CORKSCREW CROSSING

Phase One Development Order
DOS2020-E008

Village of ESTERO

Planning, Zoning and Design Review Board

September 28, 2021

Lee County Homes Associates IV, LLLP

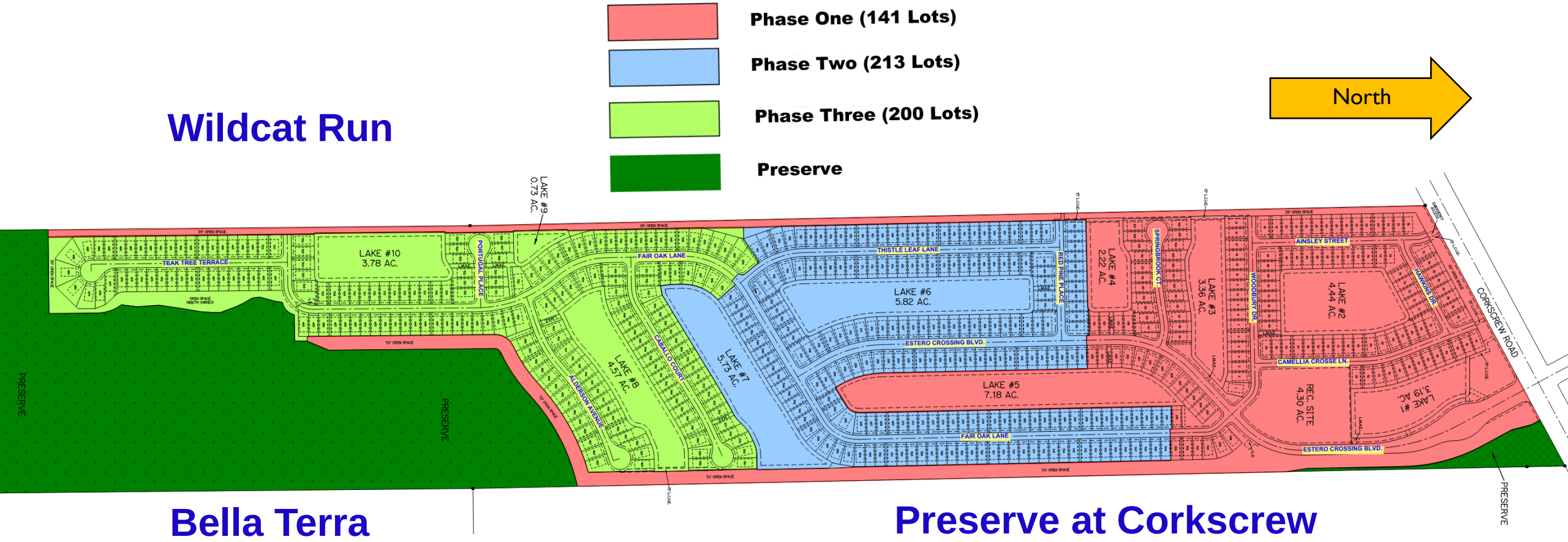
PROPOSED SITE PLAN

SITE PLAN COMPARISON to Zoning

Proposed Site Plan (554 Single Family Homes)

Zoning / Pattern Book Site Plan (590 DU w/ up to 70 Townhomes)

