

Written Narrative

Meadows of Estero is a condominium community part of a planned development. The main entrance is accessed from Pelican Sound Drive, a divided street. The vehicular traffic on Pelican Sound Drive are those seeking access to Meadows of Estero community & the Pelican Sound community; there is no other thru traffic. The community lies on the north & south of Pelican Sound Drive, creating two main entry points (one at Lansing Loop & one at Baccarat Lane). A secondary entry is off of Williams Road.

Three monument signs are proposed to replace the existing community signage. The walls will not be removed but the lettering "Meadows of Estero" will be removed. Existing signage locations do not allow for appropriate visibility & community identification to vehicular traffic.

An existing monument sign is located in the median at Lansing Loop. The existing sign will be demolished & replaced with the proposed monument sign per the attached plans. The proposed sign is shifted a back from the existing sign location to increase the visibility for turning onto Pelican Sound Dr. The Lansing Loop sign is located on Pelican Sound CDD property & the association has permission from the CDD to have the sign in the median. Two columns with stationary, decorative gates are proposed at Lansing Loop. Two columns are proposed where the existing fencing is located near the arm gates.

At Baccarat Lane, a wall structure with "Meadows of Estero" signage exists. The "Meadows of Estero" lettering will be removed from this wall & a double sided monument sign is proposed in the median where shown on the plans. Two columns with stationary, decorative gates are proposed at Baccarat Lane.

An existing pole mounted sign is located at the Williams Road entry. The pole sign will be removed & a double-sided monument sign proposed in the median per the plans. Two columns are proposed where the existing fencing is located near the arm gates.

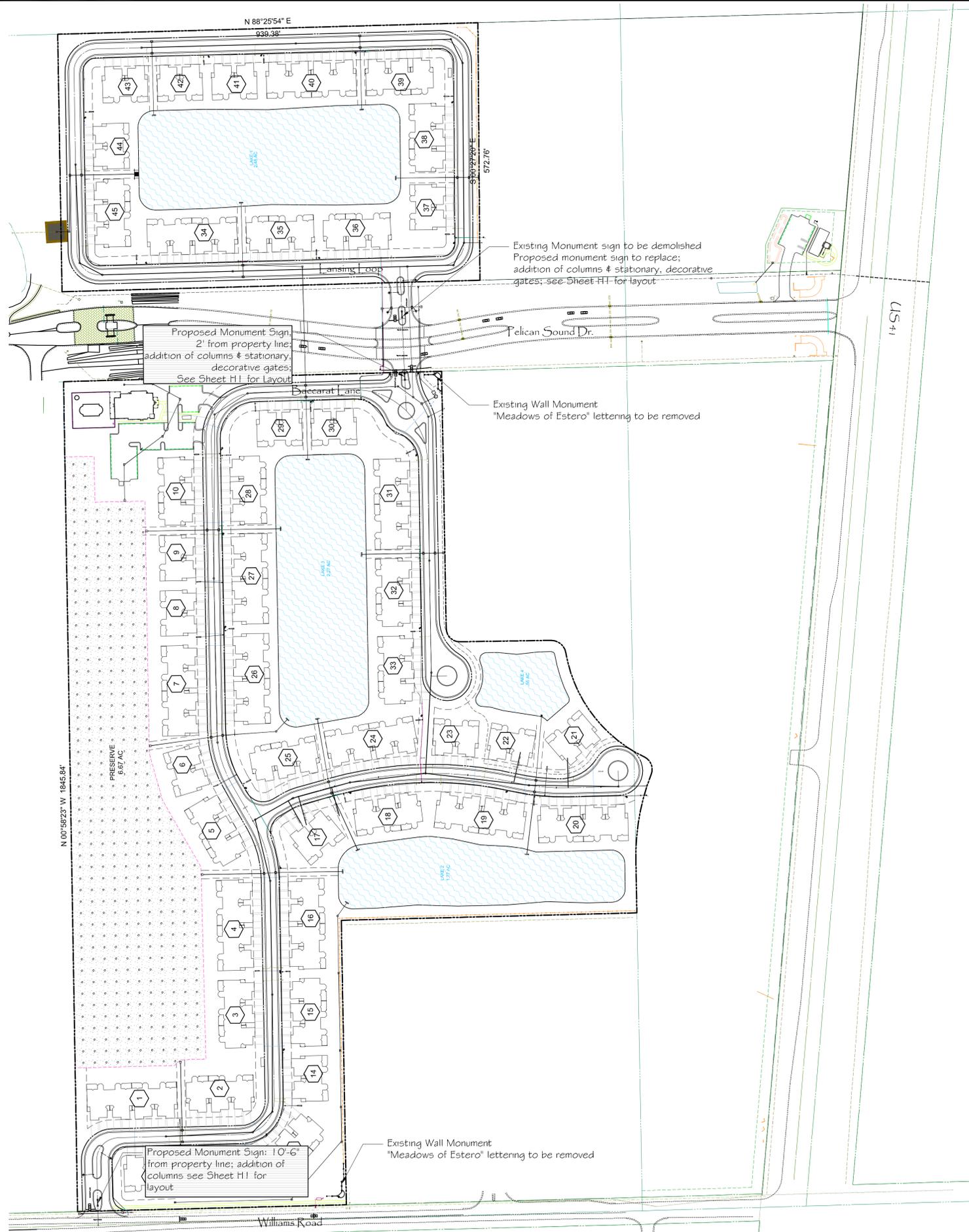
The monument sign will be the same structure at all three locations. Details of the sign are included in the attached plan set.

Deviation

Applicant seeks relief from Lee County LDC Section 30-152(2)(a)1i sign code reducing the required setback of 15' from the right of way to 2' along Pelican Sound Drive and 10'-6" along Williams Road. Community signage will relocate from existing wall monuments to the median spaces at the entry drives of the respective street intersections.

The proposed community sign is 16'-1" overall in length. The existing median at Baccarat Lane is 40' overall. The first 5' of the median nose extends into the right of way. Because of the existing wall structure, placing the proposed sign 15' from the right of way prohibits visibility & proper community identification for vehicular traffic. The 15' offset would shift the proposed sign within 3' of the edge of curb at the rear of the median. The applicant seeks to locate the proposed sign within 2' of the right of way; the proposed sign location is 7' back from the face of the curb.

