Estero United Methodist Church

Development Order
DRB Public Information Meeting
September 28, 2016

DeLisi Fitzgerald, Inc.
Planning – Engineering – Project Management

Introduction

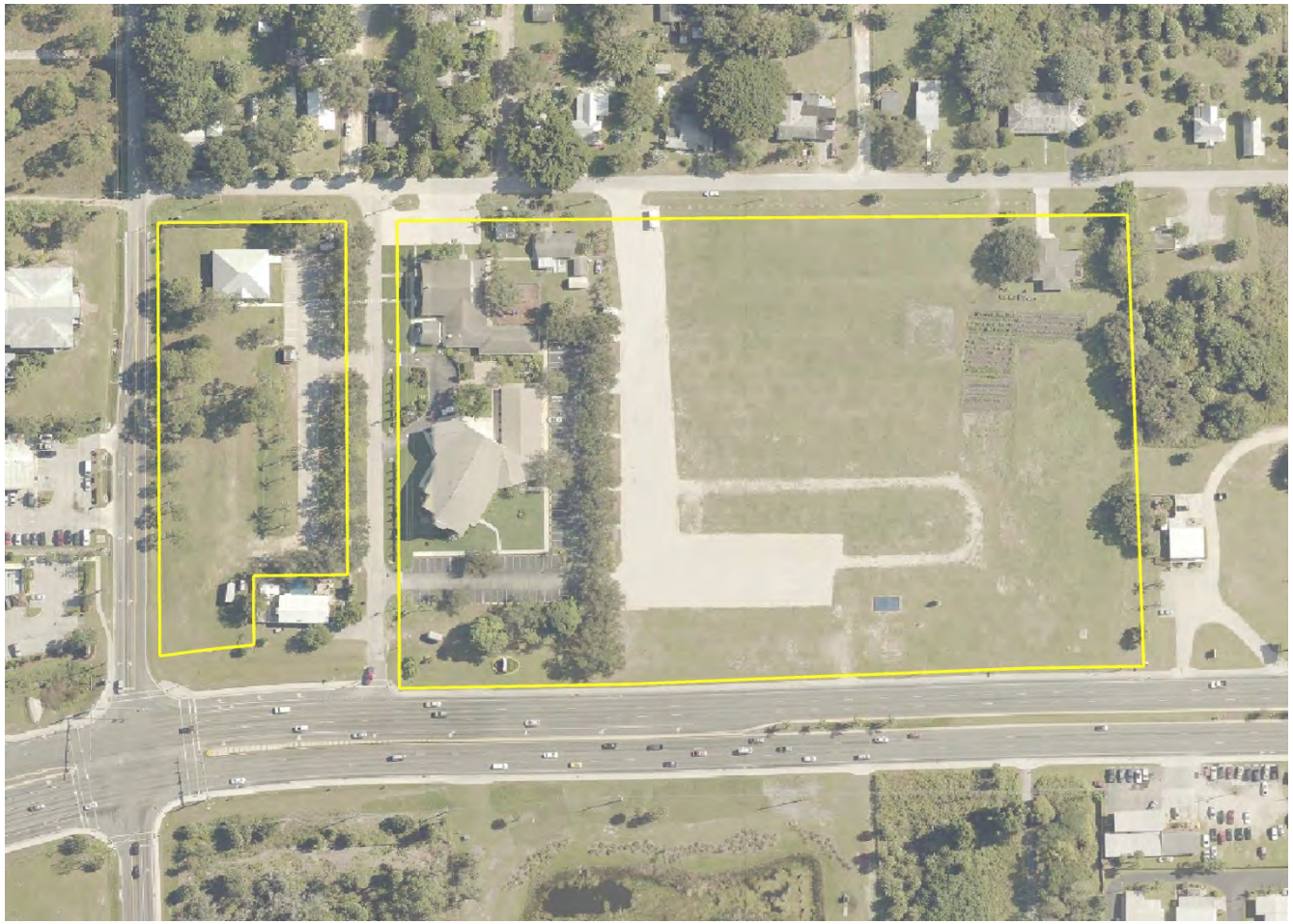
Project Team:

- John T. Wojdak, P.E. — *DeLisi Fitzgerald, Inc.*
- Dalas D. Disney, AIA — *Disney & Associates, PA*
- Greg Diserio, RLA — *David M. Jones & Assoc.*
- Richard Barrow — *Estero United Methodist Church*

Project Overview

- Location: SEC US 41 & Broadway
- Size: 13+/- acres
- Zoning: Community Facilities PD
- Request: Development Order for 1st Phase of project.
  10,000 SF +/- Expansion of existing Sanctuary building for classrooms and offices.
  New parking layout, SWM System and Perimeter buffers.

Overview Aerial



LEGEND

- GRASS PARKING
- CONCRETE SIDEWALK
- PAVED DRIVE AISLES & PARKING
- UNPAVED PATH
- DEVIATION LOCATION

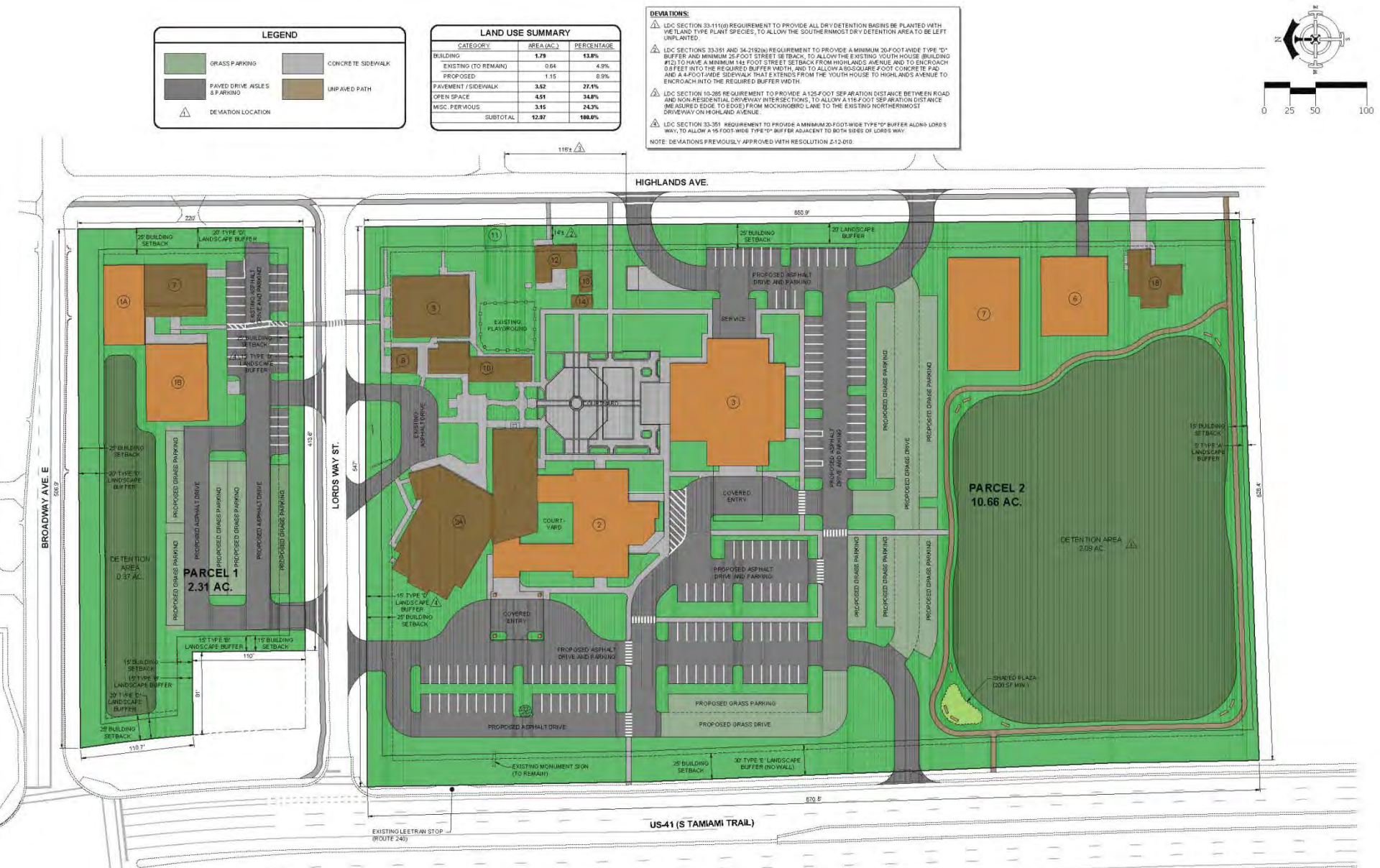
LAND USE SUMMARY

CATEGORY	AREA (AC.)	PERCENTAGE
BUILDING	1.79	13.8%
EXISTING (TO REMAIN)	0.64	4.9%
PROPOSED	1.15	8.9%
PAVEMENT / SIDEWALK	3.52	27.1%
OPEN SPACE	4.51	34.8%
MISC. PERVIOUS	3.15	24.3%
SUBTOTAL	12.97	100.0%