PROPOSED PHASING

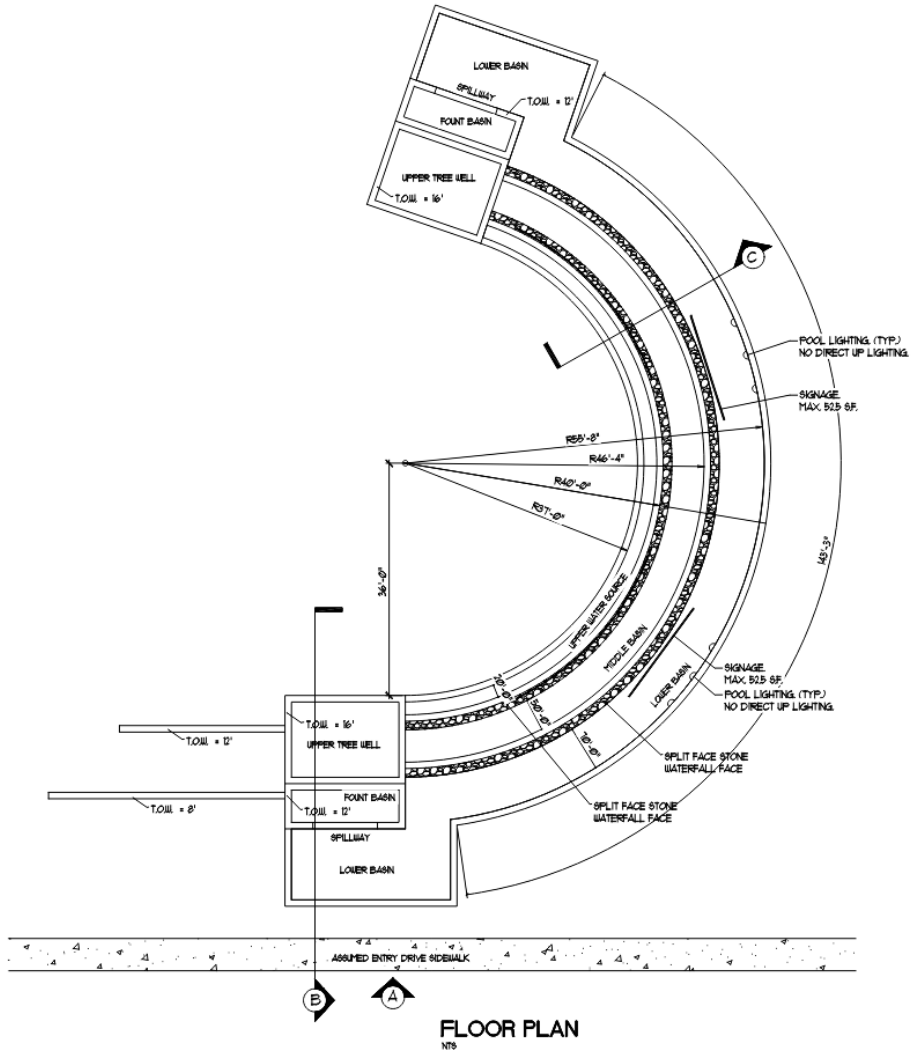


CORKSCREW CROSSING
Entry
Conceptual Rendering

ENTRY FEATURE

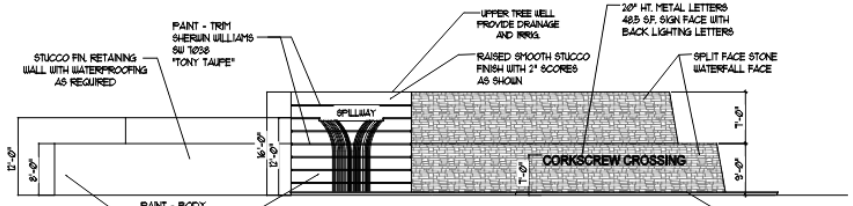
Corkscrew Crossing

PROPOSED ENTRY AND EAST ENTRY FEATURE FLOOR PLAN, ELEVATION AND SECTIONS



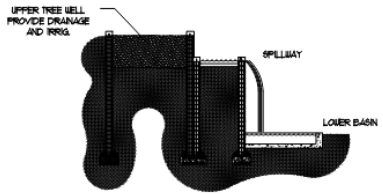
FLOOR PLAN

NTS



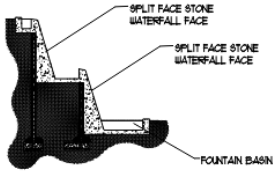
A - ENTRY FEATURE SIDE ELEVATION

NTS



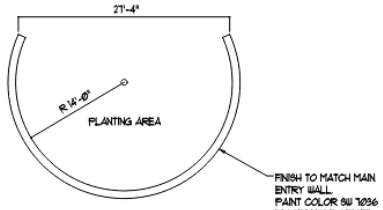
B - SECTION THRU WATERFALLS

NTS



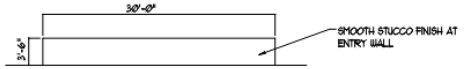
C - SECTION THRU WATEFALLS

NTS



EAST ENTRY FEATURE PLAN

NTS



EAST ENTRY FEATURE ELEVATION

NTS

PAINT - SHERWIN WILLIAMS

STONE COLOR - VOLCANO GREY

STONE VENEER

FINISHES

GLHOMES Design Group

9900 SAWGRASS CORPORATE PARKWAY, SUITE 340
SUNRISE, FLORIDA 33323
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STRUCTURAL DESIGN & INSPECTIONS, INC.
10178 CAMINO DEL DIOS
DELRAY BEACH, FLORIDA 33446
PH: (561) 496-1776 FAX: (561) 496-1758