An existing pole mounted sign is located at the Williams Road entry. The pole sign will be removed & a double-sided monument sign proposed in the median per the plans. The required 'D' buffer extends along the south right of way adjacent to the Williams Road entry. Because of the buffer location per code, setting back the sign 15' from the right of way prohibits proper vehicular visibility & community identification. The applicant seeks to shift the proposed sign within 10'-6" of the right of way for proper visibility & community identification.



○ Overall Site Plan
Scale: NTS

Rebecca Scheffer Morris, ASLA
Landscape Architect #GGG2904

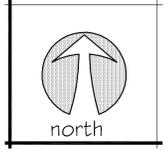
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landscape architecture

client:

ESTERO, LEE COUNTY, FLORIDA

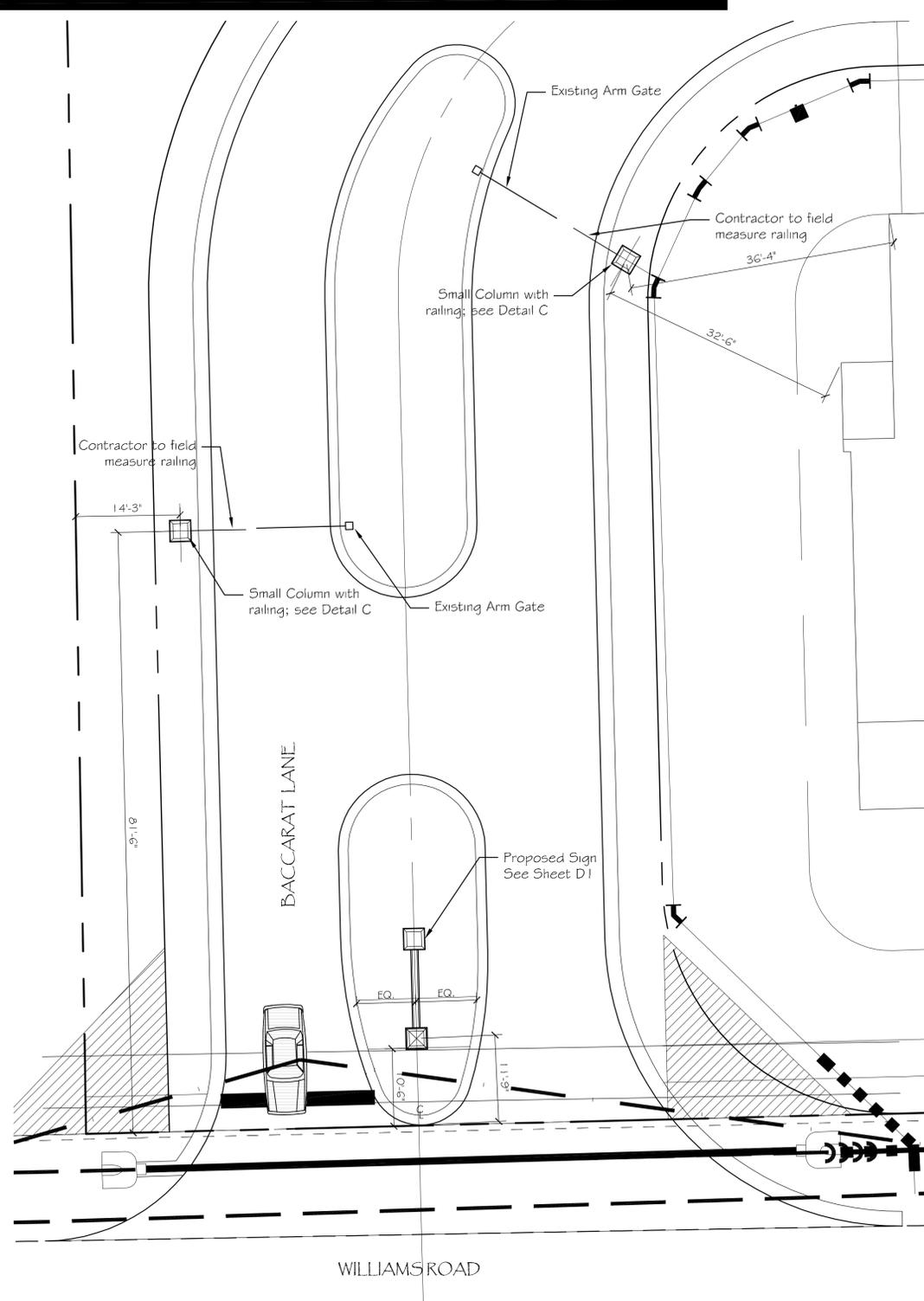
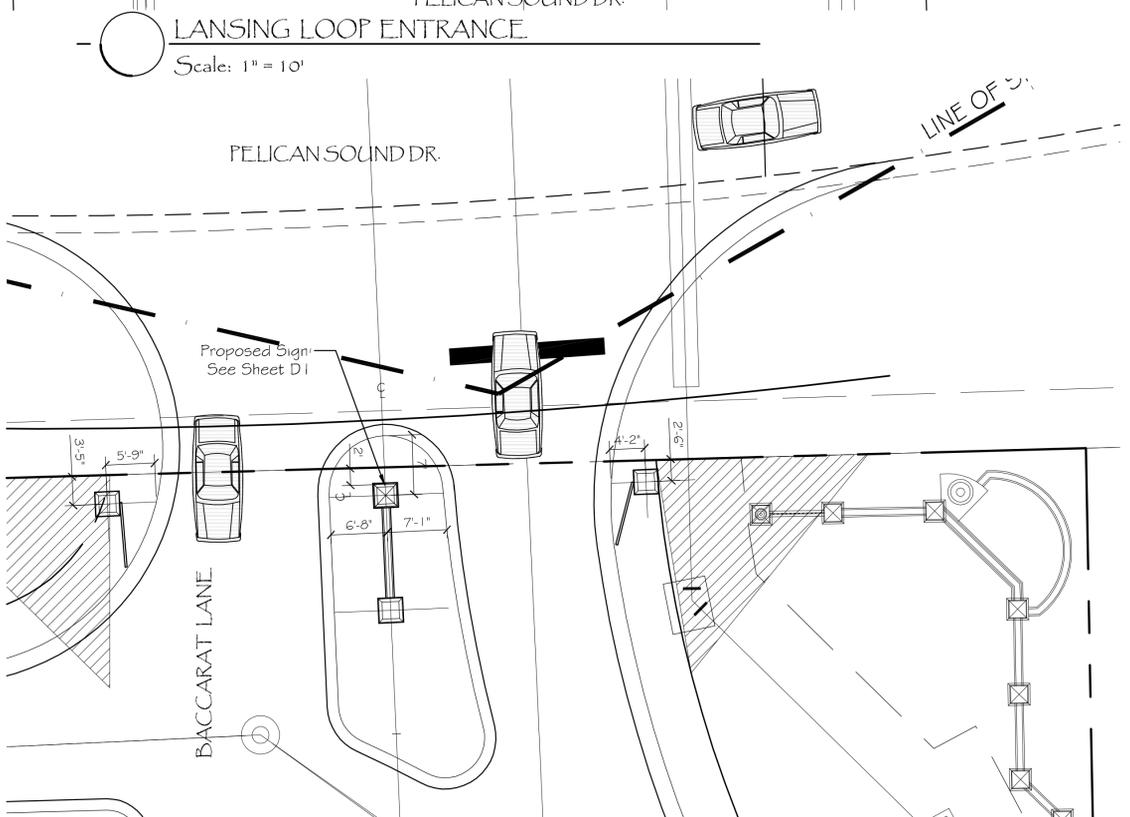
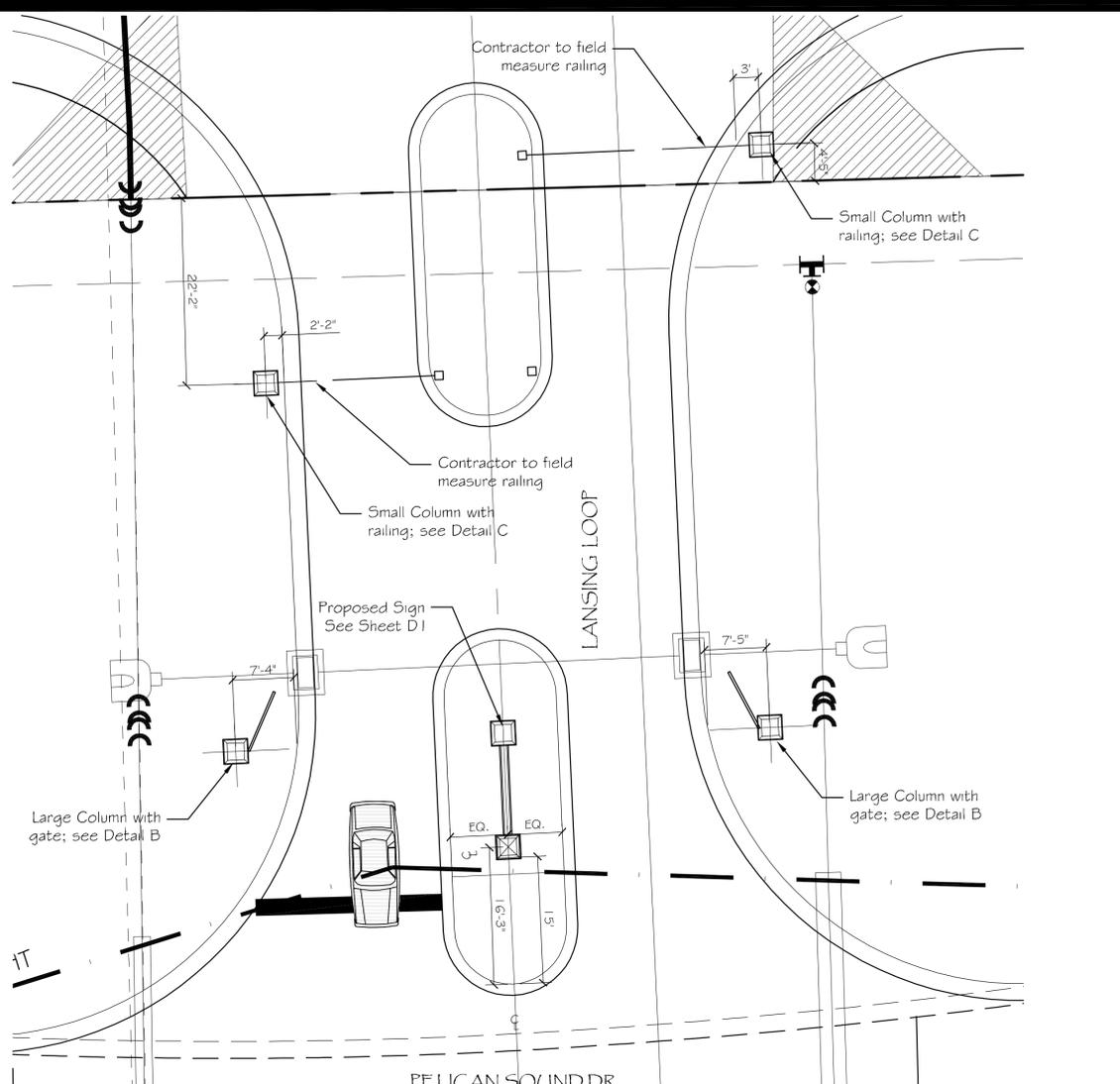
Pelican Sound Dr.
MEADOWS OF ESTERO



