

**GENERAL DEVELOPMENT NOTES:**

- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DEWATER IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITTING REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR ANY CONSTRUCTION.
- 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.
- 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.
- THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 IS THE BENCHMARK DATUM FOR THIS PROJECT.
- 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.
- EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- 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 NOT REMOVE OR DISTURB ANY TREES AND/OR SHRUBS WITHOUT PRIOR APPROVAL OF THE OWNER.
- 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.
- NO DEWATERING IS PROPOSED WITH THIS PROJECT. IF DEWATERING IS REQUIRED, A PERMIT FROM SPWMD IN ACCORDANCE WITH 406-20.301, F.A.C. SHALL BE OBTAINED.
- THE REVERSE FRONTAGE ROAD (ESTERO TOWN COMMONS PLACE) & CORKSCREW WOODLANDS BOULEVARD SHALL BE MAINTAINED IN PERPETUITY BY THE ESTERO CROSSING PROPERTY OWNERS ASSOCIATION.
- NO BLASTING IS PROPOSED WITH THIS PROJECT.

**SIGNING AND MARKING NOTES:**

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS.
- PAVEMENT MARKINGS SHALL BE PERMANENT REFLECTIVE TRAFFIC PAINT WITH GLASS BEADS IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
- ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
- ALL SIGNING, PAVEMENT MARKINGS, STREET NAME SIGNS, ETC. ARE TO BE INCLUDED IN THE LUMP SUM PRICE FOR SIGNING AND MARKING.
- 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.

**LEGEND**

	ASPHALT PAVEMENT
	4" CONCRETE SIDEWALK
	ELECTRICAL VEHICLE CHARGING STATION

**ENTITLEMENT INVENTORY TABLE**

USE	MAX INTENSITY <sup>(1)</sup>	PREVIOUSLY PROPOSED	PROPOSED THIS PROJECT	TOTAL TO DATE
MULTIFAMILY RESIDENTIAL	306 UNITS	0	0	0
RETAIL / COMMERCIAL	60,000 SF	23,820 SF	7,028 SF	30,848 SF

(1) MAXIMUM INTENSITIES PER ORDINANCE 2019-29.

**SITE DEVELOPMENT REGULATIONS PER ORDINANCE 2019-29**

CATEGORY	REQUIRED	PROVIDED
MINIMUM BUILDING SETBACKS		
CORKSCREW ROAD R.O.W.	20 FT	125.8 FT
CORKSCREW WOODLANDS ROAD E.O.P.	20 FT	35.6 FT
"MAIN STREET" ROADWAY (ESTERO TOWN COMMONS PLACE)	5 FT	20.0 FT
OTHER PERIMETER BOUNDARIES (WEST BOUNDARY)	20 FT	N/A
MINIMUM BUILDING SEPARATION	20 FT	115.8 FT
MAXIMUM BUILDING HEIGHT	45 FT (3 STORIES)	30.83 FT (1 STORY)
MAXIMUM LOT COVERAGE	45%	13% <sup>(1)</sup>

(1) LOT COVERAGE FOR THE COMMERCIAL OUTPARCEL INCLUDES PREVIOUSLY PERMITTED BUILDINGS PER DOS2020-E007.

**BUFFER REQUIREMENTS**

PROPERTY LINE	ADJACENT USE	BUFFER REQUIRED
NORTH	R.O.W.	20' TYPE 'D' <sup>(1)</sup>
EAST	R.O.W.	20' TYPE 'D'
SOUTH	R.O.W.	ALTERNATE <sup>(2)</sup>
WEST	R.O.W.	20' TYPE 'D'

- 20' ENHANCED TYPE 'D' BUFFER REQUIRED PER ORDINANCE 2019-29.
- ALTERNATE PLANTING PER PATTERN BOOK PER ORDINANCE 2019-29.

**PARKING SUMMARY**

USE	RATIO	REQUIRED	PROVIDED
PREVIOUSLY PERMITTED BUILDINGS (REF. DOS2020-E007)			
MULTIPLE OCCUPANCY COMPLEX	4.5 PER 1,000 SF OF FLOOR AREA (23,820 SF)	108	108
OAK & STONE			
RESTAURANT	12.5 PER 1,000 SF OF FLOOR AREA (5,309 SF + 1,719 OUTDOOR SEATING)	88	88
FUTURE BUILDING			22
TOTAL SPACES		196	218 (10)

**ELECTRICAL VEHICLE (EV) CHARGING STATIONS**

COMMERCIAL	REQUIRED	PROVIDED
150 SPACES OR MORE REQUIRE 3 EV STATIONS MIN.	3	4

**BICYCLE PARKING FACILITIES**

COMMERCIAL	REQUIRED	PROVIDED
5% OF REQUIRED VEHICLE SPACES	10	12 (SEE NOTE #5)

**LOADING SPACES**

COMMERCIAL	REQUIRED	PROVIDED
1 SPACE FOR THE FIRST 10,000 SF OF FLOOR AREA (5,309 SF)	0 (SEE NOTE #4)	0

- NOTES:**
- "(N)" REPRESENTS THE NUMBER OF HANDICAP SPACES INCLUDED IN THE TOTAL SPACES.
  - PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-204.B.
  - BICYCLE PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, 5-205.
  - GOODS SHALL NOT BE DELIVERED VIA LARGE SEMITRAILERS OR FULL TRAILER TRUCKS SO NO LOADING SPACES ARE REQUIRED PER VILLAGE OF ESTERO LDC, 5-206.
  - 10 BICYCLE SPACES WERE PROVIDED UNDER DOS2020-E007. 2 ADDITIONAL SPACES ARE PROPOSED FOR THE OAK & STONE.

