SITE DEVELOPMENT PLANS

FOR

LAKES OF ESTERO PHASES II

STRAP# 34-46-25-10-0000E.0000

AMENDMENT #1

INDEX OF SHEETS	
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C1	COVER SHEET
C2	AERIAL
C3	SITE DIMENSIONING, PAVING, & PHASING PLAN
C4	NOTES & DETAILS
C5	SITE DRAINAGE PLAN
C6	EROSION CONTROL & POLLUTION PREVENTION PLAN
L 1 3	LANDSCAPING PLANS & CALCULATIONS
U1	MASTER UTILITY DISTRIBUTION PLAN
U2	GENERAL NOTES & OFFSITE UTILITY PLANS
U3	UTILITY DETAILS
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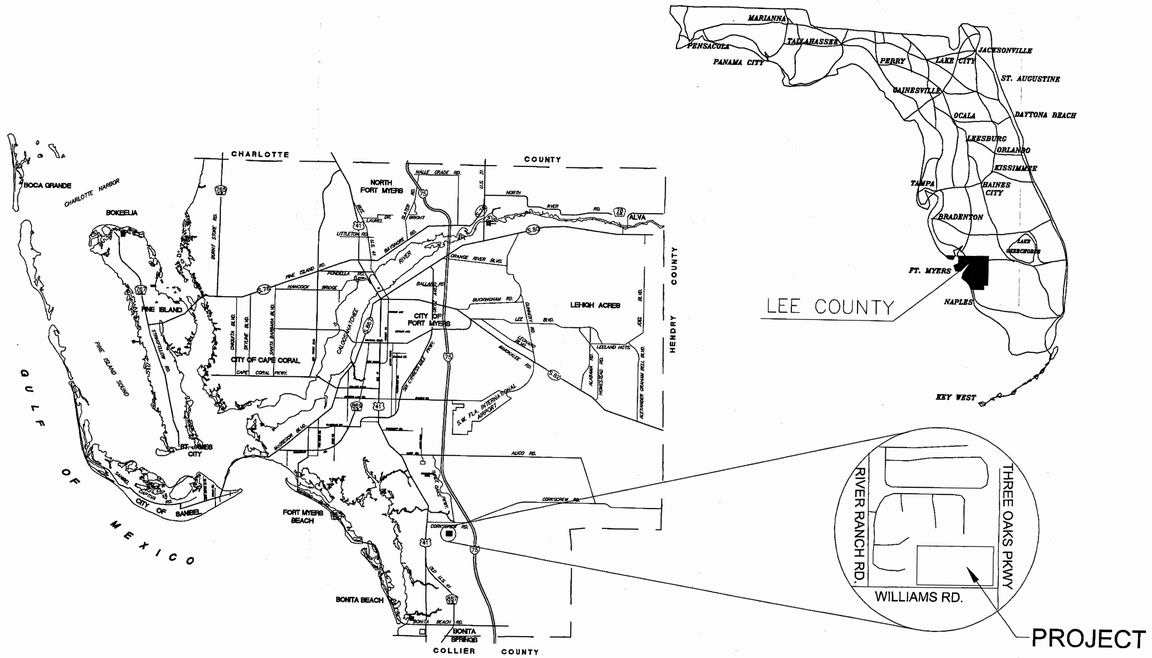

LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

TRACT E, LAKES OF ESTERO AS RECORDED IN PLAT BOOK 72 PAGES 78 THROUGH 83 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

OWNER:	CONIDARIS DEVELOPMENT COMPANY 15645 PINE RIDGE RD FORT MYERS FL 33908 (239) 415 7671
DEVELOPER:	CONIDARIS DEVELOPMENT COMPANY 15645 PINE RIDGE RD FORT MYERS FL 33908 (239) 415 7671
ENGINEER:	BARBOT, STEUART & ASSOCIATES, INC. 13861 PLANTATION ROAD, SUITE 105 FORT MYERS, FLORIDA 33912 (239) 936 7353
SURVEYOR:	STOUTEN ASSOCIATES, INC. 4423 SE 16TH PLACE, UNIT 18, CAPE CORAL, FL 33904 (239) 542 7499
LANDSCAPE ARCHITECT:	STEVEN F. DELLECAVE 5931 SEA GRASS LANE NAPLES, FL 34116 (239) 417 2688
ARCHITECT:	MATRIX ENGINEERING & DESIGN, LLC. 25435 WEST NEWBERRY ROAD NEW BERRY, FL 32669 (352) 474 6330
WATER:	LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 (239) 533 8181
SEWER:	LEE COUNTY UTILITIES 1500 MONROE STREET FORT MYERS, FLORIDA 33901 (239) 533 8181
ELECTRIC:	LEE COUNTY ELECTRIC COOPERATIVE 4980 BAYLINE DRIVE FORT MYERS, FLORIDA 33917 (800) 599 2356
TELEPHONE:	CENTURY LINK 10960 SOUTH CLEVELAND AVENUE FORT MYERS, FLORIDA 33907 (800) 786 6272
REFUSE:	WASTE PRO OF FLORIDA 13110 RICKENBACKER PKWY FORT MYERS, FLORIDA 33913 (239) 337 0800
FIRE:	ESTERO FIRE RESCUE 21500 THREE OAKS PKWY ESTERO, FL 33928 (239) 947 3473

CERTIFICATION NOTES:

ALL MATERIALS SHALL COMPLY WITH A.S.T.M. STANDARDS FOR CONSTRUCTION. ALL WORKMANSHIP MUST BE IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE AND ANY AMENDMENTS, 2008 NATIONAL ELECTRIC CODE, AND ANY AND ALL STATE & LOCAL CODES AND PRACTICES.

CONTRACTOR TO REVIEW FOR COMPLIANCE WITH ALL CURRENT BUILDING CODES, REVISIONS AND ADDITIONS, AND REVIEW ALL DIMENSIONS AND SPECIFICATION WITH OWNERS AND DESIGNERS PRIOR TO COMMENCEMENT.

OWNER AND CONTRACTOR ARE HEREBY PUT ON *NOTICE* THAT ANY DEVIATIONS FROM SPECIFICATIONS, DRAWINGS OR CODES MUST BE APPROVED IN WRITING BY THE GOVERNMENT REGULATORY AGENCIES.

CONTRACTOR RESPONSIBILITIES:

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 BUSINESS DAYS AFTER RECEIPT OF THESE PLANS AND SPECIFICATIONS, AND PRIOR TO THE START OF ANY CONSTRUCTION *NOTIFY THE ENGINEER IN WRITING OF SUCH ERRORS OR OMISSIONS OR BE HELD* RESPONSIBLE FOR THE RESULT AND COST OF RECTIFYING THE SAME.

ENGINEER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION. CONTRACTOR TO STRICTLY FOLLOW THE 2004 FLORIDA BUILDING CODES AND ANY AND ALL STATE AND LOCAL CODES AND PRACTICES AND ANY AMENDMENTS/REVISIONS.

CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. A PRE–CONSTRUCTION MEETING WITH THE UTILITY PROVIDER AND ENGINEER IS REQUIRED PRIOR TO THE START OF ANY CONSTRUCTION

BARBOT, STEUART & ASSOC., INC.

HEREBY RESERVES IT'S COMMON LAW COPYRIGHT AND ALL OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE PLANS IDEAS AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT THE EXPRESS WRITTEN CONSENT OF BARBOT, STEUART & ASSOCIATES, INC. THE CONTRACTOR/OWNER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN IN THESE PLANS

STATEMENT OF COMPLIANCE

THESE PLANS WERE PREPARED AND SHALL COMPLY *WITH* THE 2010 FLORIDA BUILDING CODE & ANY AMENDMENTS, THE 2008 NATIONAL ELECTRIC CODE, THE 2004 FLORIDA FIRE PREVENTION CODE, THE 2010 FLORIDA ACCESSIBILITY CODE, THE 2010 FLORIDA ENERGY CODE, THE 2006 N.F.P.A. 101 LIFE SAFETY CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND PRACTICES

DO NOT SCALE DRAWINGS

DUE TO THE IRREGULARITIES IN REPRODUCTION, USE ONLY GIVEN DIMENSIONS. REPORT ANY DISCREPANCIES OF DIMENSION TO THE ENGINEER OR CONSTRUCTION SUPERINTENDENT BEFORE PROCEEDING WITH ANY WORK.

BSA

BARBOT, STEUART & ASSOCIATES, INC.

CONSULTING ENGINEERS

13861 PLANTATION ROAD, SUITE 105 - FORT MYERS, FLORIDA 33912

PHONE: (239) 936-7353 FAX: (239) 936-5823 EMAIL: MAIN@BSAENGINEERING.NET

CERTIFICATE OF AUTHORIZATION NUMBER:5464

Division of Development Services
D.O. AMENDMENT # A01
APPROVED
By [signature] Date 7/12/2013
For Project planning

*Approval based on site information supplied by applicant.