date: 12-14-2015 job number: 1201
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Overall Plan

sheet number:
Overall



- ### Notes
- All construction shall comply with the Americans with Disabilities Act (ADA) and the Florida Accessibility Code for Building Construction (FACBC), Latest Edition.
 - The contractor shall notify the owner and contact all utility companies for locations of existing utilities in the area a minimum of 72 hours prior to commencing construction. Contractor shall determine if utilities other than those shown on these plans exist. The contractor shall notify the appropriate agency a minimum of 72 hours prior to all inspections.
 - The location of existing utilities, pavement, vegetation and other improvements area approximate only, the exact sizes, elevations and locations shall be verified by the contractor in the field prior to commencing construction or ordering materials. Contractor shall notify landscape architect and owner of any discrepancies prior to construction.
 - Contractor to utilize designated construction entrances for employees and delivery of materials.
 - The contractor shall be responsible for obtaining any cleaning, dewatering, tree removal or vegetation removal permits required for this project.
 - Contractor shall verify all dimensions and elevations prior to commencement of construction. Any plan deviation shall be immediately reported to the landscape architect and owner's representative.
 - Underground contractor shall minimize the work area and width of trenches to avoid disturbances of natural vegetation. Exercise care to protect the roots of trees to remain, within the branch spread of such trees. Perform all trenching by hand, open the trench only when utilities can be installed immediately. Prune injured roots cleanly and backfill as soon as possible. Spoil from trenches shall be placed only on previously cleared areas or as directed by the owner. Contractor shall not remove or disturb any trees and/or shrubs without prior approval by owner and/or landscape architect.
 - Installation of subsurface construction, including but not limited to water and irrigation lines, sewer lines, public utilities and storm drainage is required prior to compaction of subgrade.
 - The contractor shall coordinate with the owner's representative in regards to the location, size and quantity of all conduits for utilities, irrigation, lighting and other improvements prior to construction of subgrade.
 - Casing and/or conduit shall extend 5' beyond the edge of pavement, back of curb and/or sidewalk at each end and ends shall be sealed and denoted with marking tape.
 - The contractor is required to adjust all existing and proposed valve boxes, grates and other improvements as required to match the final grade.
 - The contractor shall remove all unsuitable material encountered from fill areas prior to placement of fill, and such material shall be stockpiled or removed as directed by owner.
 - Prior to commencement of construction activity, appropriate erosion control devices shall be installed to control and reduce soil erosion and sediment transport outside the limits of this project. The contractor shall maintain these devices throughout the duration of construction. All devices shall remain in place until the surrounding areas are established.
 - During construction, inlet openings, where appropriate shall be covered with filter fabric (Mirafi 140N or approved equal) to prevent debris and fill from falling into inlet.
 - The locations of proposed drainage structures and utility lines may be field adjusted to preserve existing vegetation as approved by the landscape architect.
 - Contractor to verify plan dimensions and field conditions are consistent. Any discrepancies shall be reported to RSM Design, Inc.
 - Contractor to verify existing grade elevations before construction. Any discrepancies shall be reported to RSM Design, Inc.
 - Licensed electrician to add or adjust existing outlets in landscape islands. It is anticipated sign lighting & aesthetic landscape lighting will be installed.
 - Any inconsistencies with these plans needs to be reported to RSM Design, Inc. & the owner.
 - Contractor will verify he/she has the most up to date plans and the plans have been approved & accepted by the owner before construction.
 - Contractor shall coordinate with utilities to assure proper depth & prevent conflict of utilities.
 - Contractor to obtain necessary permits with local & county governments for construction.
 - All modified planter areas to receive sleeves for irrigation and landscape lighting. Sleeve sizes are to be 2 sizes larger than actual pipe size.

rev	description	by	date
1	revisions per village staff comments	RSM	03-01-16

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ESTERO, LEE COUNTY, FLORIDA

Pelican Sound Dr.
MEADOWS OF ESTERO

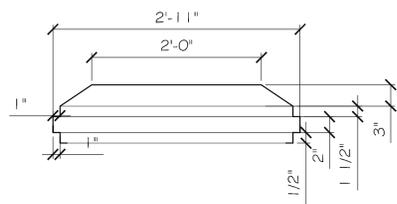
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north

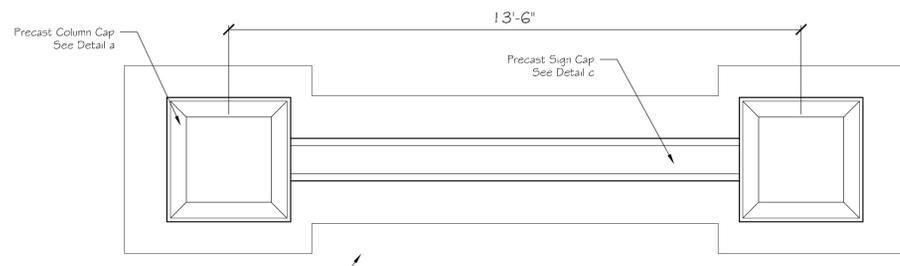
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H1

date: 03-03-2015
job number: 1243
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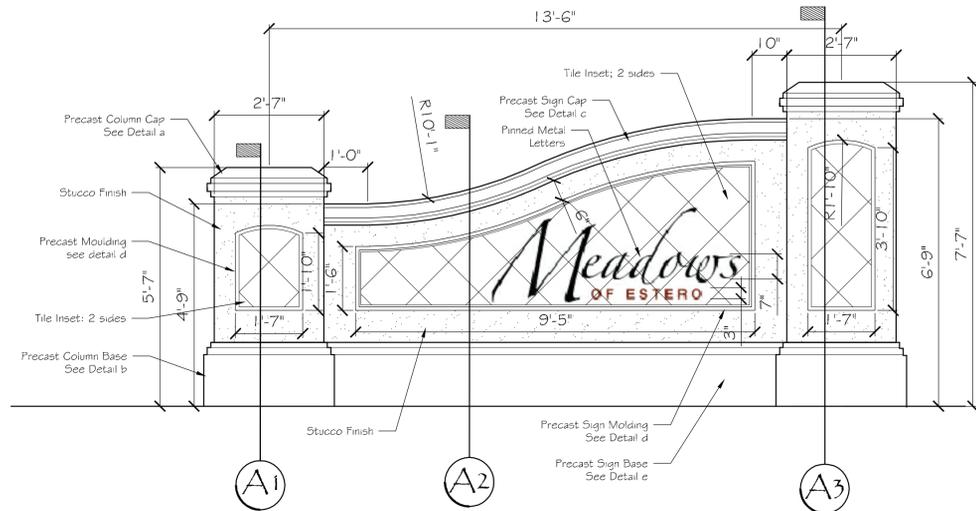
Main Entry Details