PHASE ONE - D.O. APPLICATION 02.19.2021 Sheet 3 of 4

Sample of Conceptual vs. Constructed

Conceptual Design

Actual Drone Photo

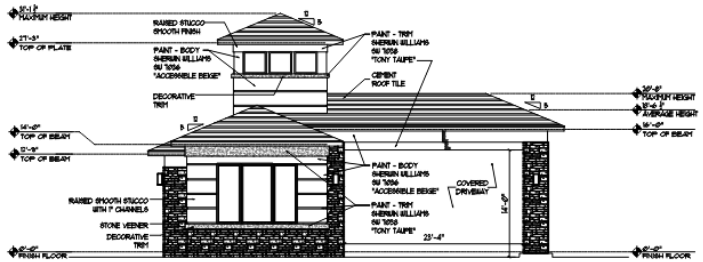
Entry / Guardhouse
Conceptual Rendering

Guardhouse

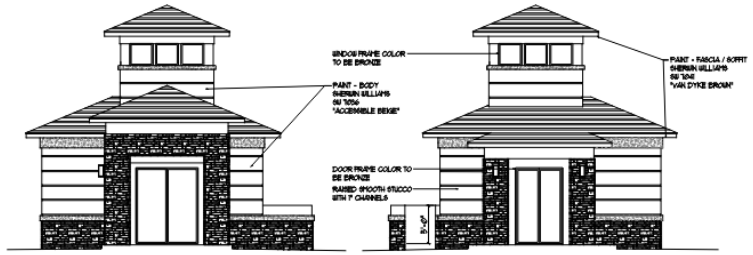
GUARDHOUSE

Corkscrew Crossing

PROPOSED FLOOR PLAN AND ELEVATIONS

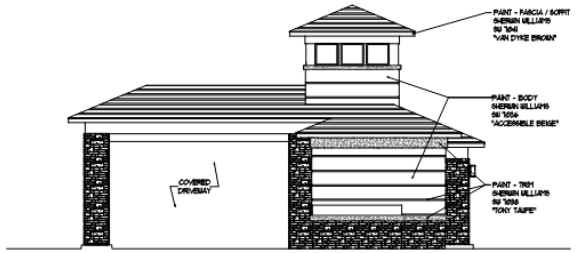


FRONT (PRIMARY) ELEVATION

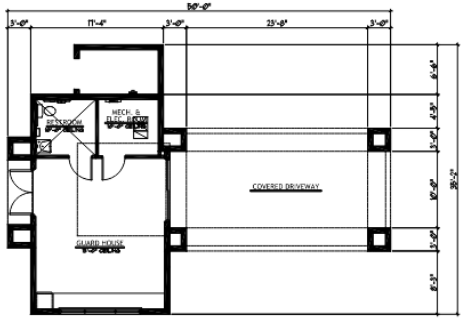


RIGHT SIDE ELEVATION

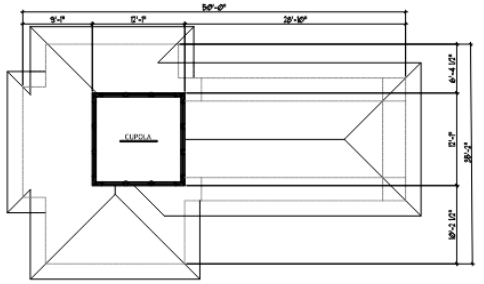
LEFT SIDE ELEVATION



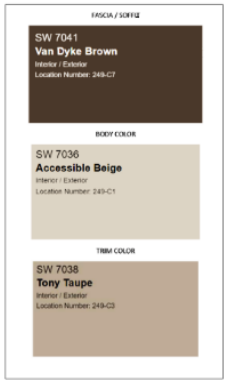
REAR ELEVATION



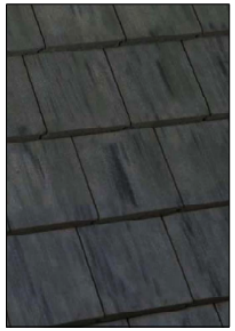
FIRST FLOOR PLAN



SECOND FLOOR PLAN AT CUPOLA



PAINT - SHERWIN WILLIAMS



4595 DARK CHARCOAL

ROOF TILE - EAGLE ROOFING

STONE COLOR - VOLCANO GREY

STONE VENEER

FINISHES

GLHOMES® Design Group

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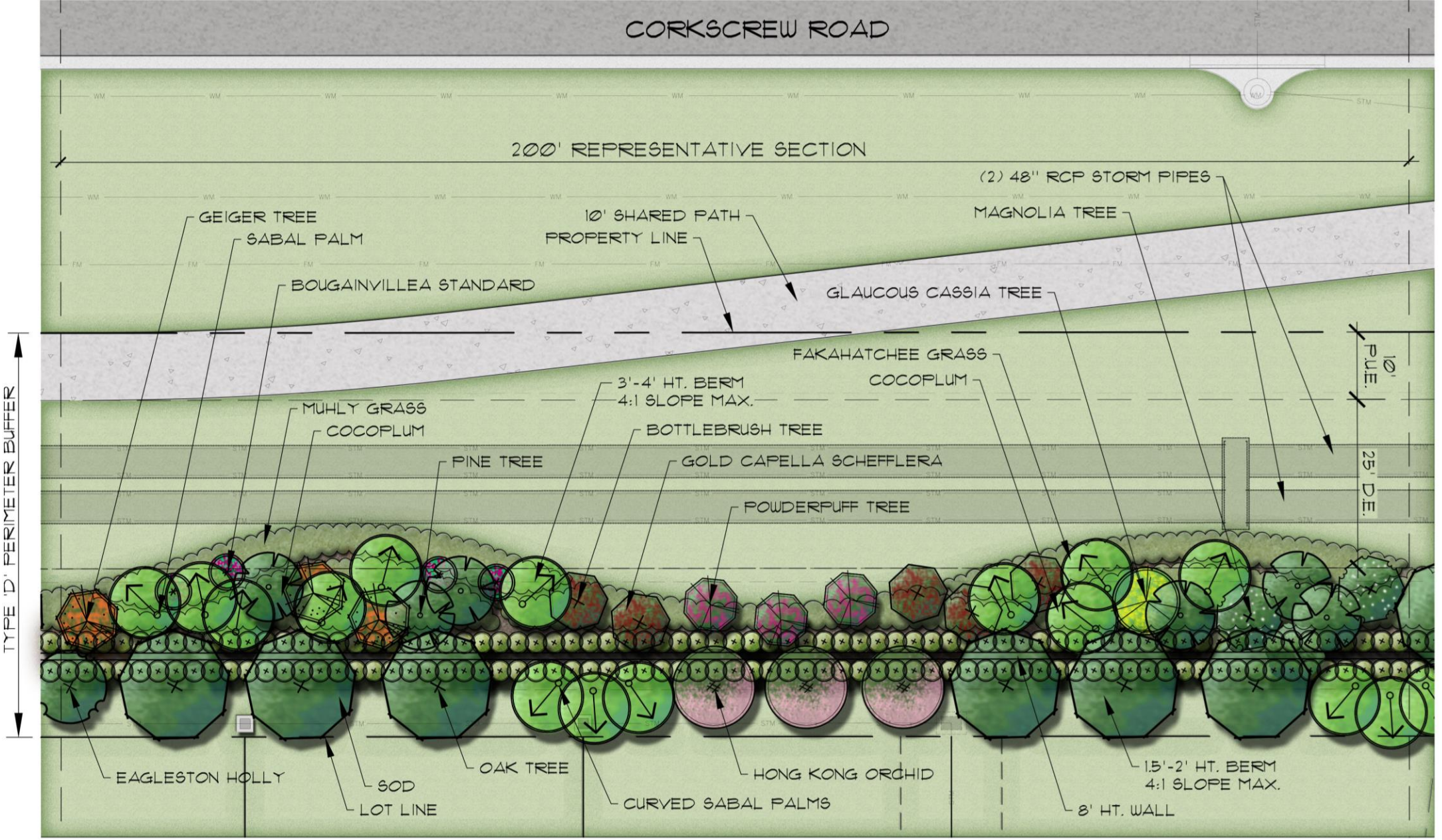


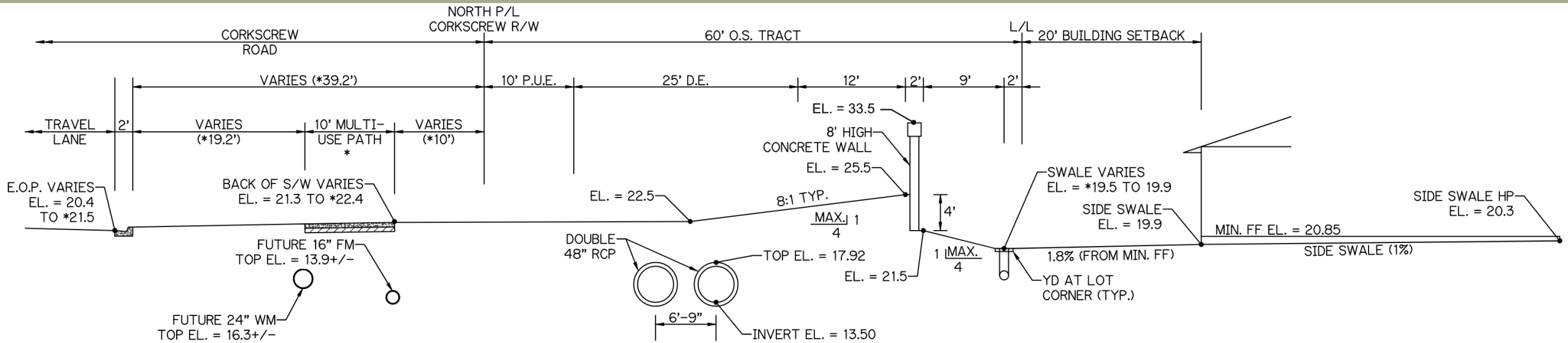
NORTH BUFFER PLAN GRAPHIC **(Typical 200' Section)**

NORTH BUFFER ELEVATION GRAPHIC - CORKSCREW ROAD VIEW

View from Corkscrew Road

(Typical 200’ Section)

