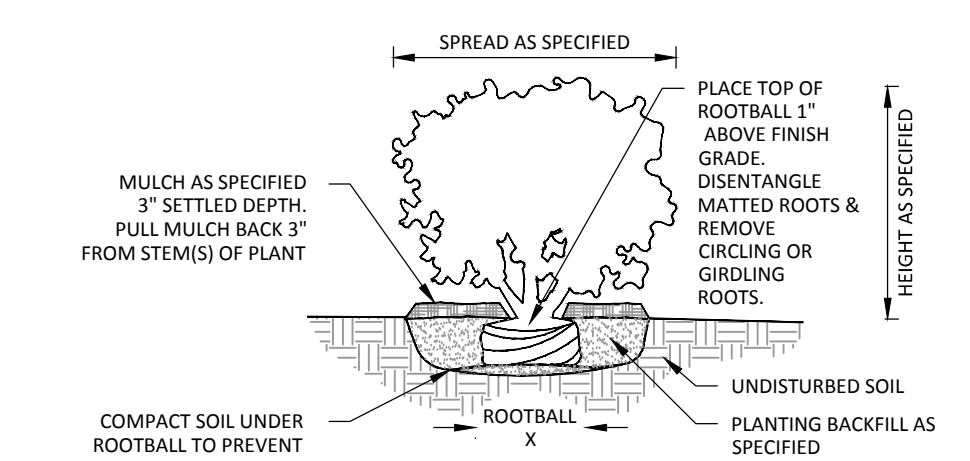
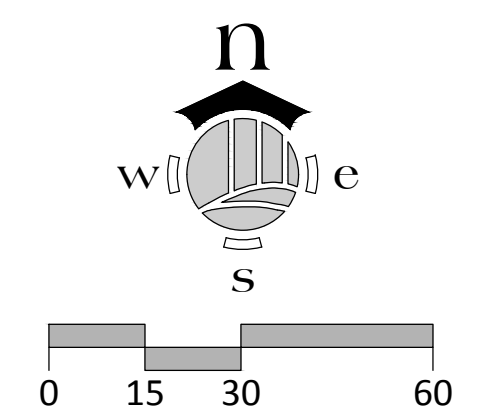
SHEET TITLE