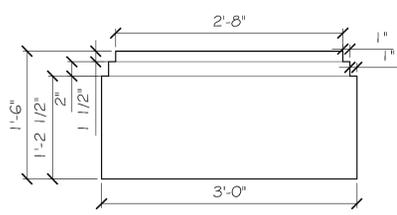
a. Precast Column Cap



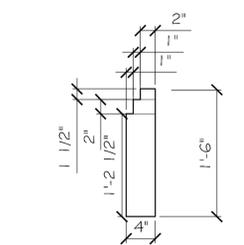
Entry Sign Plan View



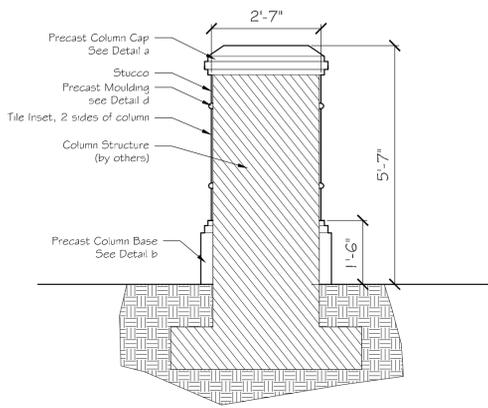
Entry Sign Elevation



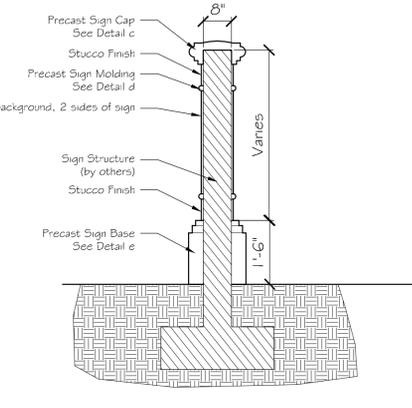
b. Precast Column Base



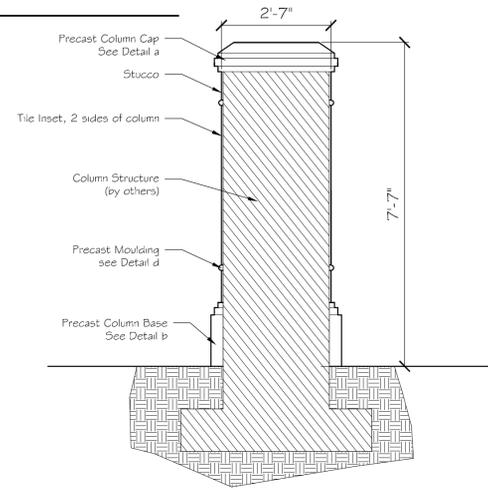
e. Precast Sign Base



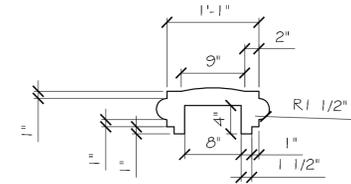
A1. Small Sign Column Section



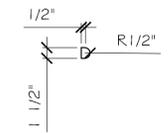
A2. Sign Section



A3. Large Sign Column Section

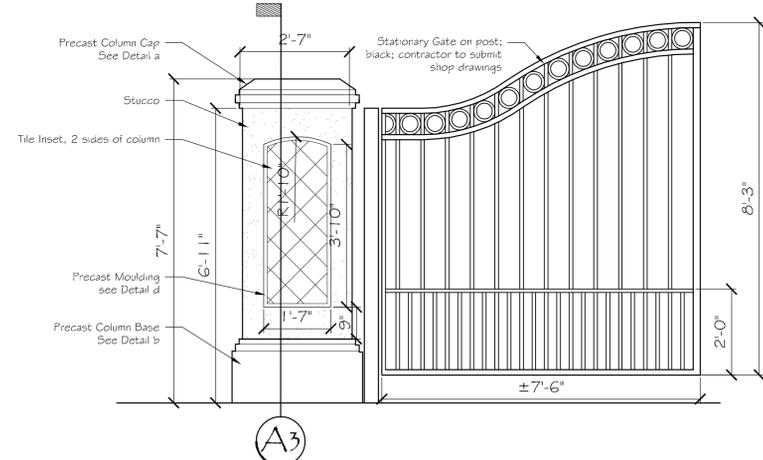


c. Precast Sign Cap

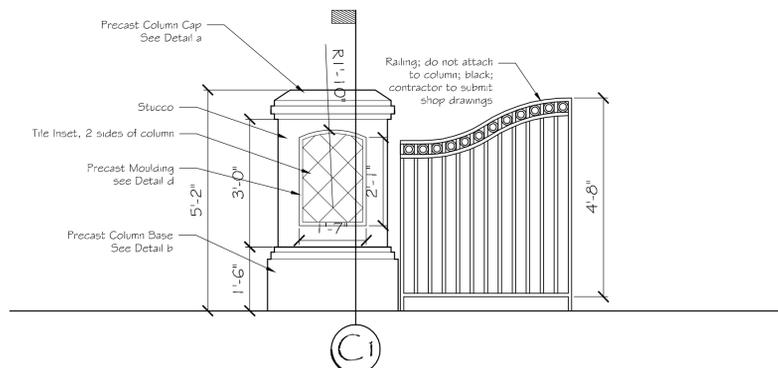


d. Precast Molding

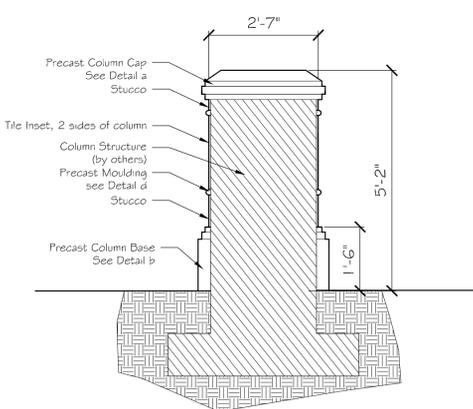
MEADOWS OF ESTERO MATERIAL LIST	
Material	Specification
Stucco	Smooth Finish
Precast	Johnson Brothers Precast #10G
Sign Tile (each side)	Dal Tile, Granite, Absolute Black, G771, 12 x 12, Polished
Large Column Tile (each side)	Dal Tile, Granite, Absolute Black, G771, 12 x 12, Polished
Small Column Tile (each side)	Dal Tile, Granite, Absolute Black, G771, 12 x 12, Polished
Paint	Existing Terra Cotta color on buildings
Letters	Champagne Gold; landscape architect to approve
Grout	Landscape Architect to approve color choice