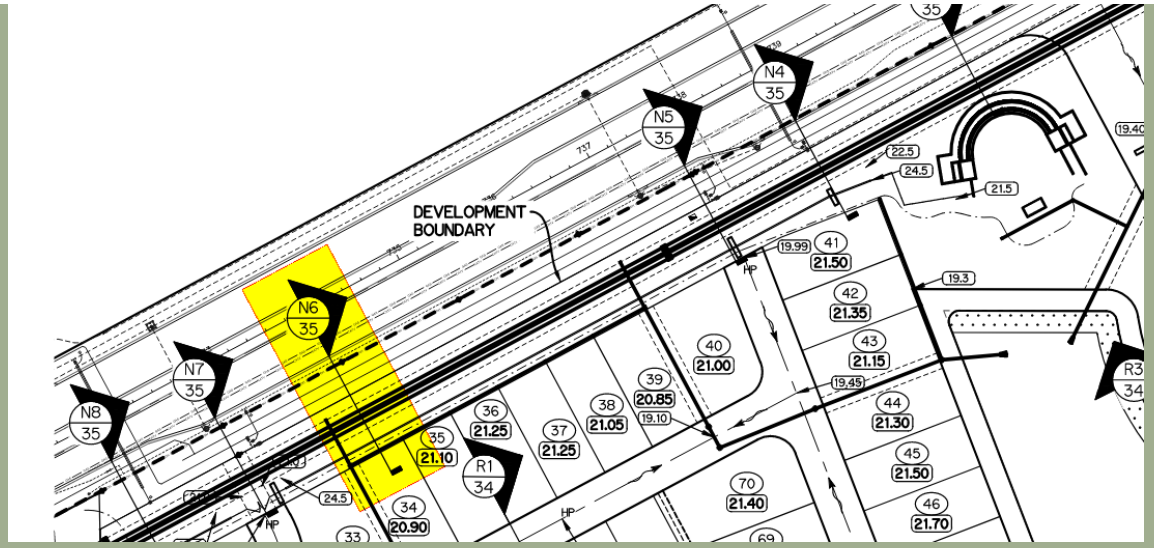
North Buffer Cross-Section



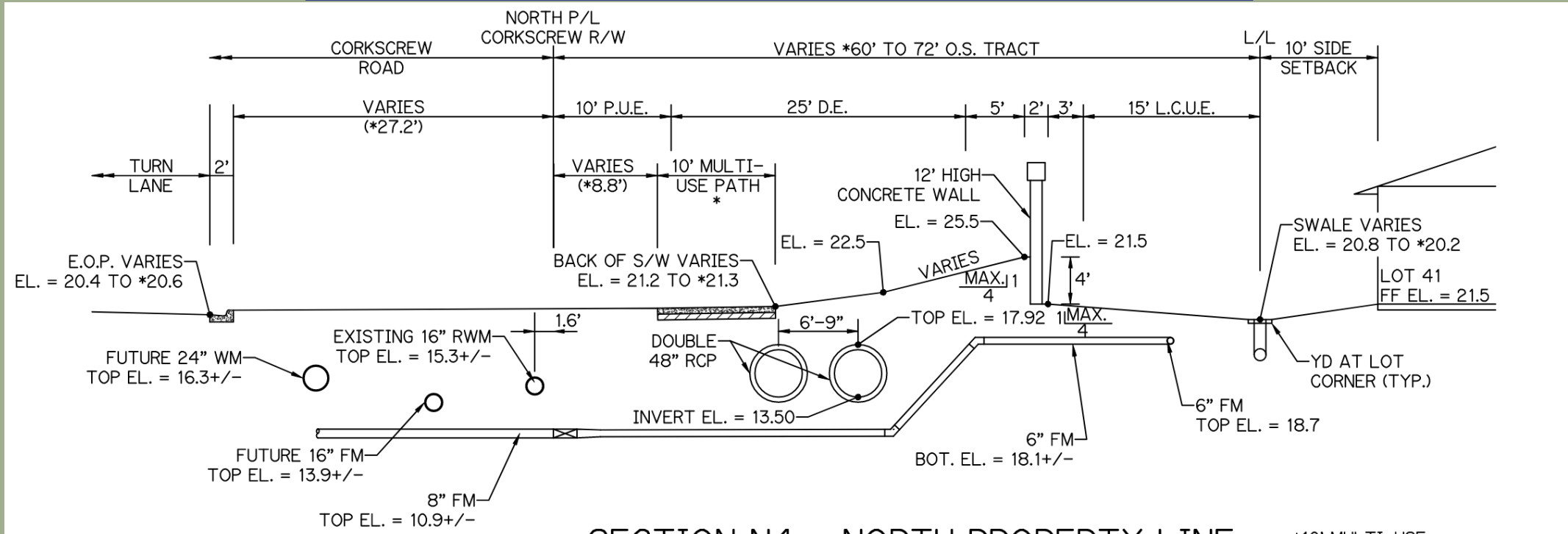
SECTION N6 – NORTH PROPERTY LINE
(CORKSCREW ROAD STA 733+20 TO 737+60)

SCALE 1" = 10'