RECEIVED
JUN 18 2013
A12
COMMUNITY DEVELOPMENT

DOS 2009-00023

PROFESSIONAL ENGINEER IAN K. STEUART LICENSE NO. PE 37796 STATE OF FLORIDA

PROJECT NUMBER: 6634

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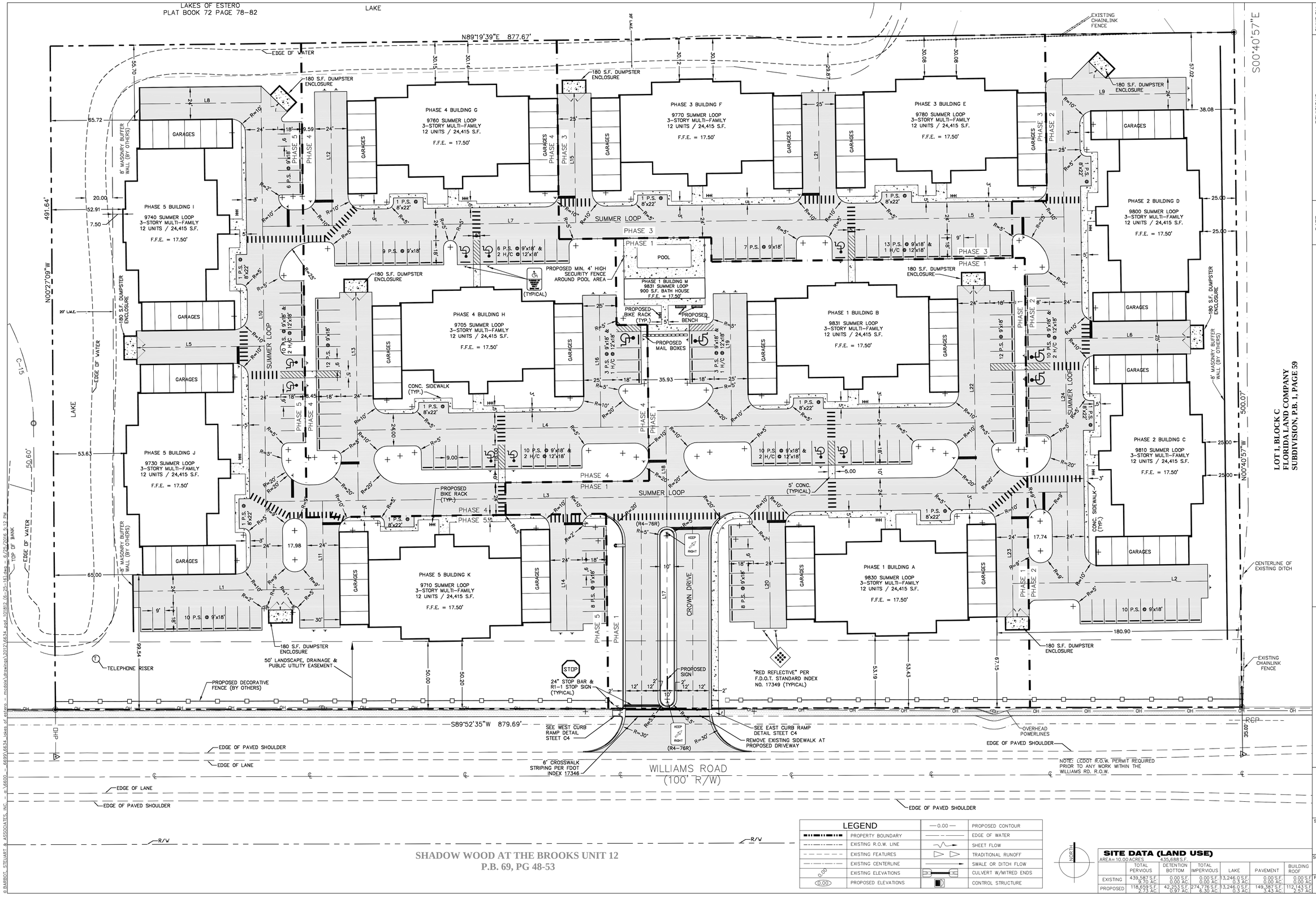

LEGEND			
	PROPERTY BOUNDARY	0.00	PROPOSED CONTOUR
	EXISTING R.O.W. LINE		EDGE OF WATER
	EXISTING FEATURES		SHEET FLOW
	EXISTING CENTERLINE		TRADITIONAL RUNOFF
			SWALE OR DITCH FLOW
0.00	EXISTING ELEVATIONS		CULVERT W/MITRED ENDS
0.00	PROPOSED ELEVATIONS		CONTROL STRUCTURE

NORTH

SITE DATA (LAND USE)

AREA = 10.00 ACRES 435,688 S.F.

	TOTAL PERVIOUS	DETENTION BOTTOM	TOTAL IMPERVIOUS	LAKE	PAVEMENT	BUILDING ROOF
EXISTING	439,587 S.F. 9.70 AC.	0.00 S.F. 0.00 AC.	0.00 S.F. 0.00 AC.	13,246.0 S.F. 0.3 AC.	0.00 S.F. 0.00 AC.	0.00 S.F. 0.00 AC.
PROPOSED	118,659 S.F. 2.73 AC.	42,253 S.F. 0.97 AC.	274,776 S.F. 6.30 AC.	13,246.0 S.F. 0.3 AC.	149,383 S.F. 3.43 AC.	112,143 S.F. 2.57 AC.

DATE	REVISIONS	CHKD BY
6/6/2013	REVISED PER 2/20/2013 CHECKLIST	DDS I.K.S
6/20/2016	REVISED PER 5/10/2016 CHECKLIST	DDS I.K.S

BARBOT, STEUART & ASSOCIATES, INC.
CONSULTING ENGINEERS
13861 PLANTATION ROAD, SUITE 105 · FORT MYERS, FLORIDA 33912
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CERTIFICATE OF AUTHORIZATION NUMBER:5464

SITE DIMENSIONING, PAVING & PHASING PLANS
LAKES OF ESTERO PHASE II
WILLIAM ROAD, ESTERO, FLORIDA 33928
STRAP # 34-46-25-10-00000E.0000
S.P.#:

FILE: 6634_PKD_101812 (6-25-16).DWG
DRAWN BY: JTA/DDS
DESIGNED BY: DDS

PREPARED UNDER THE DIRECTION OF:
IAN K. STEUART, P.E.
FL. REG. #15796

SHEET: C3
SCALE: 1" = 30'
DATE: 1/28/13
PROJECT NUMBER: 6634

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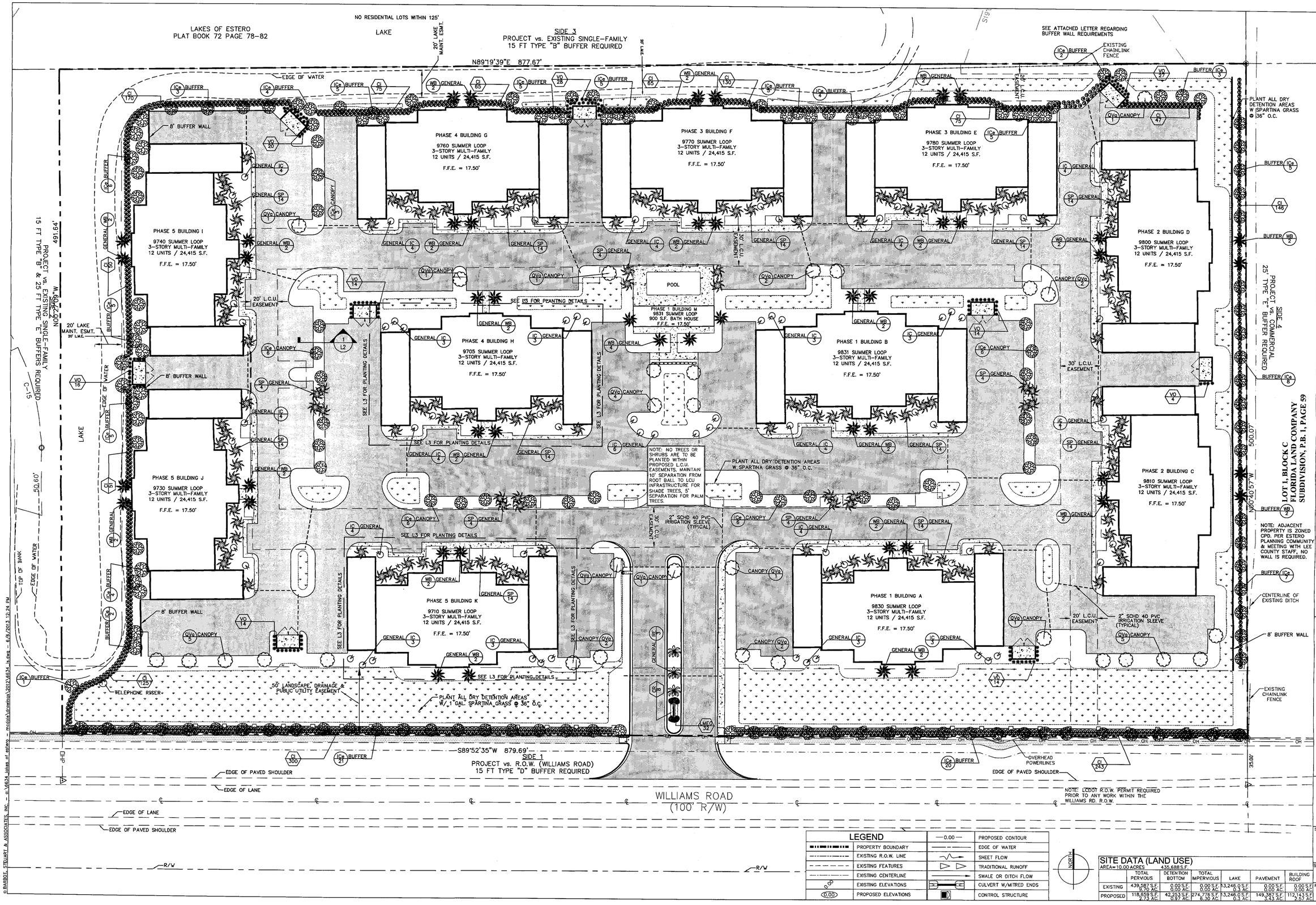

LEGEND			
	PROPERTY BOUNDARY	—0.00—	PROPOSED CONTOUR
	EXISTING R.O.W. LINE		EDGE OF WATER
	EXISTING FEATURES		SHEET FLOW
	EXISTING CENTERLINE		TRADITIONAL RUNOFF
0.00	EXISTING ELEVATIONS		SWALE OR DITCH FLOW
(0.00)	PROPOSED ELEVATIONS		CULVERT W/MITRED ENDS
			CONTROL STRUCTURE

NORTH

SITE DATA (LAND USE)

AREA= 10.00 ACRES 435,888 S.F.