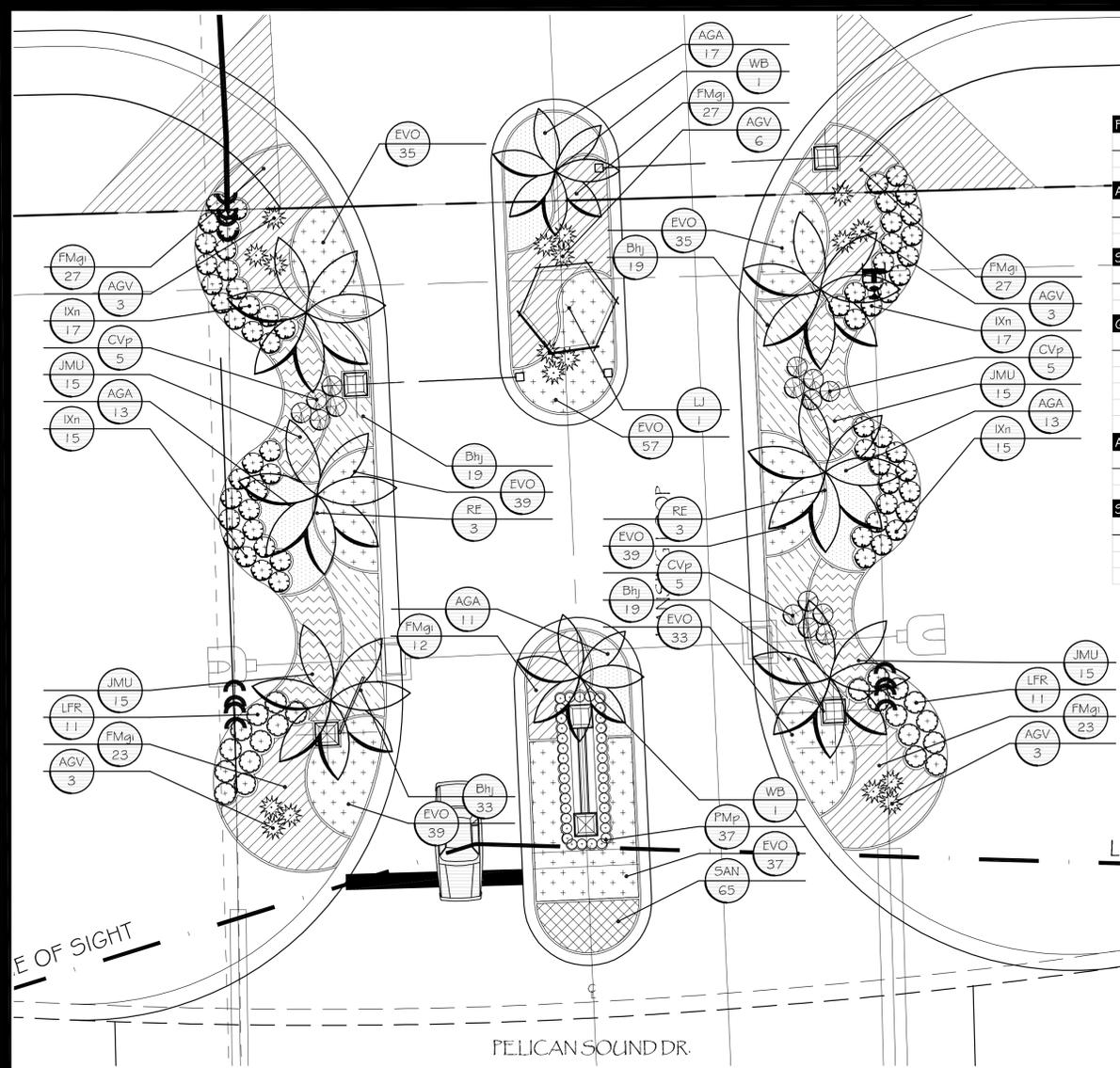
B Freestanding Large Column & Gate



C Freestanding Small Column & Railing

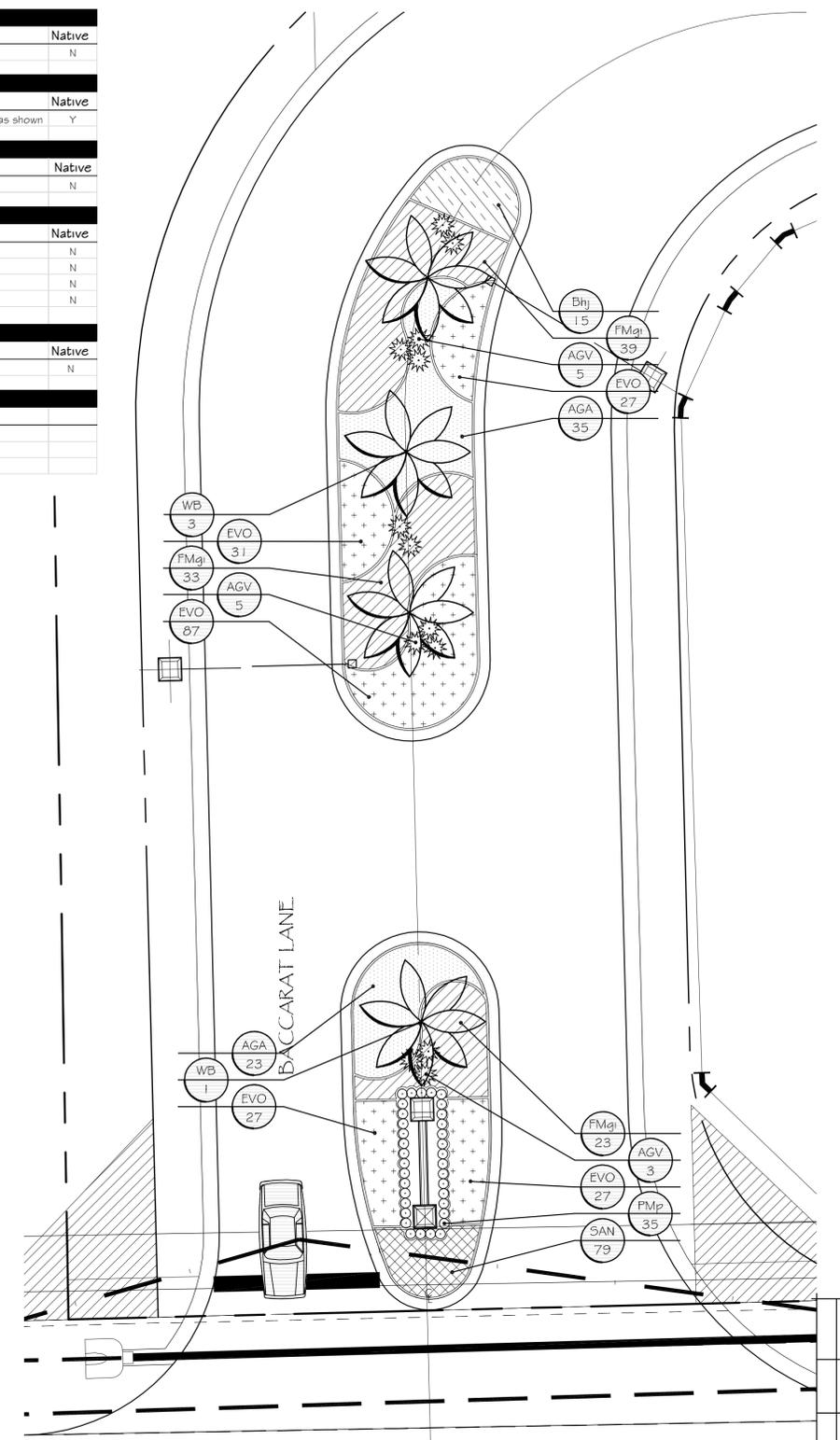


C1. Small Freestanding Column Section



WILLIAMS ROAD PLANT LIST

PALM TREES					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
4	WB	Wodyetia bifurcata	Foxtail Palm	14' oa ht.; as shown	N
ACCENT PLANTS					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
13	AGV	Agave americana	Silver Agave	10 gallon, 30" oa ht., specimen; as shown	Y
SHRUBS					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
35	FMaj	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	3 gallon, 12" ht.; 14" o.c.	N
GROUNDCOVERS					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
58	AGA	Agapanthus africanus	Lily of the Nile	3 gallon, 14" ht.; 30" o.c.	N
15	Bhj	Bougainvillea 'Helen Johnson'	Helen Johnson Bougainvillea	3 gallon, 14" ht.; 30" o.c.	N
199	EVO	Evolvulus glomeratus	Blue Daze	1 gallon, 8" oa ht.; 20" o.c.	N
95	FMaj	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon, 14" ht.; 30" o.c.	N
ANNUAL COLOR					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
79	SAN	Seasonal Annuals	Owner's Choice	6" pots, 12" o.c.	N
SOD, IRRIGATION & MULCH					
Qty.	Unit	Scientific Name	Common Name	Sizing & Spacing	
TBD	SF	Stenotaphrum secundatum	St. Augustine Sod	Repair as needed	
TBD	SF	Irrigation - modify as needed	Head to Head Coverage	Contractor to field verify	
TBD	SF	Mulch - bed sf	Pine Straw	2" depth	



WILLIAMS ROAD ENTRANCE

Scale: 1" = 10'

LANSING LOOP ENTRANCE

Scale: 1" = 10'

LANSING LOOP PLANT LIST

CANOPY TREES					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
1	LJ	Ligustrum japonicum	Ligustrum Tree	6" ht. x 6" spd., multi-trunk; as shown	N