DEVIATIONS:

1. LDC SECTION 33-111(d) REQUIREMENT TO PROVIDE ALL DRY DETENTION BASINS BE PLANTED WITH WETLAND TYPE PLANT SPECIES, TO ALLOW THE SOUTHERNMOST DRY DETENTION AREA TO BE LEFT UNPLANTED.
2. LDC SECTIONS 33-351 AND 34-2192(a) REQUIREMENT TO PROVIDE A MINIMUM 20-FOOT-WIDE TYPE "D" BUFFER AND MINIMUM 25-FOOT STREET SETBACK, TO ALLOW THE EXISTING YOUTH HOUSE (BUILDING #12) TO HAVE A MINIMUM 14± FOOT STREET SETBACK FROM HIGHLANDS AVENUE AND TO ENCROACH 0.8 FEET INTO THE REQUIRED BUFFER WIDTH, AND TO ALLOW A 600-SQUARE-FOOT CONCRETE PAD AND A 4-FOOT-WIDE SIDEWALK THAT EXTENDS FROM THE YOUTH HOUSE TO HIGHLANDS AVENUE TO ENCROACH INTO THE REQUIRED BUFFER WIDTH.
3. LDC SECTION 10-285 REQUIREMENT TO PROVIDE A 125-FOOT SEPARATION DISTANCE BETWEEN ROAD AND NON-RESIDENTIAL DRIVEWAY INTERSECTIONS, TO ALLOW A 116-FOOT SEPARATION DISTANCE (MEASURED EDGE TO EDGE) FROM MOCKINGBIRD LANE TO THE EXISTING NORTHERNMOST DRIVEWAY ON HIGHLAND AVENUE.
4. LDC SECTION 33-351 REQUIREMENT TO PROVIDE A MINIMUM 20-FOOT-WIDE TYPE "D" BUFFER ALONG LORDS WAY, TO ALLOW A 15-FOOT-WIDE TYPE "D" BUFFER ADJACENT TO BOTH SIDES OF LORDS WAY.

NOTE: DEVIATIONS PREVIOUSLY APPROVED WITH RESOLUTION Z-12-010.



PARKING CALCULATIONS

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

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

BUILDING SCHEDULE - EXISTING

NUMBER	DESCRIPTION	AREA (SF)	HEIGHT	USE
2A	EXISTING SANCTUARY	13,092	<45	CONTINUED USE - SANCTUARY
7	COMMUNITY OUTREACH CENTER	3,050	<35	CONTINUED USE - THRIFT STORE
8	PART OF CHILDREN'S BUILDING	590	<20	CONTINUED USE - ACTIVITY ROOMS
9	FELLOWSHIP HALL	4,460	<20	CONTINUED USE - MEETING ROOMS
10	CHILDREN'S BUILDING	2,610	<20	CONTINUED USE - ACTIVITY ROOMS
11	GARAGE	470	<20	TO BE REMOVED
12	YOUTH HOUSE	1,120	<20	CONTINUED USE - STORAGE
13	STORAGE SHED	249	<20	CONTINUED USE - STORAGE
14	STORAGE SHED	237	<20	CONTINUED USE - STORAGE
18	CARETAKER COTTAGE	2,170	<20	CONTINUED USE - CARETAKER COTTAGE

BUILDING SCHEDULE - PROPOSED

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

GENERAL DEVELOPMENT NOTES:

1. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL MAINTAIN THEIR WORK AND THE SITE RELATIVE TO THEIR WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REQUIREMENTS OF THE PROJECT N.P.D.E.S. PERMIT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
4. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION.
6. THE LOCATION OF EXISTING UTILITIES, SIDEWALKS, PAVEMENT, VEGETATION AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE. THE EXACT FIELD LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCING ANY CONSTRUCTION.
7. THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
8. ANY PUBLIC LAND CORNER (WITHIN LIMITS OF CONSTRUCTION) IS TO BE PROTECTED. ANY LAND CORNER MONUMENT IN DANGER OF BEING DESTROYED MUST BE PROPERLY REFERENCED BY THE CONTRACTOR.
9. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
11. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
12. UNDERGROUND CONTRACTOR SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPOIL FROM TRENCHES SHALL BE PLACED ONLY ON PREVIOUSLY CLEARED AREAS OR AS DIRECTED BY THE OWNER. CONTRACTOR SHALL NO REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SFWMD IN ACCORDANCE WITH 40E-20.301, F.A.C. SHALL BE OBTAINED.

SIGNING AND MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
4. ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
5. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

SITE DEVELOPMENT REGULATIONS PER RESOLUTION Z-12-010

CATEGORY	REQUIRED	PROVIDED
NORTH PARCEL:		
MINIMUM LOT AREA	2.3±s AC	2.31 AC
MINIMUM LOT WIDTH	220± FT	220 FT
MINIMUM LOT DEPTH	413± FT	415 FT
SOUTH PARCEL:		
MINIMUM LOT AREA	10.86± AC	10.86 AC
MINIMUM LOT WIDTH	85± FT	85.5 FT
MINIMUM LOT DEPTH	528± FT	528 FT
STREET SETBACK	25 FT	25.2 FT
SIDE SETBACK	15 FT	58.5 FT
REAR SETBACK	15 FT	N/A
MINIMUM BUILDING SEPARATION	20 FT	N/A
MAXIMUM BUILDING HEIGHT	45 FT (SANCTUARY ONLY)	45 FT
	35 FT (ALL OTHER BLDGS)	35 FT
MAXIMUM LOT COVERAGE	20%	8.7%

PARKING SUMMARY

SPACES REQUIRED			
USE	RATIO	SEATS	REQUIRED
PLACE OF WORSHIP SANCTUARY	1 SPACE PER 3 SEATS	542	181
TOTAL SPACES REQUIRED			181 (1)

SPACES PROVIDED	
PARKING SPACE TYPE	PROVIDED
STANDARD PAVED SPACES	117
PERVIOUS SPACES	77
ACCESSIBLE SPACES	9
TOTAL SPACES PROVIDED	203

NOTES:
1. "NA" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES
2. PLACE OF WORSHIP RATIOS PER ZONING RESOLUTION Z-12-010 AND LDC SECTION 34-2020(b).

ENTITLEMENT INVENTORY TABLE

USE	MAX INTENSITY (1)	PROPOSED	TOTAL TO DATE
PLACE OF WORSHIP	110,047 SF	10,100 SF	37,676 SF

(1) MAXIMUM INTENSITIES PER RESOLUTION Z-12-010

BUFFER REQUIREMENTS

BOUNDARY	ADJACENT USE	BUFFER REQUIRED
NORTH PARCEL		
NORTH (BROADWAY AVE. E)	R.O.W.	20' TYPE 'D'
SOUTH (LORDS WAY ST.)	R.O.W.	15' TYPE 'D'
SOUTH	COMMERCIAL	15' TYPE 'B'
EAST (HIGHLANDS AVE.)	R.O.W.	20' TYPE 'D'
WEST (TAMIAMI TRL.)	R.O.W.	20' TYPE 'D'
WEST	COMMERCIAL	15' TYPE 'B'
SOUTH PARCEL		
NORTH (LORDS WAY ST.)	R.O.W.	15' TYPE 'D'
SOUTH	COMMERCIAL	5' TYPE 'A'
EAST (HIGHLANDS AVE.)	R.O.W.	20' TYPE 'D'
WEST (TAMIAMI TRL.)	R.O.W.	20' TYPE 'D'

(1) REDUCED BUFFER WIDTH APPROVED PER RESOLUTION Z-12-010.