	TOTAL PERVIOUS	DETENTION BOTTOM	TOTAL IMPERVIOUS	LAKE	PAVEMENT	BUILDING ROOF
EXISTING	439,587 S.F. 9.70 AC.	0.00 S.F. 0.00 AC.	0.00 S.F. 0.00 AC.	13,246.0 S.F. 0.3 AC.	0.00 S.F. 0.00 AC.	0.00 S.F. 0.00 AC.
PROPOSED	118,659 S.F. 2.73 AC.	42,253 S.F. 0.97 AC.	274,776 S.F. 6.30 AC.	13,246.0 S.F. 0.3 AC.	149,387 S.F. 3.43 AC.	112,143 S.F. 2.57 AC.

DATE	REVISIONS	CHKD BY
6/6/2013	REVISED PER 2/20/2013 CHECKLIST	DDS I.K.S

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CONSULTING ENGINEERS
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PHONE: (239) 936-7353 FAX: (239) 936-5923 EMAIL: MAIN@BSAENGINEERING.NET
CERTIFICATE OF AUTHORIZATION NUMBER-5464

LANDSCAPING & IRRIGATION PLANS
LAKES OF ESTERO PHASE II
WILLIAM ROAD, ESTERO, FLORIDA 33928
STRAP # 24-46-26-E3-00000.0000
S.P.#:

PREPARED UNDER THE DIRECTION OF:
STEVEN F. DELLECAVE
L.A., FL. REG. #1008

SHEET: L 1
SCALE: 1" = 30
PROJECT NUMBER: 6634
DATE: 1/28/13
DESIGNED BY: DDS
DRAWN BY: ADG/JJG
FILE: 6634_LS.DWG

LDC
JUL 12 2013
APPROVED

PLANT LIST: TREES & SHRUBS

QUANTITY	SYMBOL	BOTANICAL/COMMON NAME	LEGEND	SIZE @ PLANTING	ROOT TYPE	NOTES:	NATIVE EXOTIC
152	ICe	DAHOON HOLLY / ILEX CASSINE		4" CALIPER @ 12" ABOVE BASE 72" MIN. CANOPY, 12'-14' HGT	B & B	45 GALLON CONTAINER	N
74	IC	DAHOON HOLLY / ILEX CASSINE		2" CALIPER @ 12" ABOVE BASE 48" MIN. CANOPY, 12'-14' HGT	B & B	45 GALLON CONTAINER	N
30	QVa	LIVE OAK / QUERCUS VIRGINIANA		4" CALIPER @ 12" ABOVE BASE 72" MIN. CANOPY, 12'-14' HGT	B & B	45 GALLON CONTAINER	N
188	SP	CABBAGE PALM / SABAL PALMETTO		12' - 16' CLEAR TRUNK	B & B	50% CLEAR TRUNK 50% BOOTED TRUNK	N
48	WB	FOXTAIL PALM / WODYETIA BIFURCATA		10' - 12' CLEAR TRUNK	B & B		E
3	RE	FLORIDA ROYAL PALM / ROYSTONEA ELATA		14' - 18' CLEAR TRUNK	B & B		N
1,542	CI	COCOPLUM / CHRYSOBALANUS IACO		36" HIGH	POT	CONTINIOUS DOUBE ROW HEDGE 36" O.C., STAGGERED 18"	E
900	CR	DWF. CLUSIA / CLUSEA ROSEA		1 GALLON	POT		N
594	LMEG	LIRIOPE / LIRIOPE MUSARI E.G. GIANTS		1 GALLON	POT		E
4,608	SB	SPARTINA GRASS / SPARTINA BAKERI		1 GALLON	POT	36" O,C, THROUGHOUT DETENTION AREAS	N
81	VO	SWEET VIBURNUM / VIBURNUM ODORATISSIMUM		36" HIGH	POT		E
220	SB	SPARTINA GRASS / SPARTINA BAKERI		3 GALLON	POT		N
660	ZP	COONTIE / ZAMIA PUMILA		3 GALLON	POT	USE FOR ALL EXPOSURES	N
484	SAV	UMBRELLA PLANT / SCHEFFLERA ARBORICOLA VAR.		3 GALLON	POT	CONTINIOUS DOUBE ROW HEDGE 36" O.C., STAGGERED 18"	E
720	HN	DWARF FIREBUSH / HAMELIA NODOSA		1 GALLON	POT	USE FOR S. EXPOSURES FULL SUN	E
160	CC	JAMAICAN CAPER / CAPPARIS CYNPHALLOPHORA		1 GALLON	POT	USE FOR N. EXPOSURES PARTIAL SUN/SHADE	E
324	HC	SCARLET HIBISCUS / HIBISCUS COCCINEUS		3 GALLON	POT	USE FOR S. EXPOSURES FULL SUN	N
324	ICa	IXORA NORA GRANT / IXORA COCCINEA		3 GALLON	POT	USE FOR N. EXPOSURES PARTIAL SUN/SHADE	E
44	PR	PYGMY DATE PALM / PHOENIX ROEBELENII		4' - 5', TRIPLE TRUNK	POT		E

PROHIBITED INVASIVE EXOTICS

COMMON NAME	SCIENTIFIC NAME	COMMON NAME	SCIENTIFIC NAME
EARLEAF ACACIA	ACACIA AURICULIFORMIS	OLD WORLD CLIMBING FERN	LYGODIUM MICROPHYLLUM
WOMAN'S TOUNGE	ALBIZIA LEBBECK	MELALEUCA, PAPER TREE	MELALEUCA QUINQUENERVIA
BISHOPWOOD	BISCHOFIA JAVANICA	DOWNY ROSE MYRTLY	RHODOMYRTUS TOMENTOSUS
AUSTRALIAN PINES	ALL CASUARINA SPECIES	CHINESE TALLOW	SAPIUM SEBIFERUM
CARROTWOOD	CUPIANOPSIS ANACARDIOIDES	BRAZILIAN PEPPER, FL. HOLLY	SCHINUS TEREBINTHIFOLIUS
ROSEWOOD	DALBERGIA SISSOO	TROPICAL SODA APPLE	SOLANUM VIARUM
AIR POTATO	DIOSCOREA ALATA	JAVA PLUM	SYZYGIUM CUMINI
MURRAY RED GUM	EUCALYPTUS CAMALDULENSIS	ROSE APPLE	SYZYGIUM JAMBOS
WEEPING FIG	FICUS BENJAMINA	CORK TREE	THESPESIA POPULNEA
CUBAN LAUREL FIG	FICUS MICROCARPA	WEDELIA	WEDELIA TRILOBATA
JAPANESE CLIMBING FERN	LYGODIUM JAPONICUM		

NOTE: THE DEVELOPER SHALL MAINTAIN THE SITE FREE FROM ABOVE SPECIES IN PERPETUITY.

NOTE: HAND REMOVAL OF EXOTICS WITHIN DRIP LINE OF NATIVE TREES. MECHANICAL REMOVAL ELSEWHERE.

NOTE: PRIOR TO ANY SITE WORK, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FORM ES STAFF @ 239-479-8389

NOTE: NO DETERMINATION HAS BEEN MADE AS TO THE PRESENCE OF EXOTIC VEGETATION ON THIS SITE.

BUFFER REQUIREMENTS:

PROJECT ZONED: PUD

SIDE 1: PROJECT vs. R.O.W. (WILLIAMS ROAD)
15 FT. TYPE "D" BUFFER REQUIRED

5 TREES PER 100 L.F.
813.69 / 100 x 5 = 41 TREES

HEDGE REQUIRED FOR 813.69 L.F.
HEDGE TO BE DOUBLE ROW PLANTED 36" O.C. STAGGERED 18"
813.69 L.F. / 3 x 2 ROWS = 543 SHRUBS

SIDE 2: PROJECT vs. EXISTING SINGLE-FAMILY
15 FT. TYPE "B" BUFFER REQUIRED FOR 461.64 L.F.