PALM TREES					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
6	RE	Roystonea elata	Royal Palm	8'-10' gw, matched; as shown	Y
2	WB	Wodyetia bifurcata	Foxtail Palm	14' oa ht.; as shown	N
ACCENT PLANTS					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
18	AGV	Agave americana	Silver Agave	10 gallon, 30" oa ht., specimen; as shown	Y
SHRUBS					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
15	CVp	Codiaeum variegatum 'Petra'	Petra Croton	3 gallon, 18" ht.; 30" o.c.	N
64	lkn	Ixora 'Nora Grant'	Ixora	3 gallon, 18" oa ht.; 30" o.c.	N
60	JMU	Jasminum multiflorum	Downy Jasmine	3 gallon, 20" oa ht.; 30" o.c.	N
22	LFR	Leucophyllum frutescens	Texas Sage	3 gallon, 18" ht.; 30" o.c.	N
37	PMaj	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	3 gallon, 12" ht.; 14" o.c.	N
GROUNDCOVERS					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
54	AGA	Agapanthus africanus	Lily of the Nile	3 gallon, 14" ht.; 30" o.c.	N
90	Bhj	Bougainvillea 'Helen Johnson'	Helen Johnson Bougainvillea	3 gallon, 14" ht.; 30" o.c.	N
314	EVO	Evolvulus glomeratus	Blue Daze	1 gallon, 8" oa ht.; 20" o.c.	N
139	FMaj	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon, 14" ht.; 30" o.c.	N
ANNUAL COLOR					
Qty.	Key	Scientific Name	Common Name	Sizing & Spacing	Native
65	SAN	Seasonal Annuals	Owner's Choice	6" pots, 12" o.c.	N
SOD, IRRIGATION & MULCH					
Qty.	Unit	Scientific Name	Common Name	Sizing & Spacing	
TBD	SF	Stenotaphrum secundatum	St. Augustine Sod	Repair as needed	
TBD	SF	Irrigation - modify as needed	Head to Head Coverage	Contractor to field verify	
TBD	SF	Mulch - bed sf	Pine Straw	2" depth	

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landscape architecture

client:

ESTERO, LEE COUNTY, FLORIDA

Pelican Sound Dr.
MEADOWS OF ESTERO

scale: 1" = 10'