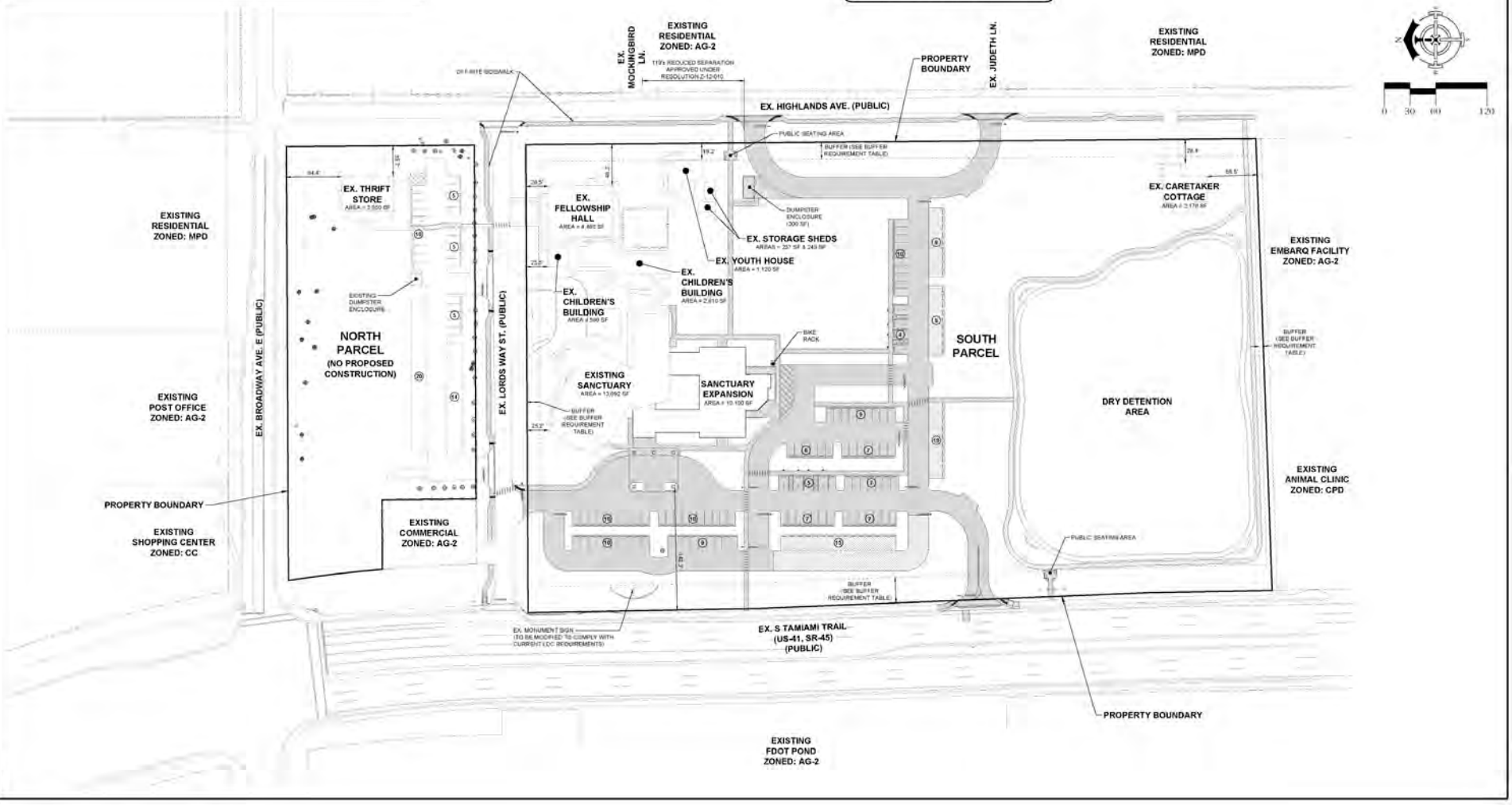
REFUSE & SOLID WASTE DISPOSAL FACILITIES

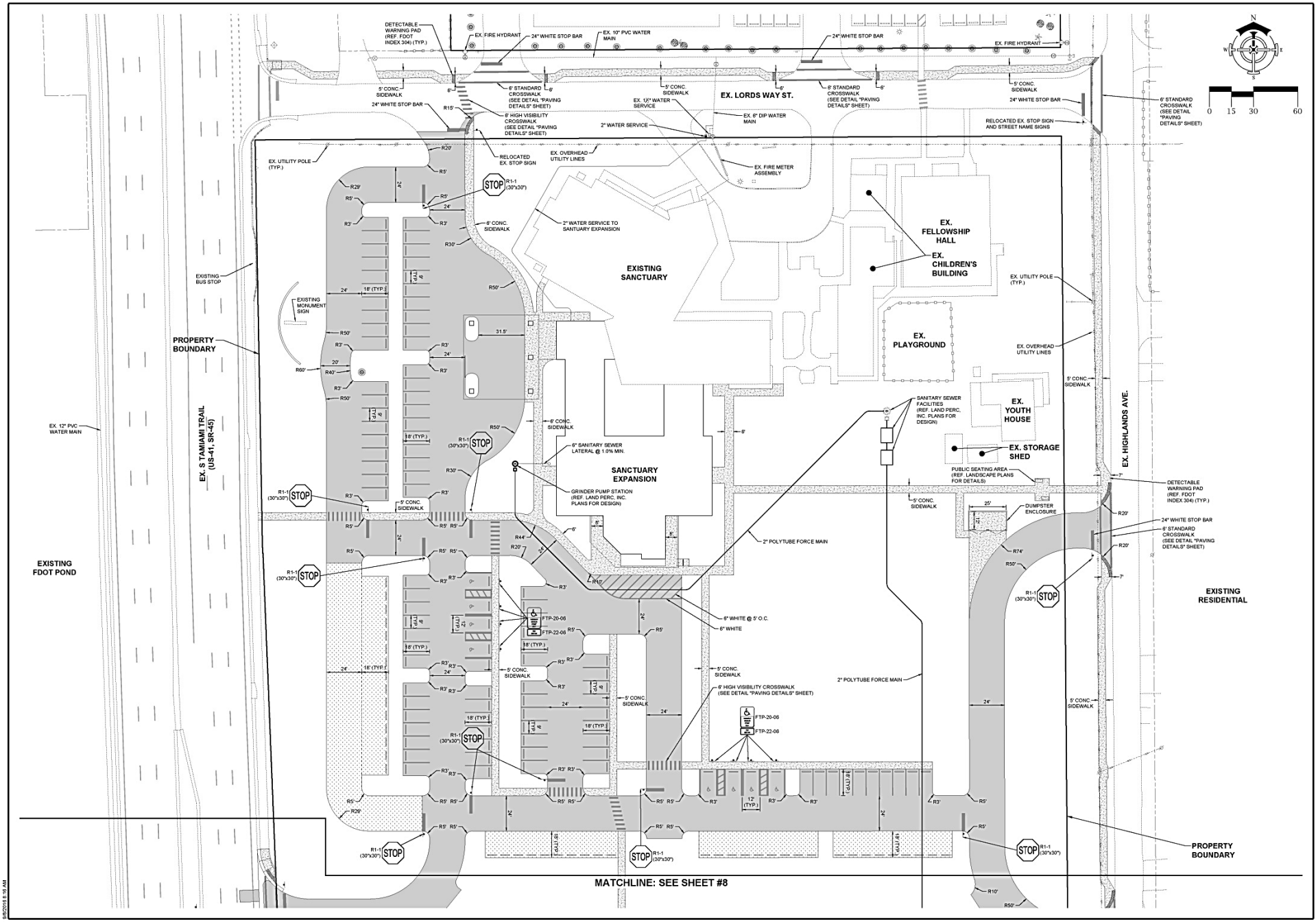
REQUIRED
PER VILLAGE OF ESTERO LDC, 298 SF OF SOLID WASTE & REFUSE AREA WILL BE REQUIRED FOR THE SOUTH PARCEL.
PROVIDED
12' x 25' ENCLOSURE PROVIDED (12' MIN. GATE)
TOTAL PROVIDED 300 SF