5 TREES PER 100 L.F.
461.64 / 100 x 5 = 23 TREES

HEDGE REQUIRED FOR 491.64 L.F.
HEDGE TO BE DOUBLE ROW PLANTED 36" O.C. STAGGERED 18"
461.64 L.F. / 3 x 2 ROWS = 307 SHRUBS

SIDE 3: PROJECT vs. EXISTING SINGLE-FAMILY
15 FT. TYPE "B" BUFFER REQUIRED FOR 819 L.F. (877.67 L.F.-25' SIDE 4 BUFFER - 33.67' LAKE)

5 TREES PER 100 L.F.
819 / 100 x 5 = 41 TREES

HEDGE REQUIRED FOR 877.7 L.F.
HEDGE TO BE DOUBLE ROW PLANTED 36" O.C. STAGGERED 18"
819 L.F. / 3 x 2 ROWS = 546 SHRUBS

SIDE 4: PROJECT vs. COMMERCIAL
25 FT. TYPE "E" BUFFER REQUIRED FOR 485 L.F. (500 L.F.-15' SIDE 1 BUFFER)

5 TREES PER 100 L.F.
485 / 100 x 5 = 24 TREES

30 SHRUBS PER 100 L.F.
485 L.F. / 100 x 30 ROWS = 146 SHRUBS

CANOPY CALCS:

PAVED VEHICLE USE AREA x 0.1 / 250 = # OF TREES REQ.
143,564.6 S.F. PAVED VEHICLE USE AREA
35,875 S.F. x 0.1 / 250 = 57 TREES REQUIRED
TREES REQUIRED: 57 TREES
TREES PROVIDED: 57 TREES

INTERNAL LANDSCAPING CALC:

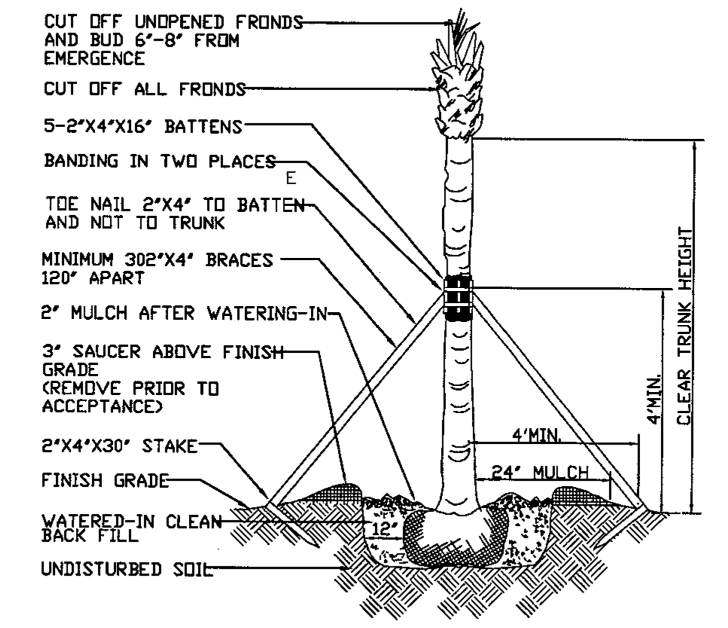
10% INTERNAL LANDSCAPE AREA CALC.
S.F. VEHICLE USE AREA x 0.1 = S.F. INTERNAL L.S. AREA REQ
143,565 S.F. x 0.1 = 14,356.5 SF
TOTAL INTERNAL L.S. AREA REQUIRED: 14,356.5 SF
TOTAL INTERNAL L.S. AREA PROVIDED: 18,857 S.F.
INTERNAL L.S. SHOWN AS HATCHED AREA:

OPEN SPACE CALC:

OPEN SPACE REQUIRED BASED ON PROJECT ZONING:
SMALL MULTI-FAMILY: 35%
LARGE MULTI-FAMILY: 40%
MULTI-FAMILY: 40%
PROJECT ZONED: PUD
TOTAL AREA: 439,587 S.F.
TOTAL AREA x PERCENTAGE = OPEN SPACE AREA REQUIRED
439,587 S.F. x 40% = 175,835 S.F.
OPEN SPACE REQUIRED: 175,835 S.F. = 40%
OPEN SPACE PROVIDED: 176,624 S.F. = 40.5%

GENERAL TREE CALCS:

TREE CALCULATIONS BASED ON AREA
TOTAL AREA: 439,587 S.F.
TREES REQUIRED = AREA/3,000 S.F.
439,587 S.F. / 3,000 S.F. = 147 TREES
TOTAL TREE REQUIRED = 147 TREES
TOTAL TREE PROVIDED = 147 TREES



SABAL PALM DETAIL
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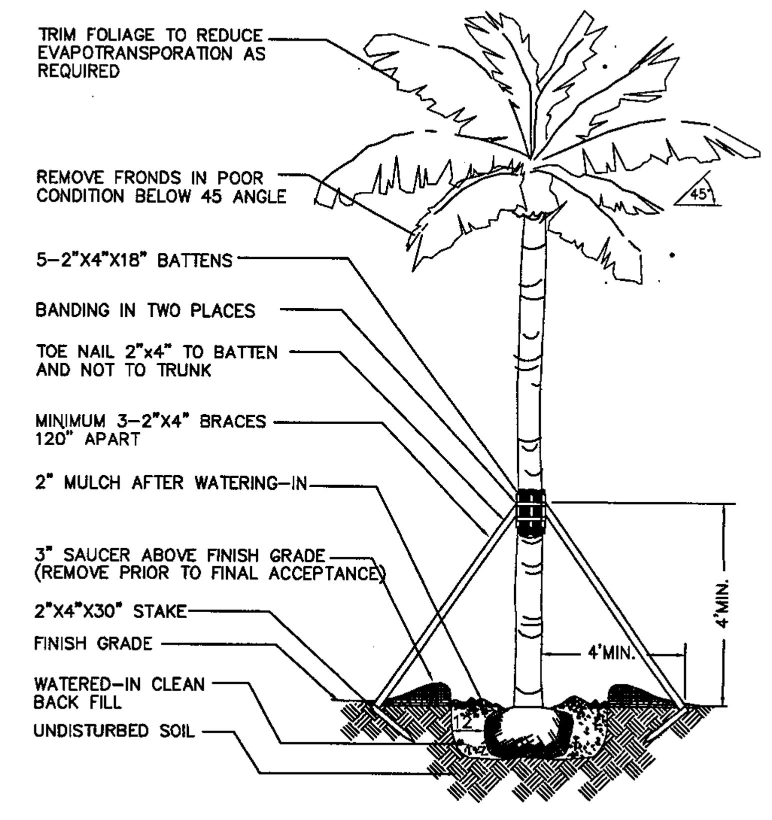

GENERAL PALM DETAIL
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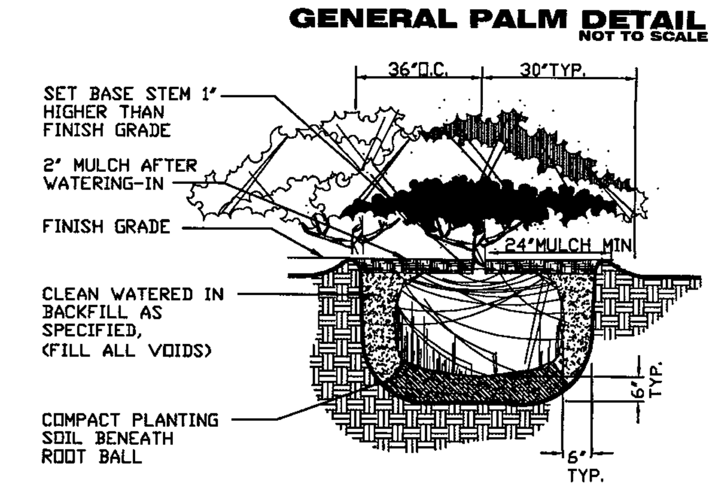

SHRUB PLANTING DETAIL
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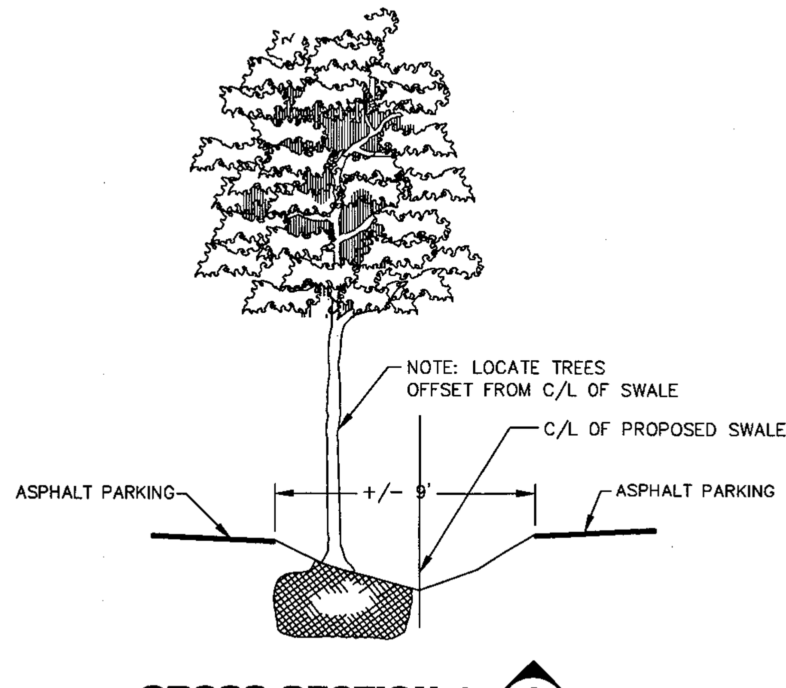