*10' MULTI-USE PATH TO BE CONSTRUCTED BY OTHERS



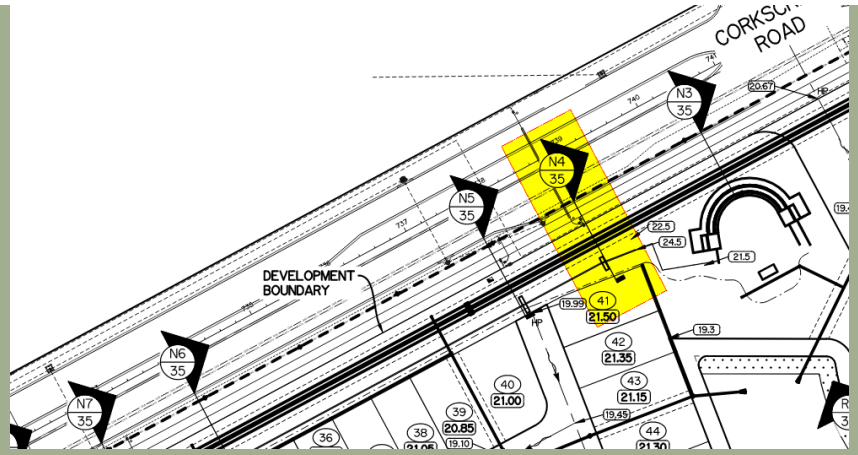
North Buffer Cross-Section

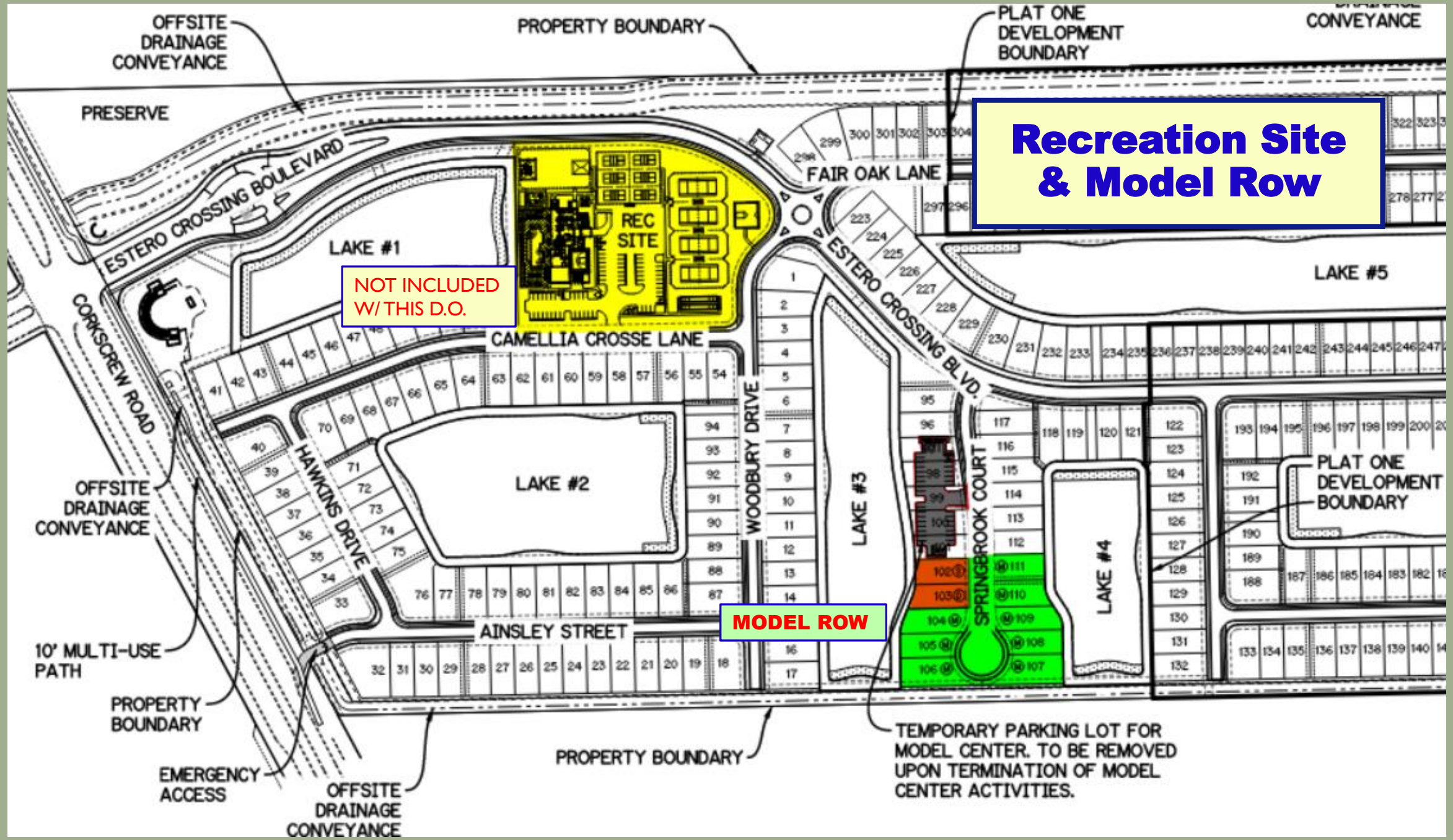


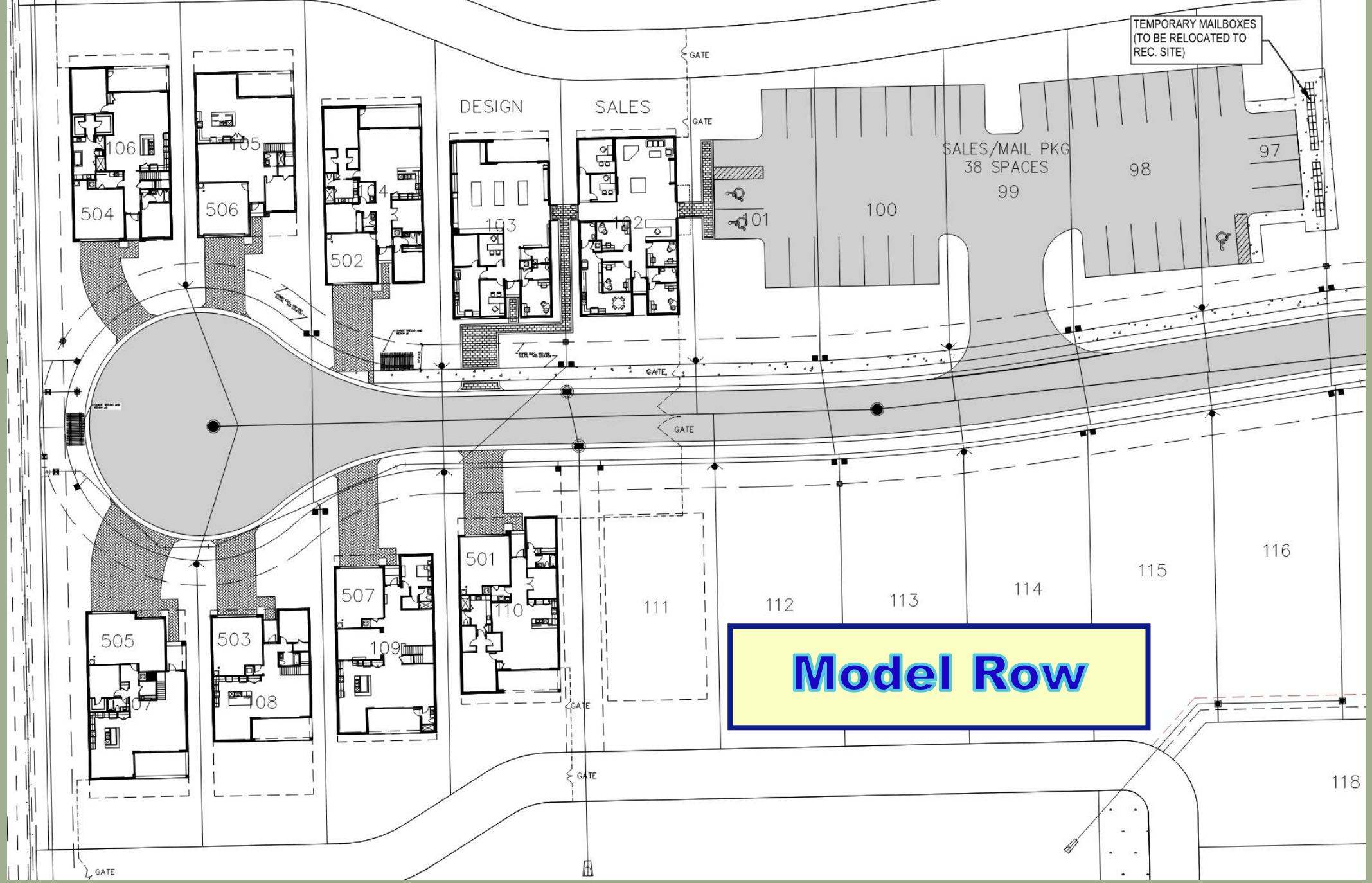
SECTION N4 – NORTH PROPERTY LINE (CORKSCREW ROAD STA 738 TO 739+25)

SCALE 1"=10'

*10' MULTI-USE PATH TO BE CONSTRUCTED BY OTHERS




Recreation Site & Model Row
OFFSITE DRAINAGE CONVEYANCE
PROPERTY BOUNDARY
PLAT ONE DEVELOPMENT BOUNDARY
CONVEYANCE
PRESERVE
ESTERO CROSSING BOULEVARD
FAIR OAK LANE
REC SITE
LAKE #1
NOT INCLUDED W/ THIS D.O.
CAMELLIA CROSSE LANE
CORKSCREW ROAD
ESTERO CROSSING BLVD.
LAKE #5
WOODBURY DRIVE
HAWKINS DRIVE
LAKE #2
LAKE #3
SPRINGBROOK COURT
LAKE #4
MODEL ROW
AINSLEY STREET
OFFSITE DRAINAGE CONVEYANCE
10' MULTI-USE PATH
PROPERTY BOUNDARY
EMERGENCY ACCESS
OFFSITE DRAINAGE CONVEYANCE
PROPERTY BOUNDARY
TEMPORARY PARKING LOT FOR MODEL CENTER. TO BE REMOVED UPON TERMINATION OF MODEL CENTER ACTIVITIES.
PLAT ONE DEVELOPMENT BOUNDARY


TEMPORARY MAILBOXES
(TO BE RELOCATED TO
REC. SITE)
GATE
DESIGN
SALES
SALES/MAIL PKG
38 SPACES
106
105
104
103
102
101
100
99
98
97
504
506
502
501
507
505
503
110
111
109
108
107
112
113
114
115
116
118
Model Row

Typical
Model Row
Valencia Trails Community
Drone Photograph

Typical
Model Row
Valencia Trails Community
Drone Photograph

From Village of Estero, Zoning Ordinance No. 2019-25:

8. STORMWATER MANAGEMENT

A. The applicant will provide detailed drainage calculations that demonstrate that the stormwater management system for the project will convey permitted flows from Corkscrew Road and WildBlue development north of Corkscrew Road and flows from a portion of Corkscrew Road as required as part of the project's first Development Order Application. The calculations will demonstrate that the proposed project will not increase water levels to adjacent properties for 5-year 1-day, 25-year 3-day, and 100-year 3-day stone events. Modeling information to be submitted at the time of the first development order is expected to include the information submitted to SFWMD updated for 5-year and 25-year storm events with updated flows (as described below) and updated cross sections to provide more detail.