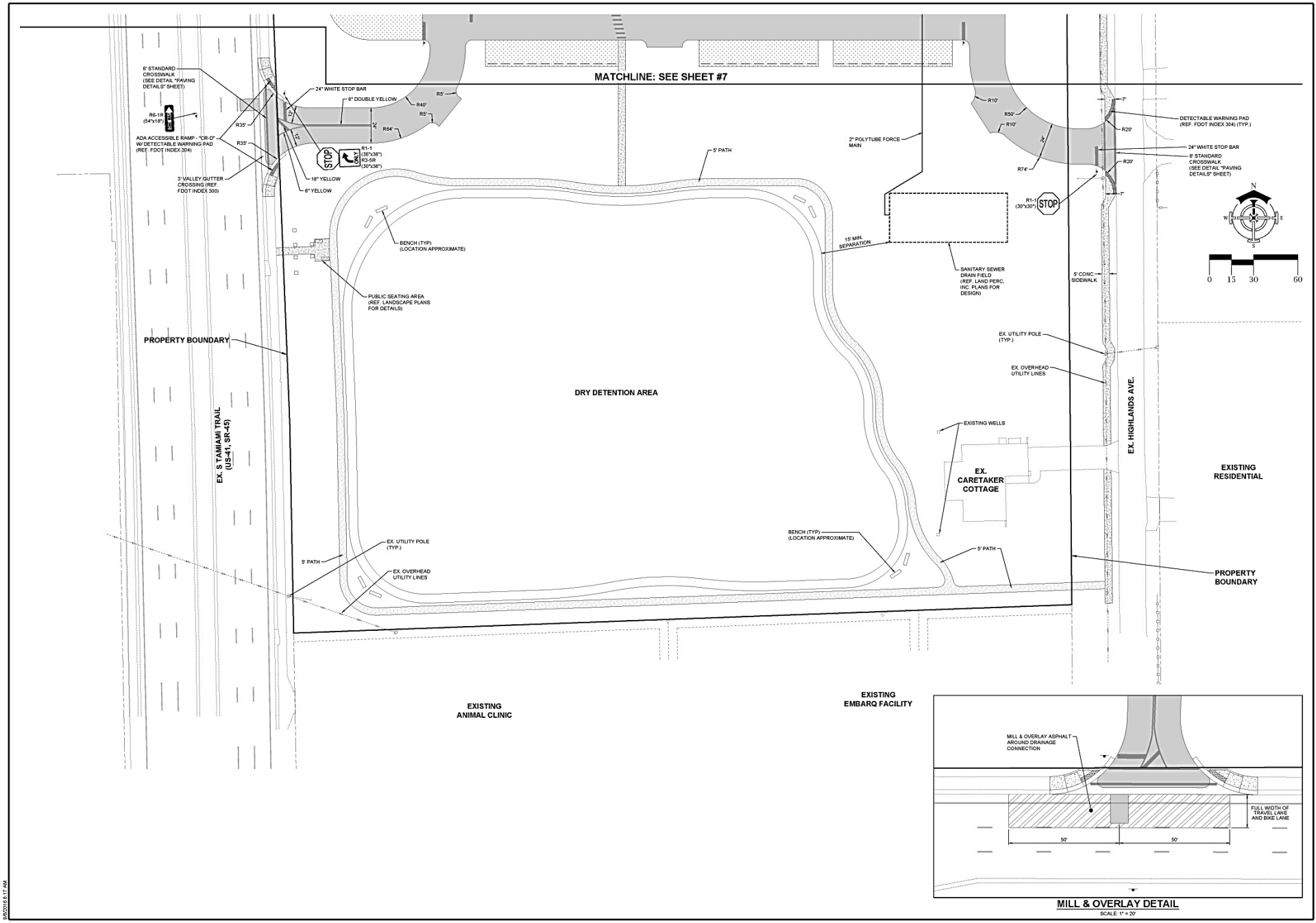
OPEN SPACE CALCULATIONS

	ACREAGE
PROPERTY AREA	12.97
MIN. OPEN SPACE REQUIRED	4.51 (34.8%)
OPEN SPACE PROVIDED	9.46

(1) PER ZONING RESOLUTION Z-12-010.




DETECTABLE WARNING PAD (REF. FDOT INDEX 304) (TYP.)
EX. FIRE HYDRANT
24" WHITE STOP BAR
EX. 10" PVC WATER MAIN
24" WHITE STOP BAR
EX. FIRE HYDRANT
5' CONC. SIDEWALK
6' STANDARD CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
5' CONC. SIDEWALK
EX. LORDS WAY ST.
6' STANDARD CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
5' CONC. SIDEWALK
24" WHITE STOP BAR
6' STANDARD CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
24" WHITE STOP BAR
6' HIGH VISIBILITY CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
EX. 1½" WATER SERVICE
EX. 6" DIP WATER MAIN
2" WATER SERVICE
RELOCATED EX. STOP SIGN AND STREET NAME SIGNS
RELOCATED EX. STOP SIGN
EX. OVERHEAD UTILITY LINES
EX. FIRE METER ASSEMBLY
EX. UTILITY POLE (TYP.)
2" WATER SERVICE TO SANTUARY EXPANSION
6' CONC. SIDEWALK
EXISTING SANCTUARY
EX. FELLOWSHIP HALL
EX. CHILDREN'S BUILDING
EX. UTILITY POLE (TYP.)
EXISTING BUS STOP
EXISTING MONUMENT SIGN
PROPERTY BOUNDARY
EX. PLAYGROUND
EX. OVERHEAD UTILITY LINES
5' CONC. SIDEWALK
EX. YOUTH HOUSE
EX. 12" PVC WATER MAIN
EX. S TAMIAMI TRAIL (US-41, SR-45)
6' CONC. SIDEWALK
6" SANITARY SEWER LATERAL @ 1.0% MIN.
SANITARY SEWER FACILITIES (REF. LAND PERC. INC. PLANS FOR DESIGN)
EX. STORAGE SHED
EX. HIGHLANDS AVE.
SANCTUARY EXPANSION
PUBLIC SEATING AREA (REF. LANDSCAPE PLANS FOR DETAILS)
DETECTABLE WARNING PAD (REF. FDOT INDEX 304) (TYP.)
GRINDER PUMP STATION (REF. LAND PERC. INC. PLANS FOR DESIGN)
5' CONC. SIDEWALK
DUMPSTER ENCLOSURE
24" WHITE STOP BAR
6' STANDARD CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
2" POLYTUBE FORCE MAIN
EXISTING FDOT POND
EXISTING RESIDENTIAL
6" WHITE @ 5' O.C.
6" WHITE
FTP-20-06
FTP-22-06
5' CONC. SIDEWALK
5' CONC. SIDEWALK
6' HIGH VISIBILITY CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
2" POLYTUBE FORCE MAIN
FTP-20-06
FTP-22-06
5' CONC. SIDEWALK
PROPERTY BOUNDARY
MATCHLINE: SEE SHEET #8
N
S
E
W
0 15 30 60


MATCHLINE: SEE SHEET #7
6' STANDARD CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
R6-1R (54"x18")
ADA ACCESSIBLE RAMP - "CR-D" W/ DETECTABLE WARNING PAD (REF. FDOT INDEX 304)
3' VALLEY GUTTER CROSSING (REF. FDOT INDEX 300)
24" WHITE STOP BAR
6" DOUBLE YELLOW
18" YELLOW
6" YELLOW
R1-1 (36"x36")
R3-5R (30"x36")
STOP
ONLY
R35'
R40'
R5'
R64'
R10'
R50'
R74'
R20'
2" POLYTUBE FORCE MAIN
5' PATH
BENCH (TYP) (LOCATION APPROXIMATE)
PUBLIC SEATING AREA (REF. LANDSCAPE PLANS FOR DETAILS)
15' MIN. SEPARATION
SANITARY SEWER DRAIN FIELD (REF. LAND PERC, INC. PLANS FOR DESIGN)
DETECTABLE WARNING PAD (REF. FDOT INDEX 304) (TYP.)
24" WHITE STOP BAR
6' STANDARD CROSSWALK (SEE DETAIL "PAVING DETAILS" SHEET)
R1-1 (30"x30")
5' CONC. SIDEWALK
N
S
E
W
0 15 30 60
PROPERTY BOUNDARY
EX. S TAMIAMI TRAIL (US-41, SR-45)
DRY DETENTION AREA
EX. UTILITY POLE (TYP.)
EX. OVERHEAD UTILITY LINES
EXISTING WELLS
EX. CARETAKER COTTAGE
EX. HIGHLANDS AVE.
EXISTING RESIDENTIAL
BENCH (TYP) (LOCATION APPROXIMATE)
5' PATH
EX. UTILITY POLE (TYP.)
EX. OVERHEAD UTILITY LINES
PROPERTY BOUNDARY
EXISTING ANIMAL CLINIC
EXISTING EMBARQ FACILITY
MILL & OVERLAY ASPHALT AROUND DRAINAGE CONNECTION
FULL WIDTH OF TRAVEL LANE AND BIKE LANE
50'
50'
MILL & OVERLAY DETAIL
SCALE: 1" = 20'
9/8/2016 8:17 AM