CROSS-SECTION 1 (1/L2)
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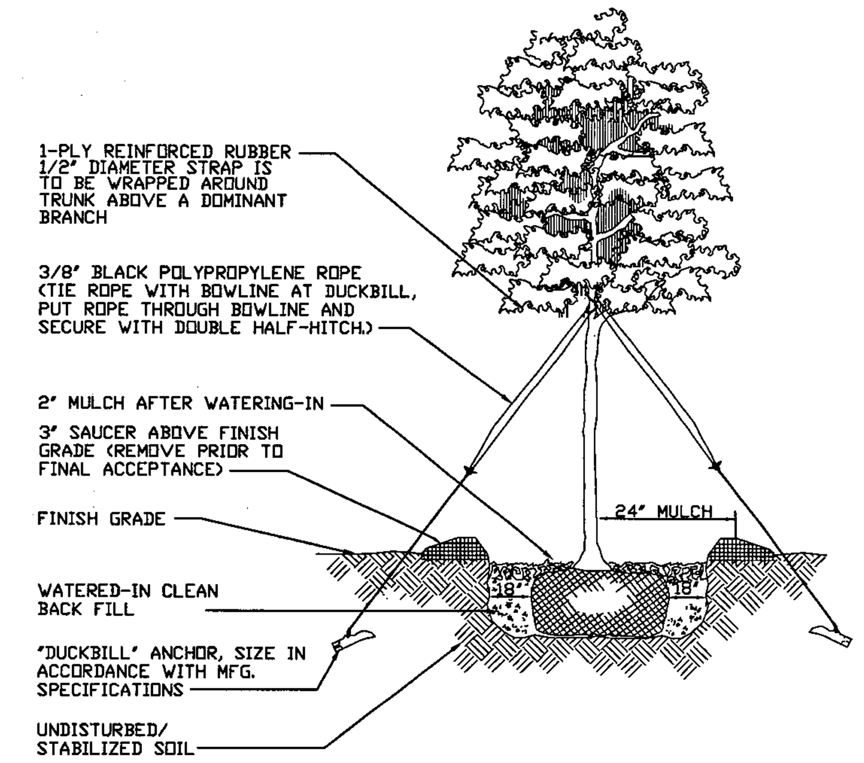

SINGLE TRUNK TREE 10'-20' OA HT.
NOT TO SCALE

LANDSCAPING NOTES:

1. PLANT MATERIAL USED TO MEET THE REQUIREMENTS OF THIS DIVISION MUST MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II. DEPARTMENT OF AGRICULTURAL, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS MUST ALSO MEET STATE STANDARDS
2. AT LEAST 75% OF TREES AND 50% OF THE SHRUBS USED TO FULFILL THESE REQUIREMENTS MUST BE NATIVE FLORIDA SPECIES.
3. FOR CODE-REQUIRED TREES, AT THE TIME OF INSTALLATION MUST BE A MINIMUM OF 10 FEET IN HEIGHT, HAVE A 2-INCH CALIPER (AT 12 INCHES ABOVE GROUND) AND A FOUR FOOT SPREAD. PALMS MUST HAVE A MINIMUM OF TEN FEET OF CLEAR TRUNK AT PLANTING. TREES HAVING AN AVERAGE MATURE SPREAD OR CROWN LESS THAN 20 FEET MAY BE SUBSTITUTED BY GROUPING THE SAME SO AS TO CREATE THE EQUIVALENT OF 20-FOOT CROWN SPREAD. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF WAYS MUST BE MAINTAINED WITH 8' OF CLEAR TRUNK.
4. LARGER TREES SUBSTITUTED TO REDUCE THE MINIMUM NUMBER OF GENERAL TREES, W/O THE USE OF AN ALTERNATIVE LANDSCAPE BETTERMENT PLAN, MUST BE NO LESS THAN 4" IN DIAMETER AT 12" ABOVE THE GROUND AND NO LESS THAN 16' IN HEIGHT AT THE TIME OF PLANTING. THE GENERAL TREE REQUIREMENT CANNOT BE REDUCED IN NUMBER BY MORE THAN 50%
5. SHRUBS AND HEDGES: SHRUBS MUST BE A MINIMUM OF 24" IN HEIGHT ABOVE ONSITE ADJACENT PAVEMENT SURFACE REQUIRED TO BE BUFFERED AND/OR SCREENED WHEN MEASURED AT TIME OF PLANTING. THEY MUST BE A MINIMUM 3 GALLON CONTAINER SIZE AND BE SPACED 18 TO 36 INCHES ON CENTER. THE MUST BE AT LEAST 36" IN HEIGHT WITHIN 12 MONTHS OF TIME OF PLANTING AND BE MAINTAINED AT A HEIGHT OF NO LESS THAN 36" ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERED AND/OR SCREENED IN PERPETUITY, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS AND MAINTAINED SO AS TO FORM A CONTINUOS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
6. 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 GROUND COVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24" BEYOND ITS TRUNK IN ALL DIRECTIONS. THE USE OF CYPRESS MULCH IS STRONGLY DISCOURAGED.
7. SITE SOILS ARE NOT SUBJECT TO SALT WATER INUNDATION OR FRESH WATER PONDING.
8. ALL INTERIOR LANDSCAPED AREAS NOT DEDICATED TO TREES OR TO PRESERVATION OF EXISTING VEGETATION MUST BE LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS OR OTHER APPROVED LANDSCAPING MATERIALS, AND THIS MUST BE SO NOTED ON THE LANDSCAPE PLANS. SAND, GRAVEL, ROCK, SHELL OR PAVEMENT ARE NOT APPROPRIATE LANDSCAPE MATERIAL.
9. SOILS ON THIS SITE ARE CLASSIFIED :
   - #6 - HALLANDALE FINE SAND
   - #14 - VALKARIA FINE SAND
   - #26 - PINEDA FINE SAND
10. FLORIDA LAND USE COVER AND CLASSIFICATION NO. IS 134.
11. ALL ELEVATIONS BASED ON N.G.V.D. (1929).
12. THERE ARE NO EXCAVATIONS ON THIS SITE.
13. PLANTINGS SCHEDULE SHALL SPECIFY, WITH THE EXCEPTION OF EXISTING VEGETATION, 100% OF ALL REQUIRED TREES AND SHRUBS USED IN BUFFERS AND LANDSCAPING SHALL BE XERISCAPE VARIETIES AS DEFINED BY S.F.W.M.D.
14. DEVELOPMENT DOES NOT IMPACT WETLAND.
15. IF THE PARKING LOT IS TO BE USED AT NIGHT, ADEQUATE LIGHTING MUST BE PROVIDED FOR THE DRIVEWAYS, INGRESS AND EGRESS POINTS, AND PARKING AREAS OF ANY COMMERCIAL AND INDUSTRIAL AREAS. SUCH LIGHTING MUST BE SO ARRANGED AND DIRECTED AS TO ELIMINATE GLARE ON ANY OTHER USE. (34-2015(2)B).
16. ALL BUFFER AREAS AND LANDSCAPE STRIPS MUST BE MULCHED, SEEDED, SODDED OR PLANTED WITH GROUND COVER UNLESS VEGETATIVE COVER IS ESTABLISHED.
17. ALL LANDSCAPE AREAS MUST BE MULCHED UNLESS VEGETATION COVER IS ALREADY ESTABLISHED.
18. TREES ANDS SHRUBS USED IN BUFFERS MUST BE PLANTED IN MIN. WIDTH AREA EQUAL TO 1/2 REQUIRED WIDTH OF THE BUFFER. HOWEVER, IN NO CASE MAY THE PLANTING AREA BE LESS THAN 5' IN WIDTH.
19. ALL LANDSCAPE AREAS MUST BE PROVIDED FROM ENCROACHMENT BY ANY TYPE OF VEHICLE.
20. PRUNING: VEGETATION REQUIRED BY THIS CODE MAY ONLY BE PRUNED TO PROMOTE HEALTHY, UNIFORM, NATURAL GROWTH OF THE VEGETATION (EXCEPT WHERE NECESSARY TO PROMOTE HEALTH, SAFETY AND WELFARE) AND BE IN ACCORDANCE WITH "PRUNING STANDARDS (REVISED 1988) OF THE NATIONAL ARBORIST ASSOC.. TREES MUST NOT BE SEVERELY PRUNED TO PERMANENTLY MAINTAIN GROWTH AT A REDUCED HEIGHT OR SPREAD. PRUNING MUST NOT INTERFERE WITH THE DESIGN INTENT OF THE ORIGINAL INSTALLATION. SEVERELY PRUNED TREES MUST BE REPLACED BY THE PROPERTY OWNER. A PLANT'S GROWTH HABIT MUST BE CONSIDERED IN ADVANCE OF CONFLICTS WHICH MIGHT ARISE.
21. INSTALL ROOT BARRIER FOR ALL TREES ADJACENT TO PAVED AREAS
22. HEALTHY SABLE PALMS WITH A MIN. OF 8' CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE PER LDC SEC. 10-416(c)(2)f&d

IRRIGATION REQUIREMENTS:

1. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. THIS MUST BE INDICATED ON THE PAVING/GRADING PLAN.
2. A MOISTURE (RAIN) SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS.
3. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES AND OTHER VEHICLE USE AREAS.
4. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE.
5. IRRIGATION OF BUFFER AND LANDSCAPING IS TO BE SUPPLIED BY OWNER VIA ON-SITE WELL BY: SPRINKLER SYSTEM
   NOTE: USE SLOW DRIP METHOD.
6. ALL NEW DEVELOPMENTS THAT HAVE REQUIRED LANDSCAPING MUST BE IRRIGATED BY THE USE OF AN AUTOMATIC SPRINKLER SYSTEM WITH CONTROLLER SET TO CONSERVE WATER. MOISTURE DETECTION DEVICES MUST BE INSTALLED ON ALL AUTOMATIC SPRINKLER SYSTEMS. TO OVERRIDE THE SPRINKLER ACTIVATION MECHANISM DURING PERIODS OF INCREASED RAINFALL. WHERE EXISTING IRRIGATION SYSTEMS ARE MODIFIED REQUIRING THE ACQUISITION OF A PERMIT, AUTOMATIC ACTIVATION SYSTEMS AND OVERRIDING MOISTURE DETECTION DEVICES MUST BE INSTALLED.