Following are the boundary conditions that shall be used:

	5-yr 1-day	25-yr 3-day	100-yr 3-day
Upstream (Corkscrew Rd)	18.2	18.5	18.6
Downstream (South property line	16.0	16.25	16.4

Elevations are in ft NAVD

Modeled flows at Corkscrew Road, except as modified by the final design of culverts under Corkscrew Road, shall not exceed:

	5-year 1-day	25-year 3-day	100-year 3-day
Existing Flow	105 cfs	153 cfs	183 cfs
Proposed Flow	110 cfs	170 cfs	198 cfs

B. As part of the Village of Estero's flow diversion investigation, the applicant will work with the Village of Estero, Lee County and the SFWMD at the time of the first development order application to determine whether additional stormwater flows can be accommodated through the property as designed and permitted. If the Village can demonstrate that additional flows are available, can be accommodated, and permitted, then the applicant will allow the use of the property for the benefit of other off—site lands provided it can be accomplished at no cost to the applicant and will not delay development of the Property.

C. The allowable discharge rate for the project is limited to that permitted by SFWMD, 0.066 cfs/ac.

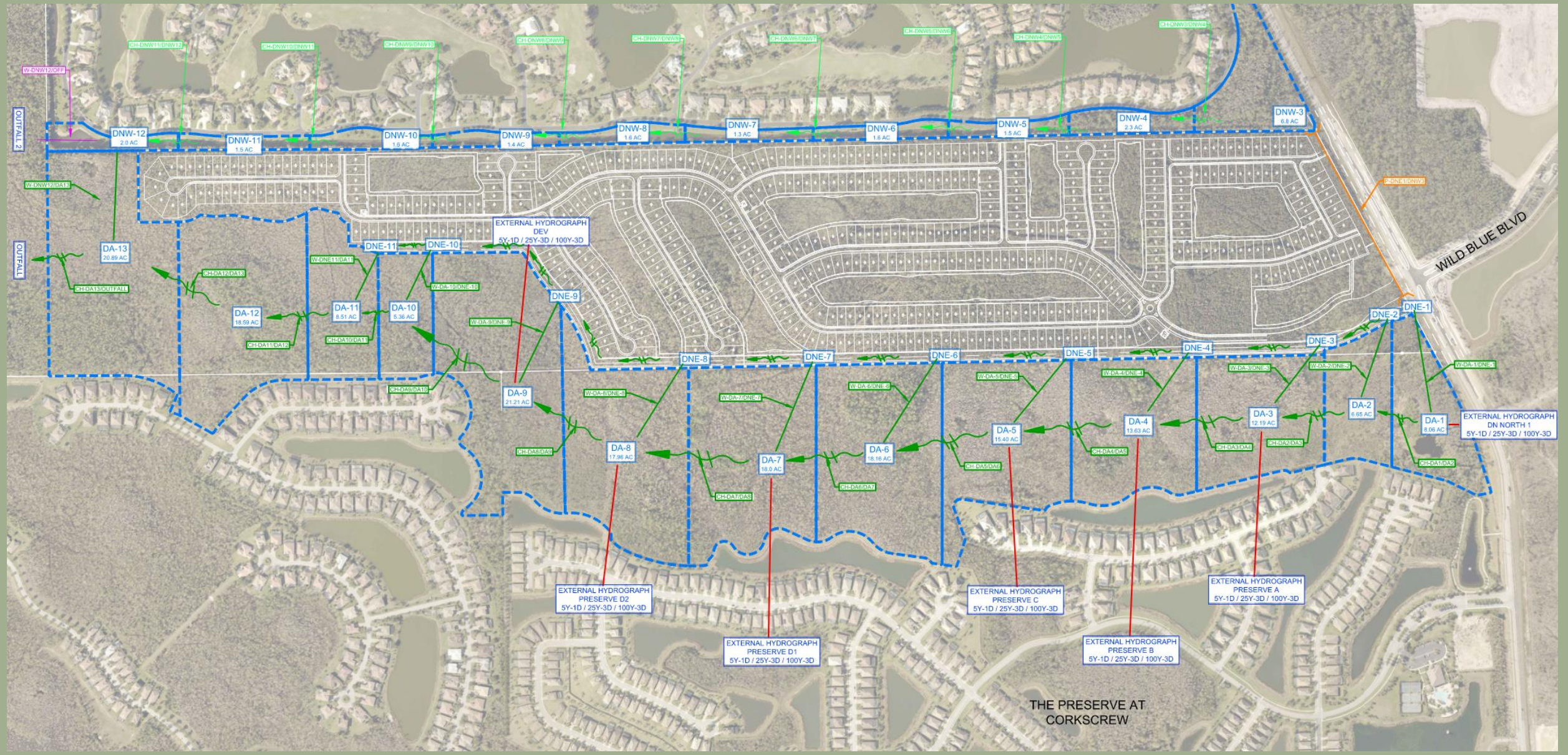
Off-site Drainage

Zoning Paragraph 8.A.

Computer Modeling Results – Post Development

	5-year 1-day	25-year 3-day	100-year 3-day
Existing Flow	105 cfs	153 cfs	183 cfs
Proposed Flow	110 cfs	170 cfs	198 cfs
Post-Development Design Flow	**110 cfs**	**250 cfs**	**317 cfs**

(60% More)