**LA-01**

SHEET NUMBER



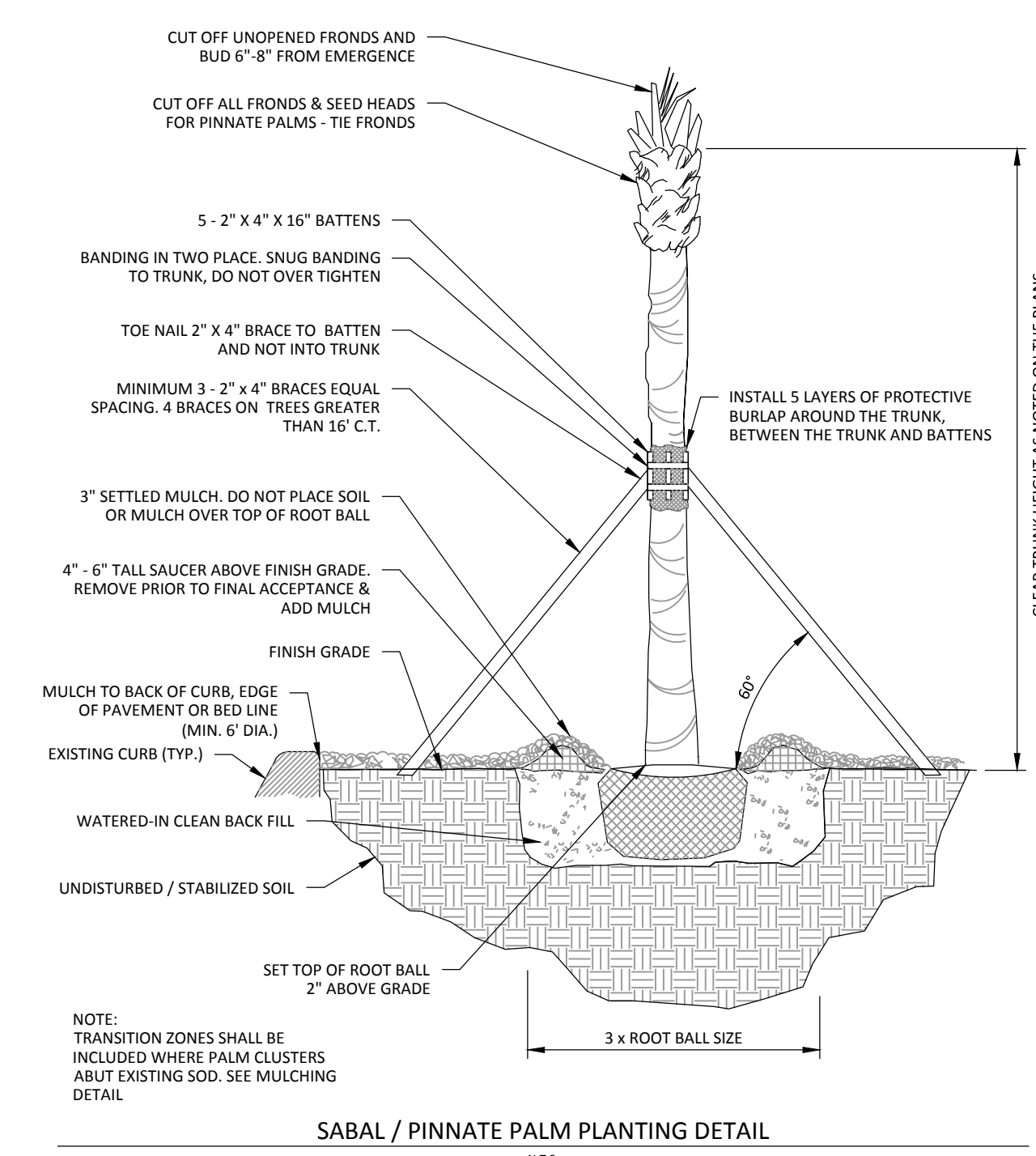
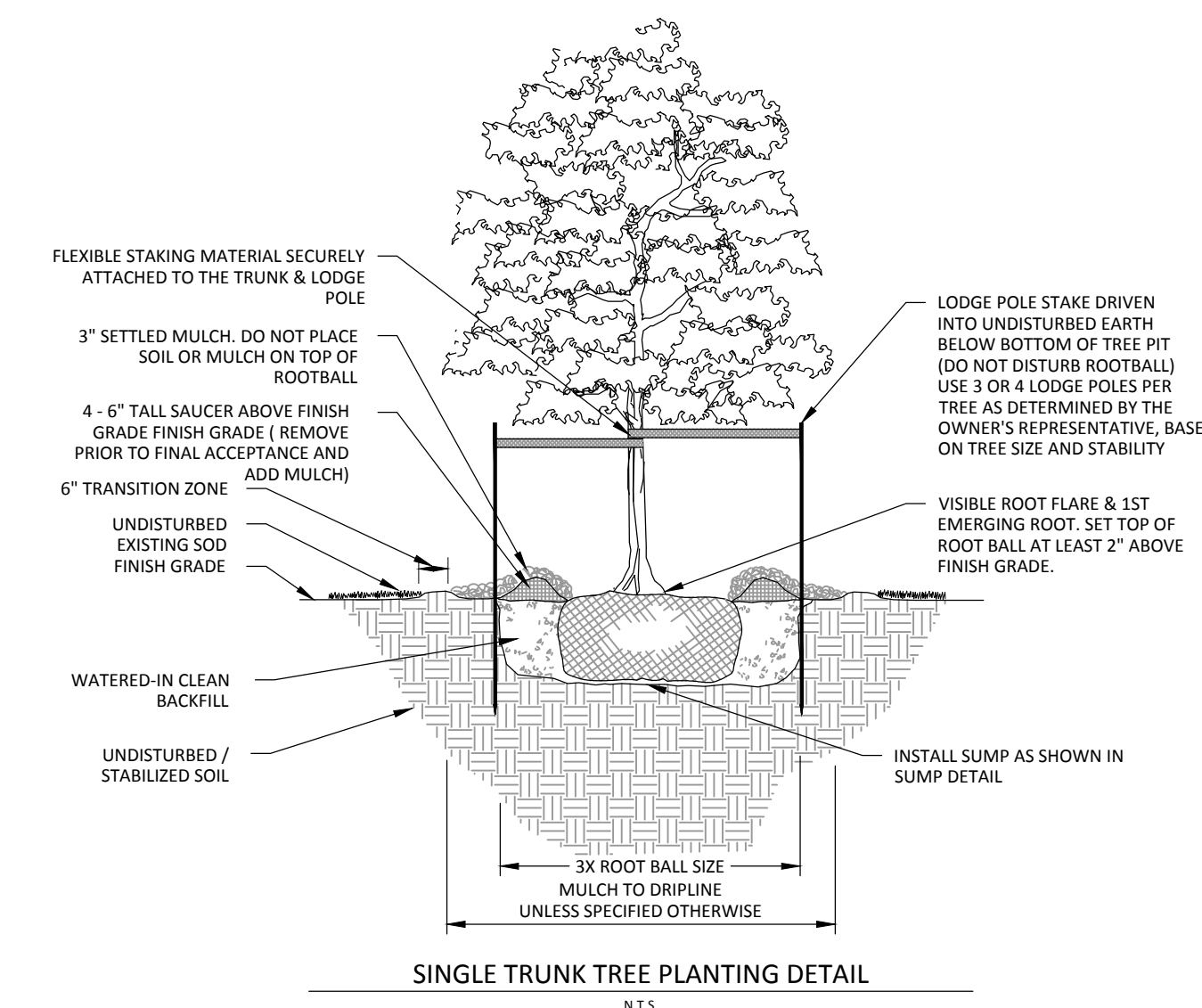
NOTE:  
CONTRACTOR TO RETAIN EXISTING TREES DENOTED TO THE  
MAXIMUM EXTENT POSSIBLE. CONTRACTOR TO FOLLOW  
LDC SECTION 5-404 FOR ADDITIONAL INFORMATION.