#134

EXISTING VEGETATION:
PINES(423),
CABBAGE PALM(428),
MELALEUCA (424),
BRAZILIAN PEPPER (422)

SITE F.L.U.C.C.
NOT TO SCALE

REVISIONS	DATE	CHKD BY

BSA
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CERTIFICATE OF AUTHORIZATION NUMBER:5464

LANDSCAPING & IRRIGATION PLANS

LAKES OF ESTERO PHASE II
WILLIAM ROAD, ESTERO, FLORIDA 33928
STRAP #: 34 46 25 10 0000E.0000
S.P.#:

DRAWN BY: ADS/JQS
FILE: 6634_LS.DWG

PREPARED UNDER THE DIRECTION OF:
STEVEN F. DELLECAVE
L.A., FL. REG. #1008
6/11/13

DESIGNED BY: DDS

SHEET:
L2

SCALE:
N.T.S.

PROJECT NUMBER:
6634

DATE: 1/28/13

LDC
JUL 12 2013
APPROVED

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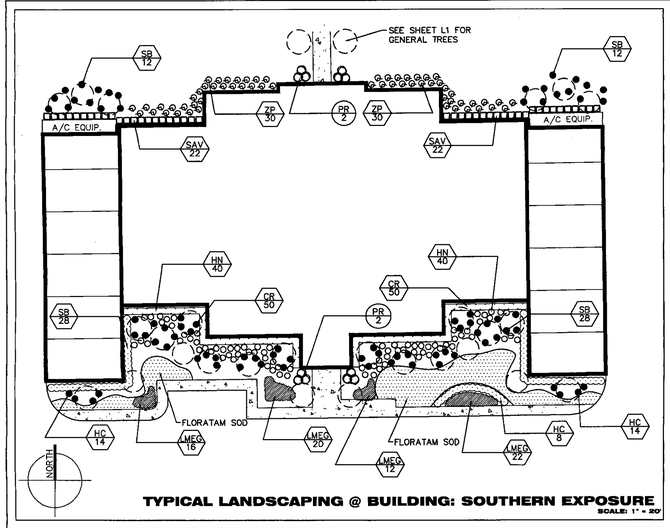
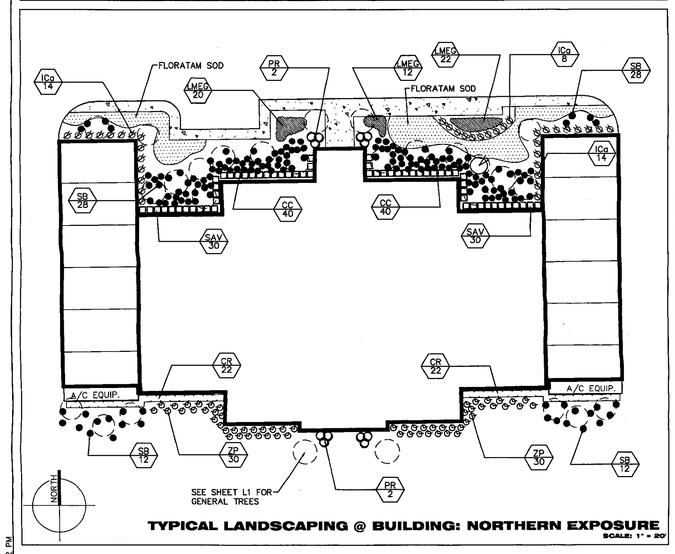
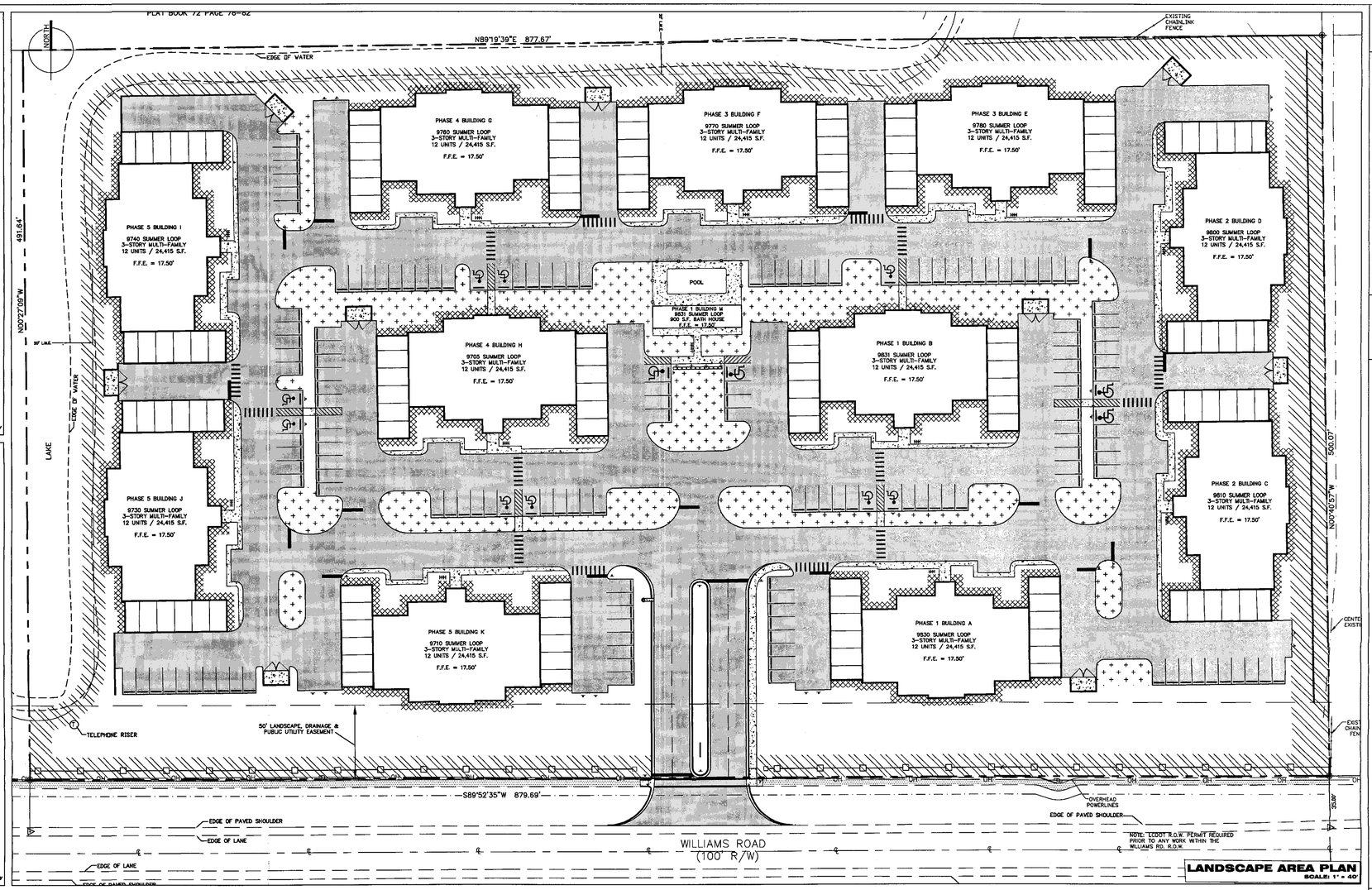


TYPICAL LANDSCAPING @ BUILDING: SOUTHERN EXPOSURE
SCALE: 1" = 20'



TYPICAL LANDSCAPING @ BUILDING: NORTHERN EXPOSURE
SCALE: 1" = 20'



LANDSCAPE AREA PLAN
SCALE: 1" = 40'

OPEN SPACE

INTERNAL LANDSCAPING

BUILDING PERIMETER LANDSCAPE AREA

BUFFER LANDSCAPE AREA

PAVED AREA

DATE	REVISIONS	CHKD BY

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LANDSCAPING & IRRIGATION PLANS