Off-site Drainage Model

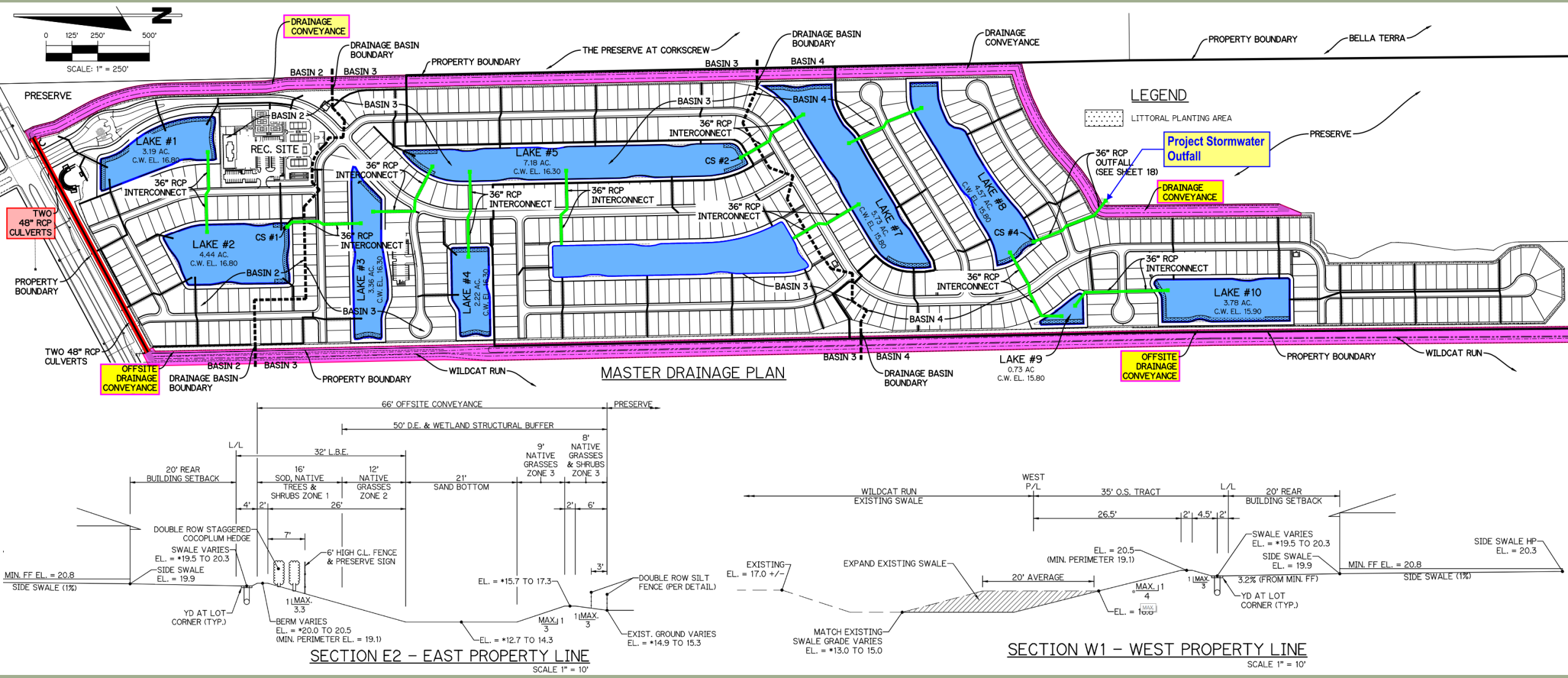
Off-site Drainage

EXHIBIT S: COMPARISON OF PRE DEVELOPMENT STAGES AND POST DEVELOPMENT STAGES

Comparison of Pre and Post Development Stages: 100 Year - 3 Day				
PRE DEVELOPMENT		POST DEVELOPMENT		DELTA (FT)
PRE-1	18.1	DA-1	17.7	-0.4
PRE-2	18.1	DA-2	17.7	-0.4
PRE-3	18.0	DA-3	17.6	-0.4
PRE-4	17.8	DA-4	17.6	-0.2
PRE-5	17.7	DA-5	17.5	-0.2
PRE-6	17.6	DA-6	17.5	-0.1
PRE-7	17.5	DA-7	17.5	0.0
PRE-8	17.5	DA-8	17.5	0.0
PRE-9	17.4	DA-9	17.4	0.0
PRE-10	17.4	DA-10	17.4	0.0
		DA-11	17.4	0.0
PRE-11	17.3	DA-12	17.3	0.0
PRE-12	17.2	DA-13	17.2	0.0

Comparison of Pre and Post Development Stages: 25 Year - 3 Day				
PRE DEVELOPMENT		POST DEVELOPMENT		DELTA (FT)
PRE-1	18	DA-1	17.6	-0.4
PRE-2	17.9	DA-2	17.5	-0.4
PRE-3	17.8	DA-3	17.5	-0.3
PRE-4	17.7	DA-4	17.4	-0.3
PRE-5	17.6	DA-5	17.4	-0.2
PRE-6	17.5	DA-6	17.3	-0.2
PRE-7	17.4	DA-7	17.3	-0.1
PRE-8	17.3	DA-8	17.3	0.0
PRE-9	17.3	DA-9	17.3	0.0
PRE-10	17.2	DA-10	17.2	0.0
		DA-11	17.2	0.0
PRE-11	17.2	DA-12	17.2	0.0
PRE-12	17.1	DA-13	17.1	0.0

Comparison of Pre and Post Development Stages: 5 Year - 1 Day				
PRE DEVELOPMENT		POST DEVELOPMENT		DELTA (FT)
PRE-1	17.7	DA-1	17.4	-0.3
PRE-2	17.6	DA-2	17.3	-0.3
PRE-3	17.5	DA-3	17.2	-0.3
PRE-4	17.4	DA-4	17.1	-0.3
PRE-5	17.3	DA-5	17.1	-0.2
PRE-6	17.2	DA-6	17	-0.2
PRE-7	17.1	DA-7	17	-0.1
PRE-8	17	DA-8	17	0.0
PRE-9	17	DA-9	17	0.0
PRE-10	17	DA-10	17	0.0
		DA-11	16.9	-0.1
PRE-11	16.9	DA-12	16.9	0.0
PRE-12	16.9	DA-13	16.8	-0.1