**EXISTING LEGEND**

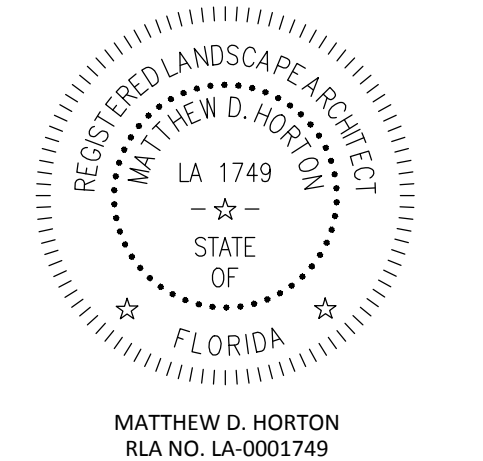
THIS LEGEND REPRESENTS COMMON EXISTING TREE SPECIES.  
FOUND IN THE PROJECTS USDA HARDINESS ZONE. NOT ALL SPECIES  
SHOWN BELOW EXISTING WITHIN THE NORTHERN PROJECT AREA.

- BAMBOO CLUSTER
- HICKORY
- MAHOGANY
- OAK NH
- TABEBUIA
- LAUREL OAK
- OAK
- GUMBO LIMBO
- FISHTAIL PALM
- SOUTHERN RED CEDAR
- ROYAL PALM
- SOAPBERRY
- SCRUB OAK
- EUCALYPTUS
- WILLOW OAK
- WATER OAK
- STRANGLER FIG
- SHUMARD OAK
- PINE
- BALD CYPRESS
- SABAL PALM
- ADDITIONAL SURVEYED OAK
- ADDITIONAL SURVEYED STRANGLER FIG



**MASTER PLANT SCHEDULE**

SYM	QTY	NATIVE	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SP	24	Y	SABAL PALMETTO	SABAL PALM	MIN. 10' CT., STG HTS.
QV	7	Y	QUERCUS VIRGINIANA	CATHEDRAL LIVE OAK	MIN. 12' HT, 5' SPR., 2 1/2" CAL. 45 GAL.
ERS	691	Y	ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	MIN. 10" HT., 1 GAL., FULL
MUH	25	Y	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	MIN. 15"-18" HT., 3 GAL., FULL
SER	189	Y	SERENOA REPENS	SAW PALMETTO	MIN. 12" HT., MIN. 3 GAL., FULL
SPB	860	Y	SPARTINA BAKERII	SAND CORDGRASS	MIN. 12" HT., 1 GAL., FULL
TRF	154	Y	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	MIN. 15"-18" HT., 3 GAL., FULL
MULCH	T.B.D.		FLORA MULCH "NO COLOR" @ MIN. 2" THICK		BAGS
SOD	T.B.D.		BAHIA SOD (APPLY IN DISTURBED AREAS ONLY FOR STABILIZATION)		S.F. / FREE OF WEEDS
ROOT BARRIER	704		LF. ROOT BARRIER (MIN. DEPTH 16" & MIN. THICKNESS .024")		



NO.	DATE	REVISION	DESCRIPTION
R1	04-28-23	PER VILLAGE & SP/MD COMMENTS	
R2	07-17-23	PER VILLAGE & ICI COMMENTS	

**LANDSCAPE PLAN**