LAKES OF ESTERO PHASE II
WILLIAM ROAD, ESTERO, FLORIDA 33928
STRAP #: 34-46-25 -B1-U0006.0000
S, T, R

FILE: 6634-L3.DWG
DRAWN BY: ADS/JCS
DESIGNED BY: DDS
DATE: 12/28/13

PREPARED UNDER THE DIRECTION OF:

STEVEN F. DELLECAVE
L.A., FL. REG. #1006

SHEET:
L3

SCALE:
AS NOTED

PROJECT NUMBER:
6634

LDC
JUL 12 2013
APPROVED

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IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

COMMENTS	BY
08-05-08	JAE

PROPOSED FRONT ELEVATION

3/16" = 1'-0"

2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

CONIDARIS DEVELOPMENT

Matrix
ENGINEERING & DESIGN, L.L.C.
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NOT FOR CONSTRUCTION

Charles A. Wunder Jr., P.E.
Reg. No. 46032
Date:

DRAWN
JAE
CHECKED
31/08
SCALE
-
JOB NO.
E-02408
SHEET
1
OF 7 SHEETS

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IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

COMMENTS	BY
08-05-08	JAE

PROPOSED BACK ELEVATION

3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

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Charles A. Walker, P.E.
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Date:

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CHECKED	--
DATE	07/31/08
SCALE	-
JOB NO.	E-02408
SHEET	2 OF 7 SHEETS

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

PROPOSED LEFT ELEVATION

3/16" = 1'-0"

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2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

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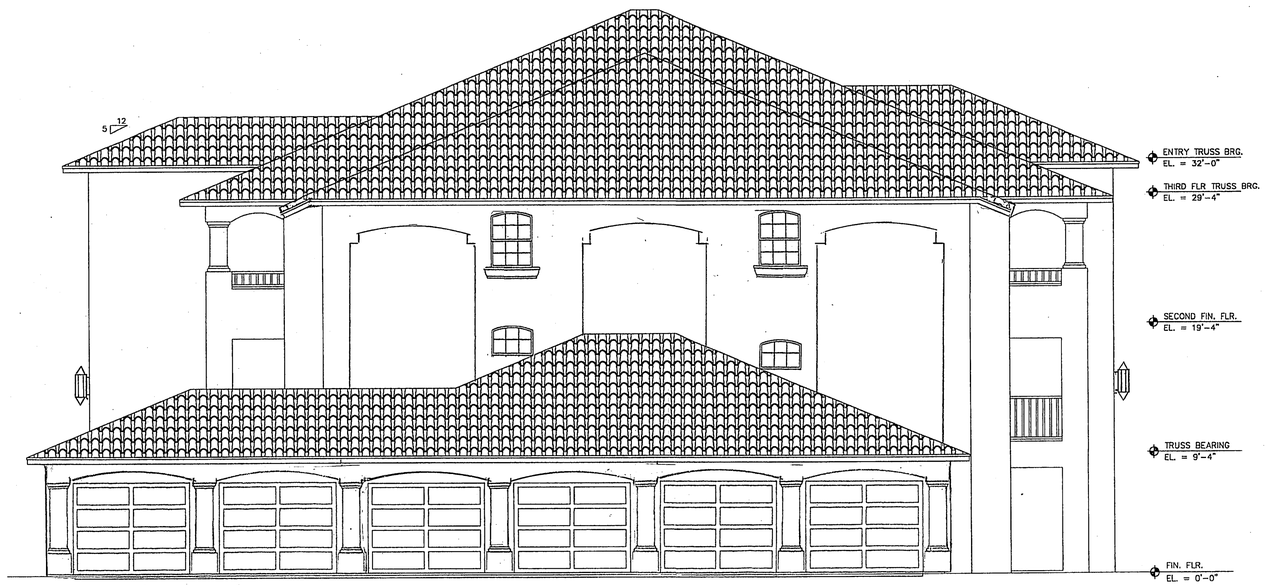
NOT FOR CONSTRUCTION

Charles A. Wunder Jr., P.E.
Reg. No. 46032
Date:

DRAWN JAE
CHECKED --
DATE 07/31/08
SCALE -
JOB NO. E-02408
SHEET 3 OF 7 SHEETS

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.



PROPOSED RIGHT ELEVATION

3/16" = 1'-0"

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COMMENTS	BY
08-05-08	JAE

2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

CONIDARIS DEVELOPMENT

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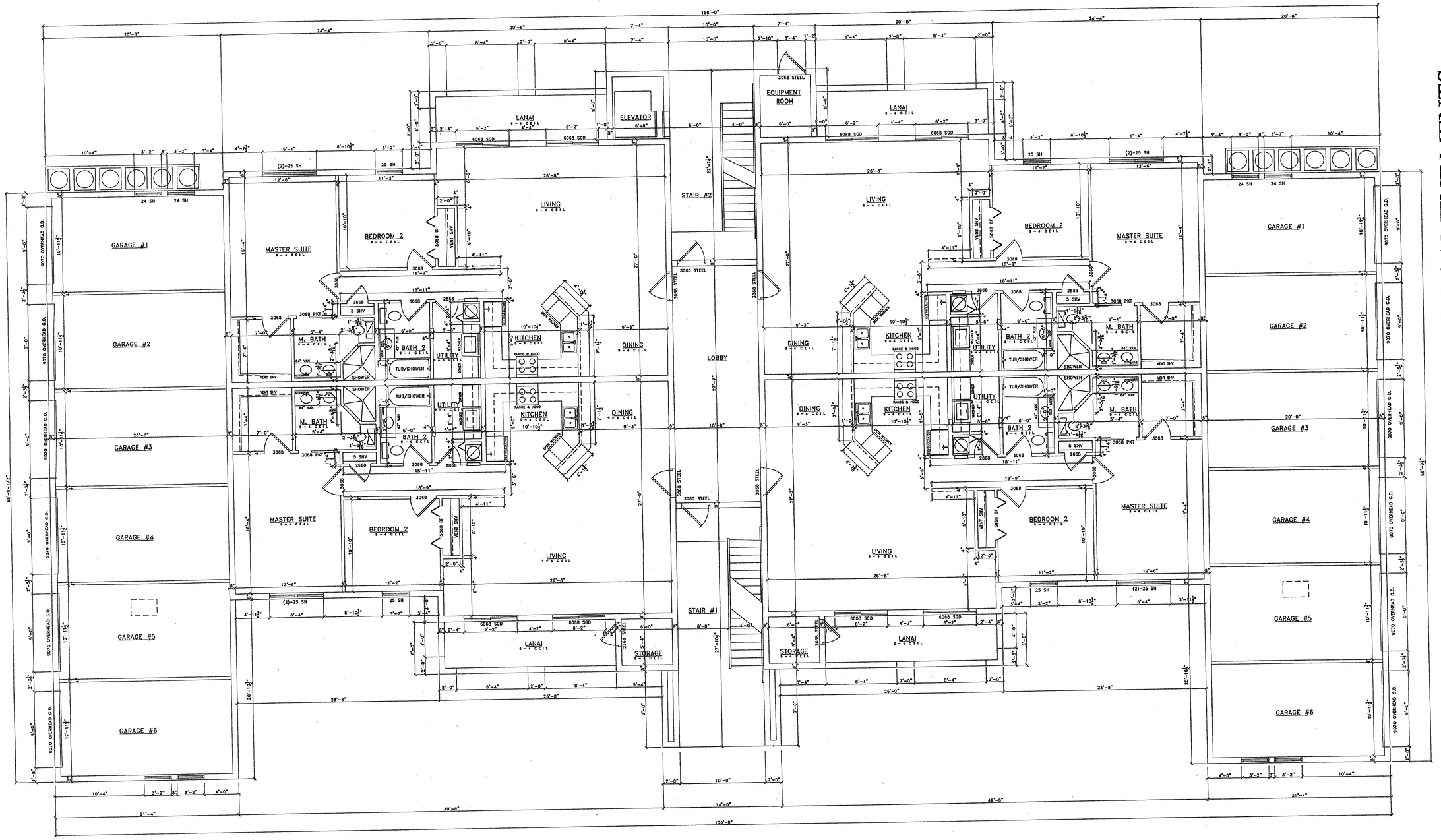
DATE 07/31/08
SCALE -
JOB NO. E-02408
SHEET 4 OF 7 SHEETS

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

COMMENTS	BY
08-05-08	JAE



GROUND LEVEL AREA TABULATION		
LIVING	1,392 SF EA. UNIT	5,568 SF TOTAL
STORAGE	44 SF EA. SIDE	88 SF TOTAL
LANAI	124 SF EA. UNIT	496 SF TOTAL
EQUIPMENT ROOM		59 SF TOTAL
ELEVATOR		59 SF TOTAL
LOBBY		289 SF TOTAL
STAIR 1 & 2		501 SF TOTAL
GARAGE	1,436 SF EA. SIDE	2,872 SF TOTAL
TOTAL:		9,932 SF BUILDING TOTAL