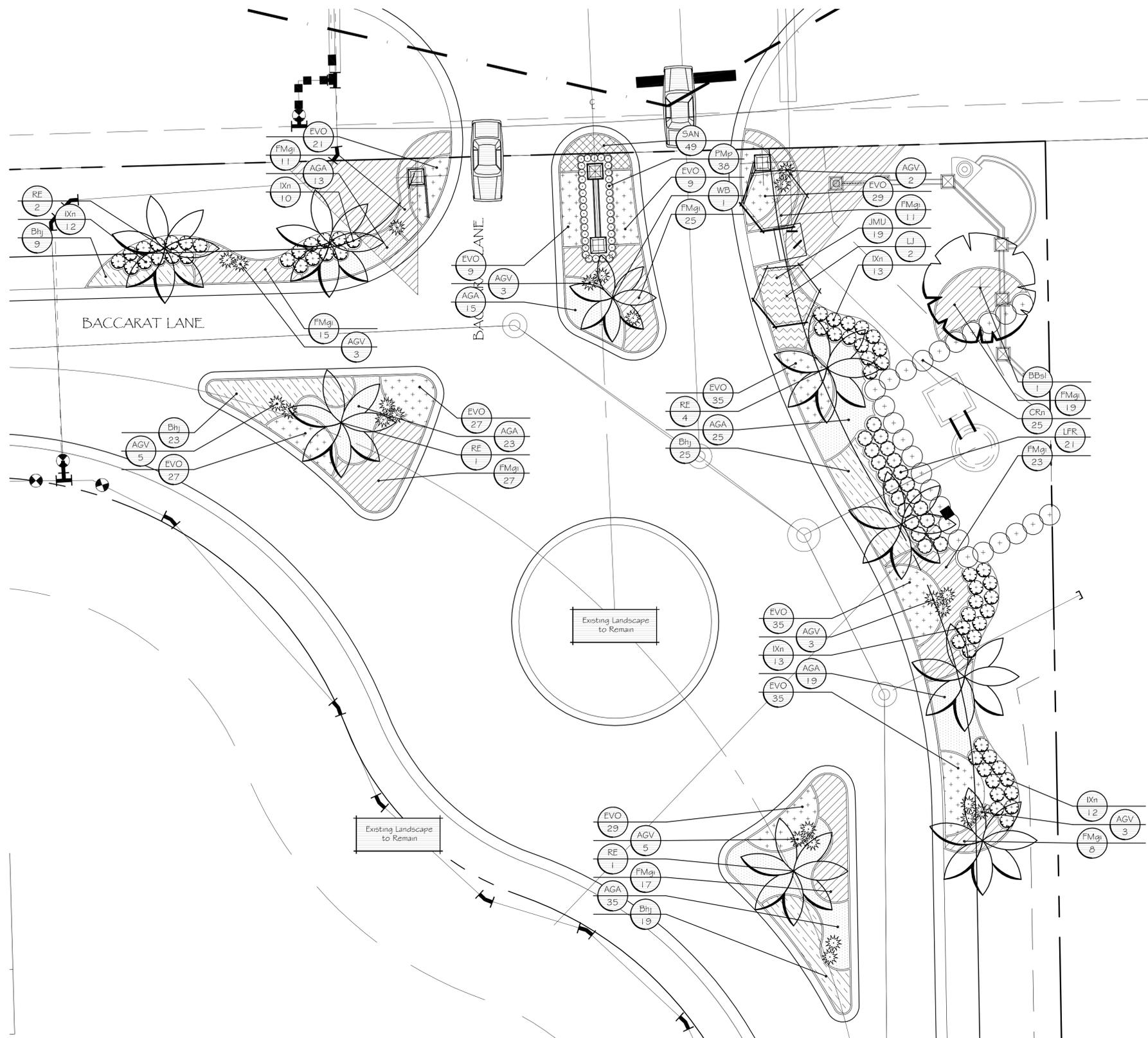
north

date: 05-26-2015 job number: 1213
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Entry Planting Plans

sheet number:
1

rev	description	by	date
1	update landscape with revised sign locations.	RSM	03-16-16



○ BACCARAT LANE ENTRANCE
Scale: 1" = 10'

BACCARAT LANE PLANT LIST

CANOPY TREES					
Qty.	Key	Scientific Name	Common Name	Sizing # Spacing	Native
1	BBa	Bucida buceras 'Shady Lady'	Shady Lady Black Olive	1'6" ht. x 7' spd., 4" cal.; as shown	N
2	LJ	Ligustrum japonicum	Ligustrum Tree	6' ht. x 6' spd., multi-trunk; as shown	N

PALM TREES					
Qty.	Key	Scientific Name	Common Name	Sizing # Spacing	Native
8	RE	Roystonea elata	Royal Palm	8'-10' gw, matched; as shown	Y
1	WB	Wodyetia bifurcata	Foxtail Palm	14' oa ht.; as shown	N

ACCENT PLANTS					
Qty.	Key	Scientific Name	Common Name	Sizing # Spacing	Native
24	AGV	Agave americana	Silver Agave	10 gallon, 30" oa ht., specimen; as shown	Y

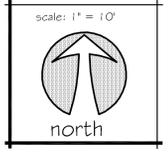
SHRUBS					
Qty.	Key	Scientific Name	Common Name	Sizing # Spacing	Native
25	CRn	Clusia rosea 'Nana'	Clusia	10 gallon, 4' ht., 42" o.c.	N
60	IXn	Ixora 'Nora Grant'	Ixora	3 gallon, 18" oa ht., 30" o.c.	N
19	JMU	Jasminum multiflorum	Downy Jasmine	3 gallon, 20" oa ht., 30" o.c.	N
21	LFR	Leucophyllum frutescens	Texas Sage	3 gallon, 18" ht., 30" o.c.	N
38	FMp	Podocarpus macrophyllus 'Pringle Dwarf'	Podocarpus	3 gallon, 12" ht.; 14" o.c.	N

GROUNDCOVERS					
Qty.	Key	Scientific Name	Common Name	Sizing # Spacing	Native
130	AGA	Agapanthus africanus	Lily of the Nile	3 gallon, 14" ht.; 30" o.c.	N
76	Bhj	Bougainvillea 'Helen Johnson'	Helen Johnson Bougainvillea	3 gallon, 14" ht.; 30" o.c.	N
256	EVO	Evolvulus glomeratus	Blue Daze	1 gallon, 8" oa ht.; 20" o.c.	N
156	FMaj	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gallon, 14" ht.; 30" o.c.	N

ANNUAL COLOR					
Qty.	Key	Scientific Name	Common Name	Sizing # Spacing	Native
49	SAN	Seasonal Annuals	Owner's Choice	6" pots, 12" o.c.	N

SOD, IRRIGATION # MULCH					
Qty.	Unit	Scientific Name	Common Name	Sizing # Spacing	
TBD	SF	Stenotaphrum secundatum	St. Augustine Sod	Repair as needed	
TBD	SF	Irrigation - modify as needed	Head to Head Coverage	Contractor to field verify	
TBD	SF	Mulch - bed sf	Pine Straw	2" depth	

rev	description	by	date
1	update landscape with revised sign locations.	RSM	03-16-16



date: 03-16-2015
 job number: 1215
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Entry Planting Plan

sheet number:
12

ESTERO, LEE COUNTY, FLORIDA
 Pelican Sound Dr.
MEADOWS OF ESTERO

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 landscape architecture

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 Landscape Architect #6662904