BUILDING AREAS	
EXISTING AREAS:	SQUARE FEET
FIRST FLOOR:	12,980
MEZZANINE:	3,025
TOTAL EXISTING:	16,005
PROPOSED AREAS:	SQUARE FEET
NARTHEX:	922
CLASSROOMS & OFFICES:	9,096
TOTAL INTERIOR AREAS:	10,018
COVERED ENTRY:	416
PORTE COCHERE:	2,107
TOTAL COVERED AREAS:	2,523
TOTAL PROPOSED AREAS:	12,541
TOTAL EXISTING AREAS:	16,005
TOTAL BUILDING AREA:	28,546

1 PROPOSED PLAN
SCALE: 3/32" = 1'-0"

NORTH

CONSULTANTS:

SEAL:

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ARCHITECTURE and PLANNING

FLORIDA REGISTRATION AA 0002502

NOTES:

PROJECT:

Estero United Methodist Church

8088 Lord's Way
Estero, Florida

REV.	DESCRIPTION	BY	DATE
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DATE:	04-19-16
PROJECT NO:	15-571
CAD DWG FILE:	Z:
DRAWN BY:	TT
CHK'D BY:	DD

The design professional assumes any and all responsibility and liability for problems which arise from the failure to follow these plans, specifications and the design intent they convey, or for problems which arise from others failure to obtain and/or follow the design professional's guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are alleged.

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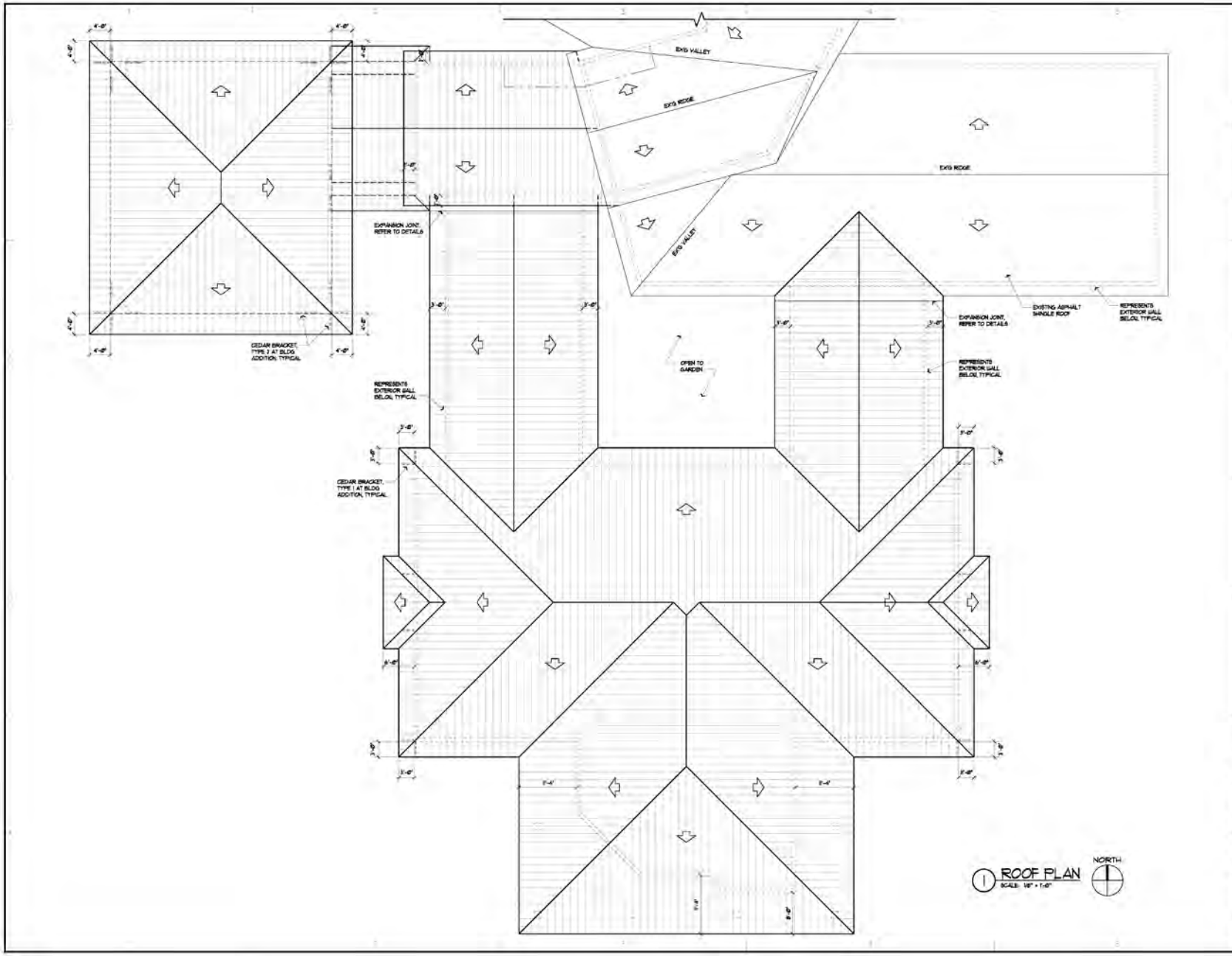
SHEET TITLE:
Overall Building Plan

A-1



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

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ARCHITECTURE and PLANNING

FLORIDA REGISTRATION AR 0012511

NOTES:

PROJECT:

Estero United Methodist Church

8088 Lord's Way
Estero, Florida

REV.	DESCRIPTION	BY	DATE

DATE:	04-19-16
PROJECT NO:	15-571
CAD DWG FILE:	2:
DRAWN BY:	DD
CHK'D BY:	DD

SHEET TITLE:
Roof Plan

A-2

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

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SEAL:

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ARCHITECTURE
and
PLANNING

FLORIDA REGISTRATION AA 0002502

NOTES:

PROJECT:

Estero United Methodist Church

8088 Lord's Way
Estero, Florida

REV.	DESCRIPTION	BY	DATE
1	REVISED EXTERIOR	TT	09-16-16

DATE:	04-19-16
PROJECT NO:	15-571
CAD DWG FILE:	Z:
DRAWN BY:	TT
CHK'D BY:	DD

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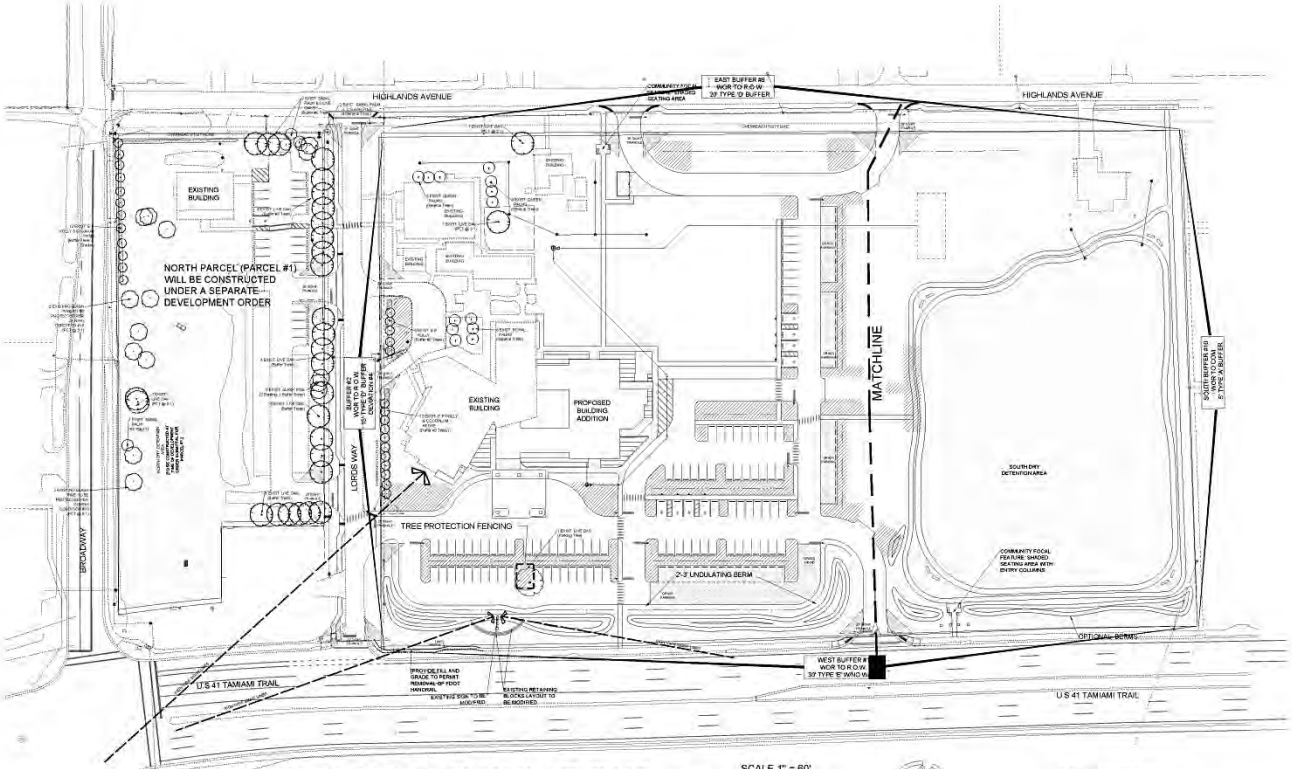
SHEET TITLE:
Color Elevations

A-3



SITE LANDSCAPE CALCULATIONS

SCALE 1" = 60'

0' 30' 60' 120' 180'

TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION

BUFFER REQUIREMENTS:

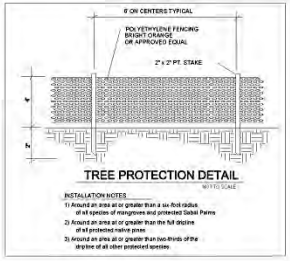
ALL BUFFERS TO BE 100% NATIVE SPECIES PER VILLAGE OF ESTERO LDC REQUIREMENTS

PROJECT WEST PL BUFFER #1
A 30' WIDTH TYPE 'E BUFFER WITH NO WALL.
A DOUBLE HEDGE ROW OF SHRUBS PROVIDED
845 LF /100 X 10 = 85 TREES REQUIRED.
85 TREES PROVIDED.
845 LF/3 X 2 = 563 SHRUBS REQUIRED AND 600 SHRUBS PROVIDED.

PROJECT R.O.W BUFFER #2, LORDS WAY (DEVIATION #4)
A 15' WIDTH TYPE 'D' BUFFER WITH 5 TREES AND 66 SHRUBS PER 100 LF.
500 LF /100 X X5 = 25 TREES REQUIRED.
17 TREES EXISTING AND 8 TREES PROPOSED =25 TREES PROVIDED.
500 LF/3 X 2 = 333 SHRUBS REQUIRED.
251 SHRUBS EXISTING AND 82 SHRUBS PROPOSED = 333 SHRUBS PROVIDED.

PROJECT EAST BUFFER #9
WOR TO R.O.W.
A 20' WIDTH TYPE 'D' BUFFER WITH 5 TREES AND 66 SHRUBS PER 100 LF.
727 LF /100 X 5 = 37 TREES REQUIRED.
1 EXISTING NATIVE (5 1 CREDIT) PLUS 35 TREES PROPOSED = 40 TREE(S) (CREDITS) PROVIDED .
727 LF/3 X 2 = 484 SHRUBS REQUIRED AND 487 SHRUBS PROPOSED.

PROJECT SOUTH BUFFER #10
WOR. TO COM.
5' WIDTH TYPE 'A' BUFFER WITH 4 TREES PER 100 L.F.
525 LF /100 X 4 = 21 TREES REQUIRED AND PROVIDED .



RESOLUTION NUMBER Z-12-010 CONDITIONS (LANDSCAPE CONDITIONS ONLY)

6. Recreational Field: The dry detention stormwater management area adjacent to the southern property line may be used for recreational purposes provided no impacts are made to the stormwater management infrastructure. No permanent recreational equipment may be installed. Lighting of the recreational field and loudspeakers are prohibited.

   In accordance with LDC §33-117, a 5-foot-wide unpaved walkway with the required trees and benches must be incorporated into the overall design of the project. Lighting of the walkway must be consistent with LDC §§ 10-610(b), 33-116 and 34-625.

9. Open Space: The development order plans must depict a minimum of 4.51 acres of open space for the project.

10. Preservation: To ensure protection of the native trees located on Parcel #1:

    a. Prior to local development order approval for Parcel #1, the landscape plans must depict preservation for the South Florida Slash Pine (Pinus Elliotti Var Densa). The landscape plans must also include, at a minimum, the following:

       Detailed cross section which includes the location of the native trees, and insure that protection of the roots and the trunk of the trees are addressed. Root pruning or root barriers may be necessary to protect the trees from damage.

       Depiction that no filling, grading or excavating will occur within the full drip-line of the Slash Pines.

       Documentation that if any of the trees are removed, or if any of the trees die, each tree will be replaced at 5:1 credit ratio.

    b. Prior to issuance of a vegetation removal permit, the preserved trees must be staked and field verified for appropriate protection measures (such as root pruning, tree barricades, and root barriers) by a certified arborist.

11. Buffer: Prior to installation of the 30-foot-wide buffer along South Tamiami Trail, the existing building depicted on the MCP as the Fellowship Facility (Building 17) must be removed from the buffer area. This Building (17) qualifies as historic and may be incorporated into the overall project design subsequent to historic designation and an administrative amendment to the MCP depicting its relocation.

12. Stormwater Management System: Prior to local development order approval for the stormwater system, the landscape plan must delineate:

    The two northern dry detention areas to be planted with native herbaceous grasses, one gallon container size arranged in clusters, planted 3-foot on center.

    A minimum of 3,000 square feet, divided equally between the inlet and outfall of the northern dry detention area, to be planted with herbaceous grasses, one gallon container size arranged in clusters planted 3-foot on center.

    The southern dry detention areas to be planted along the southern perimeter berm with scattered Live Oak (Quercus Virginiana), Dahoon Holly (Ilex Cassine), South Florida Slash Pine (Pinus Elliotti Var Densa) and/or Black Olive (Bucida Bucera), planted 30-feet on center, at 10 feet in height, 2-inch caliper dbh.

    General tree credits can be applied, as per LDC §10-418(4), for herbaceous vegetation, and a general tree credit on a ratio of one-to-one (1:1) for the planting of trees along the dry detention areas.

SCHEDULE OF DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §33-111(d) requirement to provide all dry detention basins be planted with wetland type plant species (such as *Spartina*) in minimum one-gallon containers not more than 36 inches on center throughout the extent of the basin, to allow the southernmost dry detention area (adjacent to the south property line) to be left unplanted, except at inlet and outlet locations. This deviation is APPROVED SUBJECT TO conditions 6 and 12.

2. Deviation (2) seeks relief from the LDC §§ 33-351 and 34-2192(a) requirement to provide a minimum 20-foot-wide Type "D" buffer and minimum 25-foot street setback, to allow the existing Youth House (Building #12) to have a minimum 14-foot street setback from Highlands Avenue and to encroach 0.8 feet into the required buffer width, and to allow a 80-square-foot concrete pad and a 4-foot-wide sidewalk that extends from the Youth House to Highlands Avenue to encroach into the required buffer width. This deviation is APPROVED limited to the existing encroachment of the Youth House and the concrete pad and walkway into the street setback and required buffer width, provided that all required plantings will be installed - enhancing the overall development and meeting the intent of the required landscaping buffer width.