PROPOSED GROUND FLOOR PLAN

3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

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Charles A. Wolfe, P.E.
Reg. No. 46032
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SCALE -
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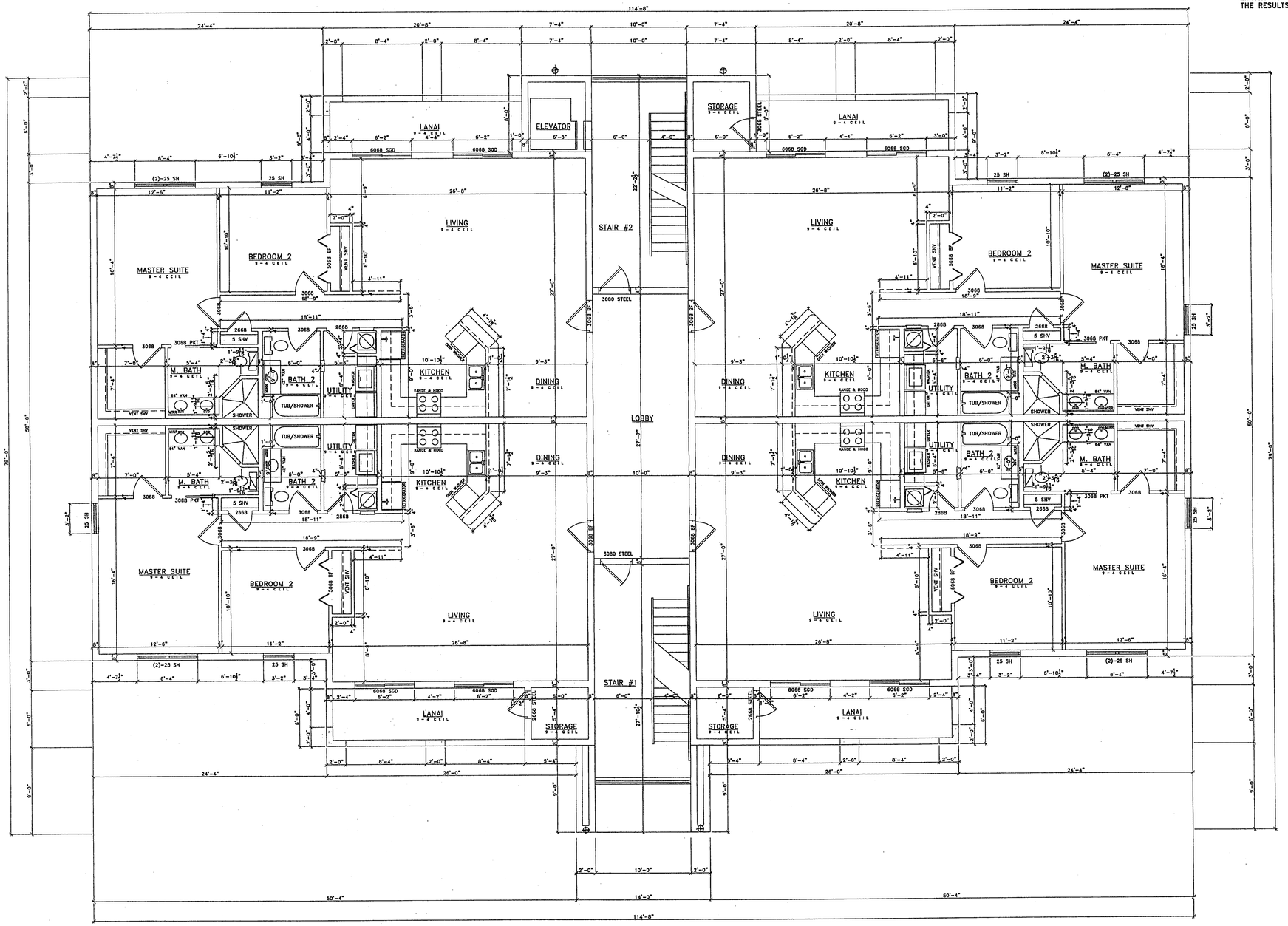
SHEET 5 OF 7 SHEETS

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.



SECOND LEVEL AREA TABULATION		
LIVING	1,392 SF EA. UNIT	5,568 SF TOTAL
STORAGE		147 SF TOTAL
LANAI	124 SF EA. UNIT	496 SF TOTAL
ELEVATOR		59 SF TOTAL
LOBBY		289 SF TOTAL
STAIR 1 & 2		451 SF TOTAL
TOTAL:		7,010 SF BUILDING TOTAL

PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

COMMENTS	BY
08-05-08	JAE

2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

CONIDARIS DEVELOPMENT

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Charles A. Wolfe, P.E.
Reg. No. 46032
Date:

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CHECKED	--
DATE	07/31/08
SCALE	-
JOB NO.	E-02408
SHEET	6 OF 7 SHEETS

IF ANY ERRORS OR OMISSIONS EXIST IN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL WITHIN 10 DAYS AFTER THE RECEIPT OF THESE PLANS AND PRIOR TO CONSTRUCTION NOTIFY THE DESIGNER IN WRITING OF SUCH ERRORS OR OMISSIONS, OR BE HELD RESPONSIBLE FOR THE RESULTS AND COST OF RECTIFYING THE SAME.

COMMENTS	BY
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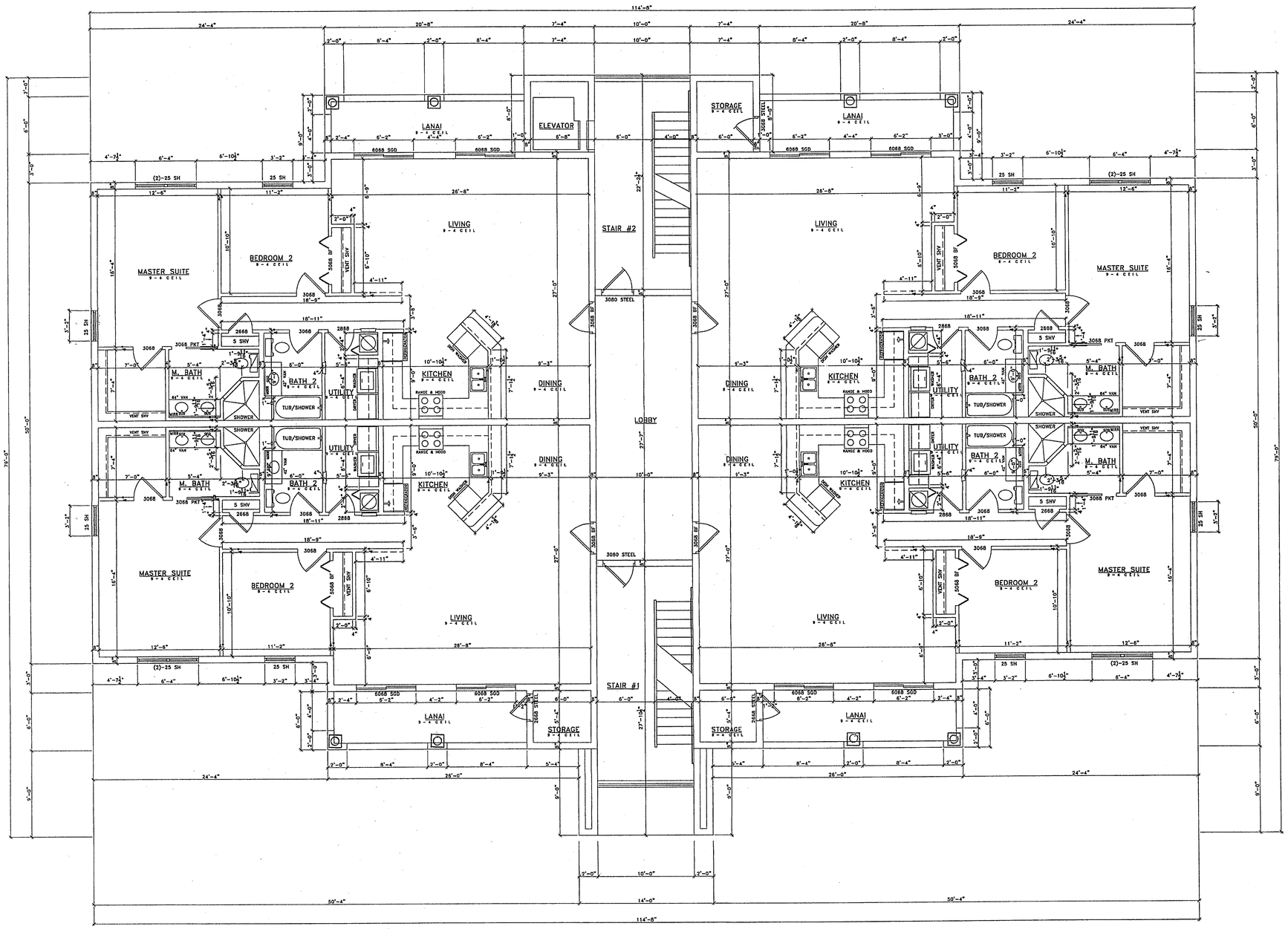

THIRD LEVEL
AREA TABULATION

LIVING	1,392 SF EA. UNIT	5,568 SF TOTAL
STORAGE		147 SF TOTAL
LANAI	124 SF EA. UNIT	496 SF TOTAL
ELEVATOR		59 SF TOTAL
LOBBY		289 SF TOTAL
STAIR 1 & 2		451 SF TOTAL
TOTAL:		7,010 SF BUILDING TOTAL

PROPOSED THIRD FLOOR PLAN

3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

2004 F.B.C. W/ 2006 AMENDMENTS

LAKES OF ESTERO

CONIDARIS DEVELOPMENT

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Charles A. Wood P.E.
Reg. No. 46036
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