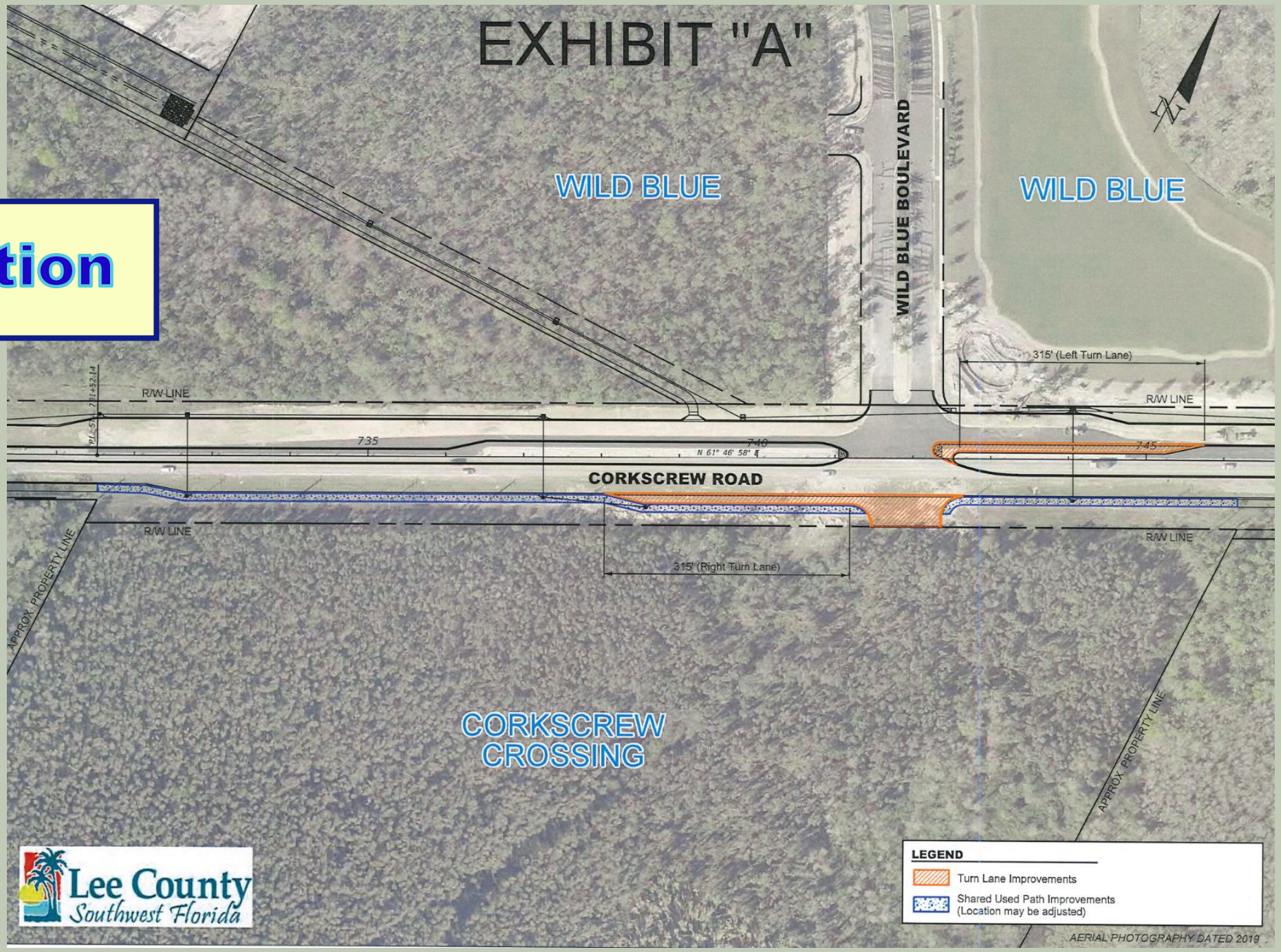


Drainage Plan

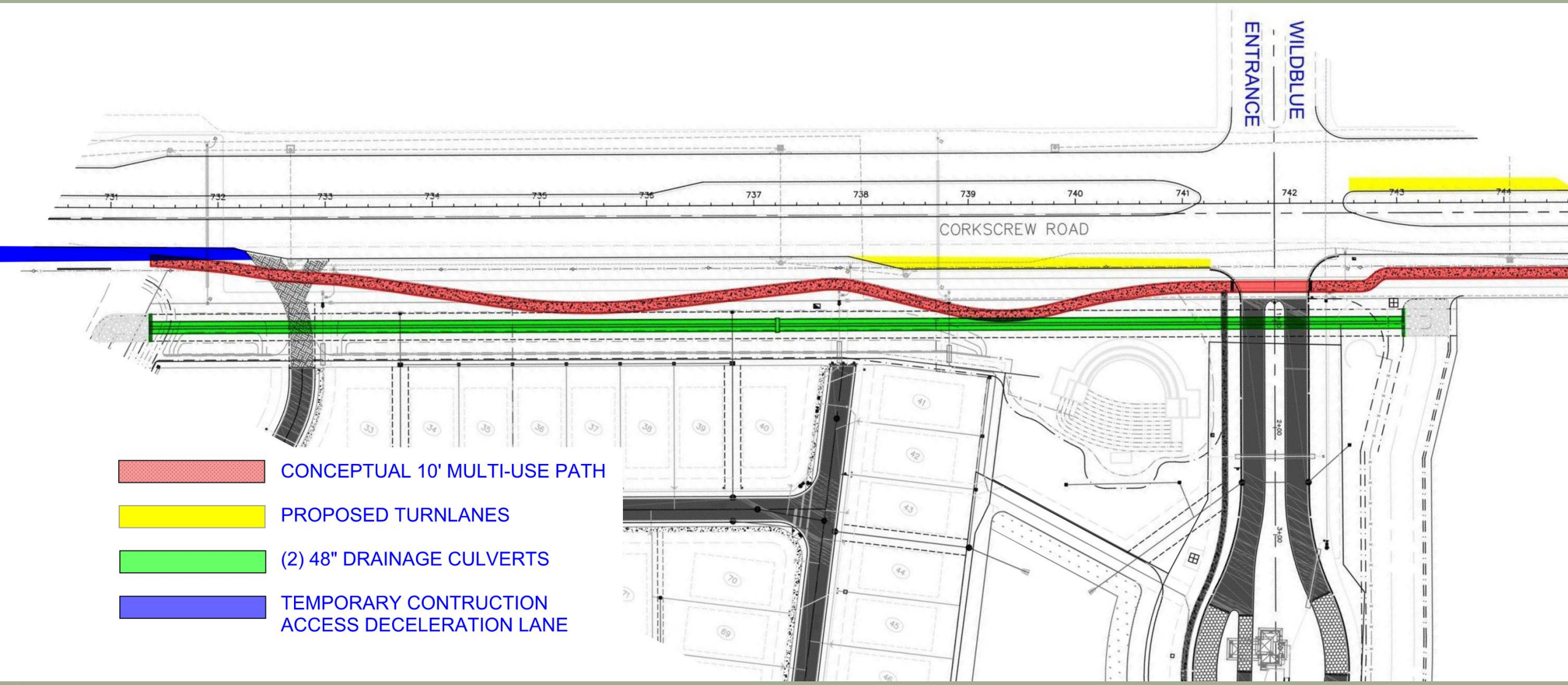
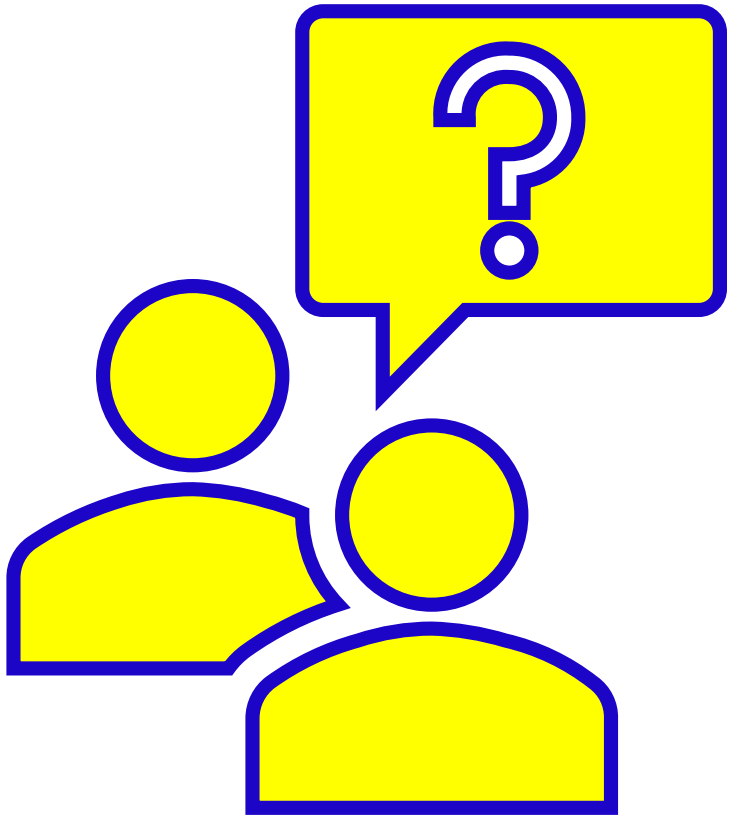
Transportation

- Incorporating the Corkscrew Road Widening design.
- Executed Agreement with Lee County DOT for pay for turn lane improvements and provide a slope easement.
- Paid LDOT $158,467.40 for Turn Lanes & Shared Use Path
- Will work with LDOT to execute an agreement with WildBlue to share the cost of a traffic signal when it is needed.
- Working with the Village to locate the “meandering” 10’ wide multi-use path on our property, away for the travel lanes.

Transportation



Transportation



Questions