3. Deviation (3) seeks relief from the LDC §10-285 requirement to provide a 125-foot separation distance between road and non-residential driveway intersections, to allow a 116-foot separation distance (measured edge to edge) from Mockingbird Lane to the existing northernmost driveway on Highland Avenue. This deviation is APPROVED.

4. Deviation (4) seeks relief from the LDC §33-351 requirement to provide a minimum 20-foot-wide Type "D" buffer along Lords Way, to allow a 15-foot-wide Type "D" buffer adjacent to both sides of Lords Way. This deviation is APPROVED SUBJECT TO the condition that all required plantings will be installed.

TOTAL SITE = 12.97 +/- ACRES (NORTH AND SOUTH PARCELS)
APPLICABLE SECTIONS OF ZONING RESOLUTION. Z-12-010 APPLY TO THIS DEVELOPMENT ORDER.
NORTH PARCEL, PARCEL #1, WILL BE CONSTRUCTED UNDER SEPARATE DEVELOPMENT ORDER. HOWEVER, CERTAIN REQUIREMENTS OF RESOLUTION Z-12-010, OPEN SPACE AREA AND GENERAL TREE CREDITS HAVE BEEN SHOWN TO DEMONSTRATE OVERALL COMPLIANCE.

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED PER MCP = 4.51 ACRES REQUIRED AND 4.98 ACRES PROVIDED PER HATCHING.

BUILDING PERIMETER PLANTING REQUIREMENTS
10,996 SF. OF PROPOSED BLDG. AREA X 10% = 1,100 SF OF PROPOSED BUILDING PERIMETER PLANTING REQUIRED AND PROVIDED PER HATCHING.
COVERAGE REQUIRED AT 50% OF 1,100 SF = 61 SHRUBS REQUIRED AND PROVIDED, LABELED A5 (BD)

INTERNAL PARKING LANDSCAPE REQUIREMENTS
INTERNAL LANDSCAPE AREAS OF 10% OF THE PARKING AREA IS REQUIRED = 111,933 SF (including grass parking) X 10% = 11,194 SF MINIMUM REQUIRED AND 25,870 PROVIDED, PER HATCHING
1 TREE PER 250 SF. = 45 TREES REQUIRED AND 45 PROVIDED, LABELED A5 (Parking).
NO MORE THAN 10% OF PLANTING AREA TO BE IN TURF.
APPROXIMATELY 1,439 SHRUBS or GROUNDCOVERS ARE PROVIDED.

INDIGENOUS OPEN SPACE REQUIREMENTS
NOT APPLICABLE

WATER MANAGEMENT PLANTING REQUIREMENTS
REFER TO DEVIATIONS AND CONDITIONS OF Z-12-010

GENERAL TREE CREDITS
TREE CREDITS TAKEN
7 QUEEN PALMS @ 1:1 CREDIT = 7 CREDITS
6 ROYAL PALMS @ 1:1 CREDIT = 6 CREDITS
2 SABAL PALMS @ 3:1 CREDIT = 6 CREDITS
4 LIVE OAKS > 4" CAL @ 5:1 CREDIT = 20 CREDITS
8 SLASH PINE > 4" CAL @ 5:1 CREDIT = 40 CREDITS
TOTAL GENERAL TREE CREDITS = 79 CREDITS

No filling, grading or excavating will occur within the full drip-line of the Slash Pines. If protected trees die or removed, they will be replaced at a 5:1 credit ratio.

GENERAL TREE REQUIREMENTS
1 TREE PER 3000 SF OF SITE
564,973/ 3500= 162 TREES REQUIRED AND PROVIDED.

79 CREDITS FROM EXISTING NATIVES PLUS 83 PROPOSED TREES = 162 GENERAL TREES

NOTE: 18' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES.
GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%.
A MAXIMUM OF 81 -18' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

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CONSULTANT:

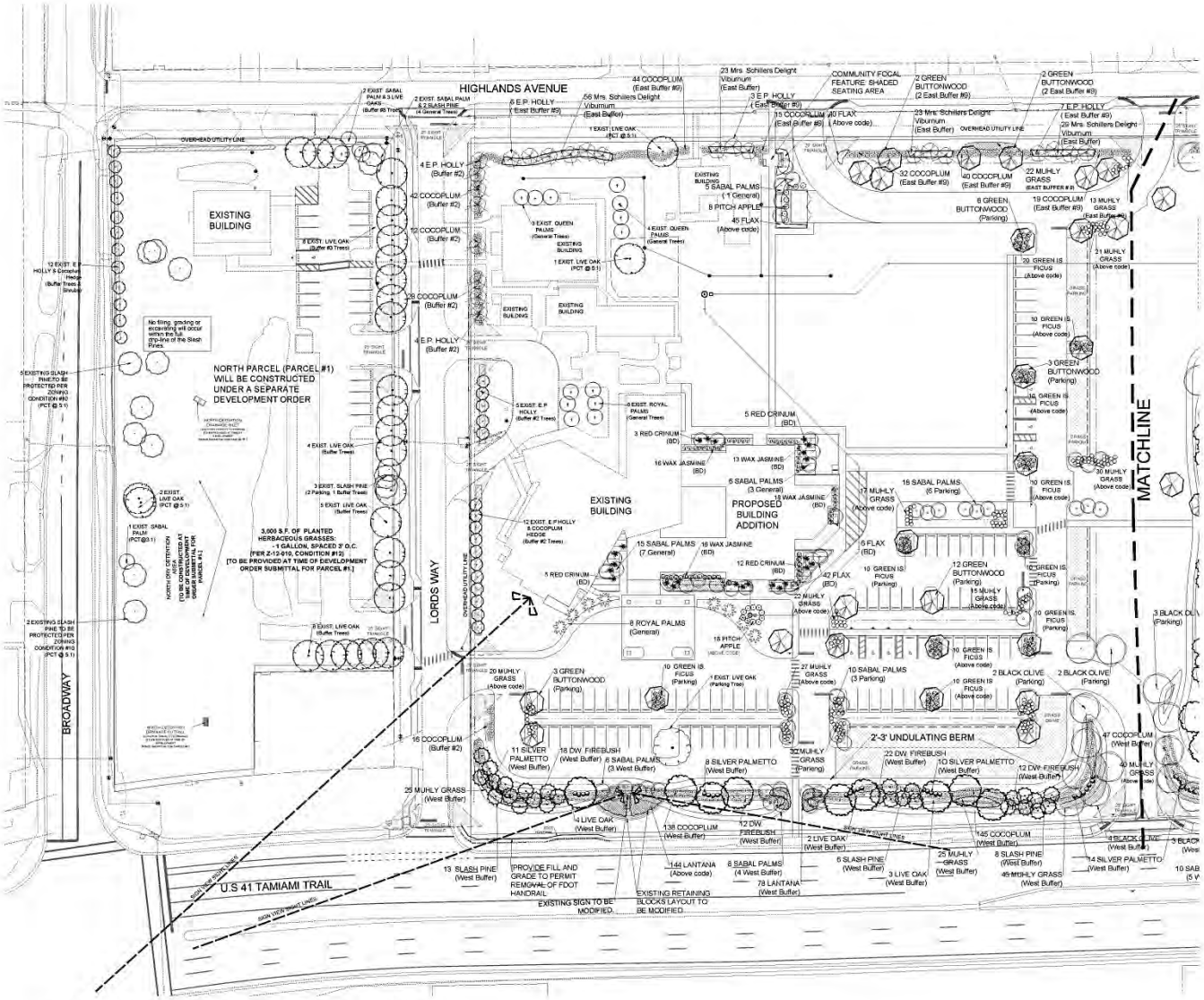
DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.:	216010
PROJECT MGR.:	GREG DISERIO
FILE NAME:	Estero Methodist Zoning LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT ORDER PERMIT

ISSUED DATE: AUG. 24, 2016
REVISIONS:

SHEET TITLE:
SITE LANDSCAPE DATA

SHEET NUMBER:
L-1



LANDSCAPE PLANTING PLAN

0' 20' 40' 80' 120'
SCALE 1" = 40'

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. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS.
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, 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.
6. TREES SHALL BE A MINIMUM OF 10' IN HEIGHT WITH A 2" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FOUR FOOT CANOPY UNLESS SPECIFIED AS 14' TALL TREES PER PLAN AND PLANT LIST.
7. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
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 LEE COUNTY 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 GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE. NURSERY CENTER POLE SUPPORTS SHALL BE REMOVED PRIOR TO PLANTING.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED or SEEDED IN ACCORDANCE WITH PLANS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS.
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. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT LOCATION OF PLANTINGS. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
19. PRIOR TO ANY SITE WORK, A VEGETATION REMOVAL PERMIT IS REQUIRED.

TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION

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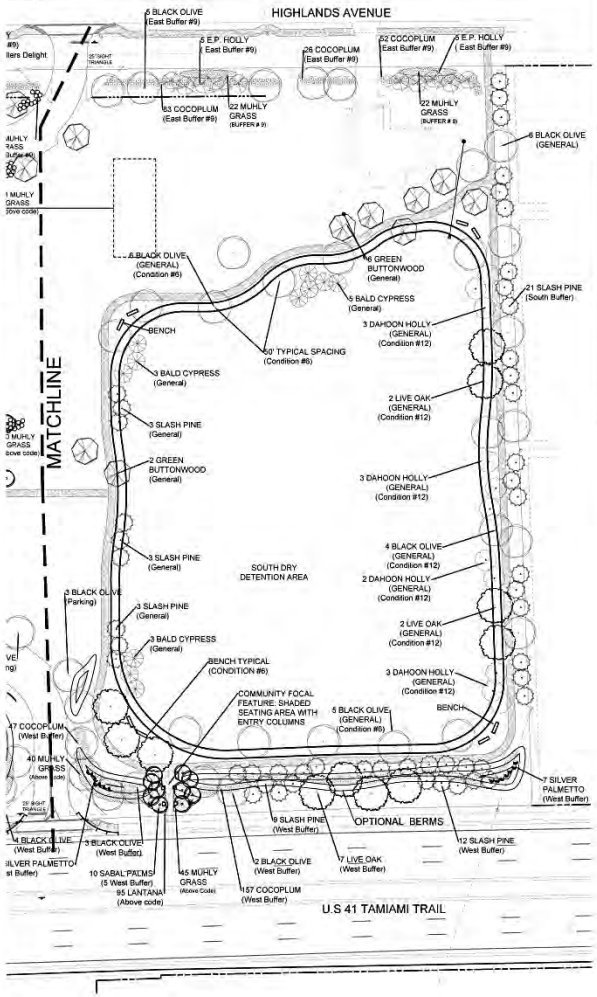
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	DEVELOPMENT ORDER PERMIT

ISSUED DATE: AUG 24, 2016
REVISIONS:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-2



LANDSCAPE PLANTING PLAN

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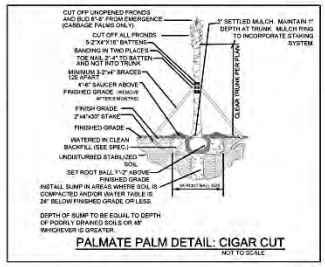
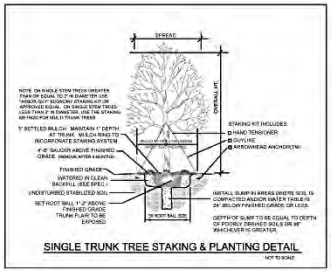


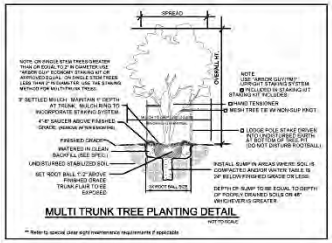
PALMATE PALM DETAIL: CIGAR CUT

NOT TO SCALE



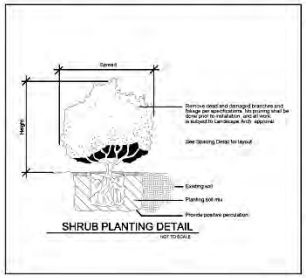
SINGLE TRUNK TREE STAKING & PLANTING DETAIL

NOT TO SCALE



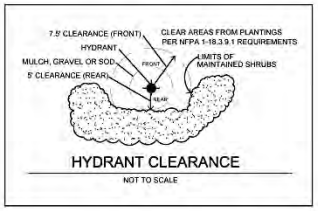
MULTI TRUNK TREE PLANTING DETAIL

** Refer to special clear sight maintenance requirements if applicable



SHRUB PLANTING DETAIL

NOT TO SCALE



HYDRANT CLEARANCE

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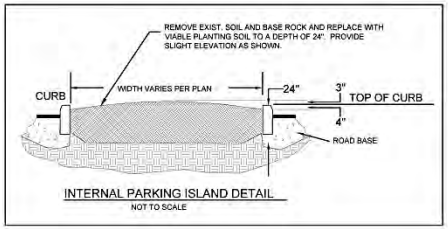
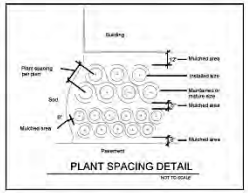


INTERNAL PARKING ISLAND DETAIL

NOT TO SCALE



PLANT SPACING DETAIL

NOT TO SCALE

LANDSCAPE PLANT SCHEDULE

	Common Name	Botanical Name	Quantity	Native	Size
TREES					
	Live Oak	*Quercus virginiana*	20	YES	Min. 3" Cal., 12' Ht., 6' Sprd.
	Black Olive	*Bucida bucera 'Shady Lady'*	53	YES	Min. 3" Cal., 12' Ht., 6' Sprd.
	Green Buttonwood	*Conocarpus erectus*	35	YES	Min. 3" Cal., 12' Ht., 6' Sprd.
	E.P. Holly	*Ilex x attenuata 'East Palatka'*	41	YES	Min. 3" Cal., 12' Ht., 6' Sprd.
	Florida Slash Pine	*Pinus elliottii 'Pensa'*	75	YES	Min. 3" Cal., 12' Ht., 6' Sprd.
	Bald Cypress	*Taxodium distichum*	11	Yes	Min. 3" Cal., 12' Ht., 6' Sprd.
PALMS					
	Royal Palm	*Roystonea regia*	8	YES	Min. 10' Ht. Clear Trunk (C.T.)
	Sabal Palm	*Sabal Palmetto*	78	YES	Min. 10'- 16' Ht., 4' Staggared Hts.
SHRUBS					
	Cocoplum	*Chrysobalanus icaco*	299	YES	Min. 24" Ht., 3 gallon
	Dwarf Firebush	*Hamelia patens var. Glabra*	64	YES	Min. 24" Ht., 3 gallon
	Muhly Grass	*Muhlenbergia capillaris*	197	YES	Min. 24" Ht., 3 gallon
	Silver Saw Palmetto	*Serenoa repens*	22	YES	Min. 24" Ht., 3 gallon
	Mrs. Schillers Viburnum	*Viburnum obovatum*	131	YES	Min. 24" Ht., 3 gallon
	Wax Jasmine	*Jasminum simplicifolium*	55	NO	Min. 24" Ht., 3 gallon
	Green Island (fc.) Ficus	*Ficus microcarpa 'Green Island'*	130	NO	Min. 24" Ht., 3 gallon
GROUND COVERS					
	Creeping Lantana	*Lantana montevidensis*	317	YES	1 gallon @ 3' o.c.
	Flax (Lily)	*Dianella tasmanica*	88	NO	1 gallon @ 3' o.c.
	Crinum (Red)	*Crinum sp.*	25	NO	10 gallon

PLANT COUNT IS FOR REFERENCE ONLY. QUANTITES OF PLANTS SHOWN ON PLAN SUPERCEED QUANTITIES PROVIDED ABOVE.

COMMUNITY FOCAL FEATURE CONCEPT SKETCH

A community patio space that bonds the pedestrian to the community and to the church. Seating with trees, color and Architectural columns.

PROPOSED SIGN MODIFICATIONS SKETCH

An asymmetrical form with bolder columns and a strong Methodist identification all blended into the landscape setting.

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ISSUED DATE: AUG. 24, 2016

REVISIONS:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-3

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Questions?