**REFUSE & SOLID WASTE DISPOSAL FACILITIES**

REQUIRED	PROVIDED
COMMERCIAL REQUIREMENT PER VILLAGE OF ESTERO LDC, 5-12. 128 SF FOR MORE THAN 5,000 SF UP TO 10,000 SF	
PROPOSED COMMERCIAL	5,309 SF
REQUIRED COLLECTION AREA	128 SF
PROVIDED	
14' x 10' ENCLOSURE	140 SF

- NOTES:**
- THE ENCLOSURE SHALL HAVE A MINIMUM 12 FEET WIDE CLEAR OPENING.
  - A MINIMUM OVERHEAD CLEARANCE OF 22 FEET IS REQUIRED.

**BUILDING SUMMARY**

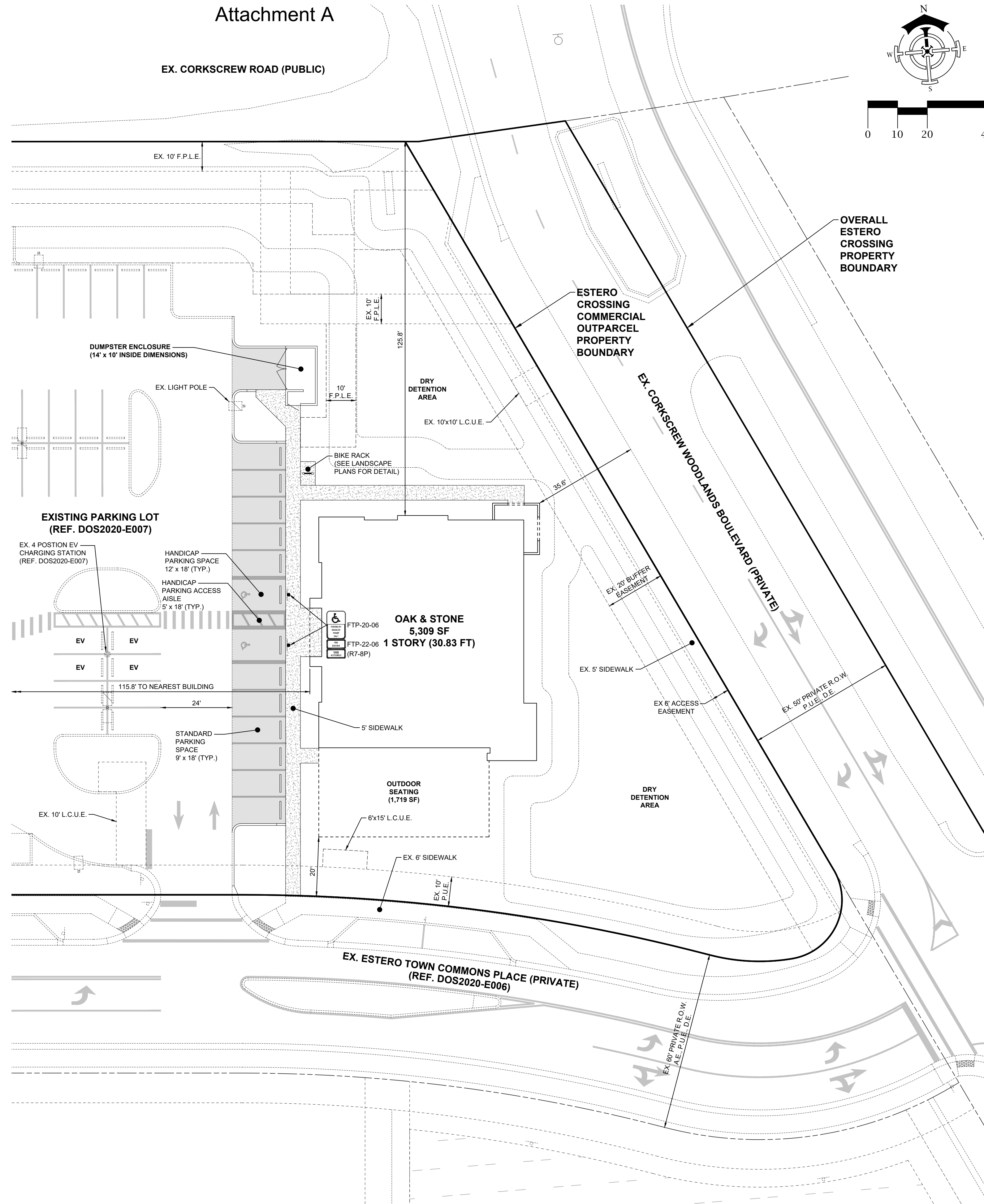
BUILDING	GROSS FLOOR AREA (SF)	STORIES
OAK & STONE	5,309	1

**COMMERCIAL OUTPARCEL OPEN SPACE**

OUTPARCEL AREA	REQUIRED OPEN SPACE	OPEN SPACE PROVIDED
5.05 AC.	0.51 AC. (10% MIN.)	1.71 AC.

- NOTES:**
- REQUIRED OPEN SPACE PER ORDINANCE 2019-09.

**Attachment A**



**DELISI FITZGERALD, INC.**  
 Planning - Engineering - Project Management

1605 Handy Street  
 Fort Myers, FL 33901  
 (239) 418-0691  
 (239) 418-0692 fax

Florida Certificate of Authorization  
 Engineering LB #26978

ENGINEER OF RECORD:  
 JOHN T. WOODDA, P.E. (FOR THE FIRM)  
 FLORIDA P.E. NO. 58217

NOT VALID WITHOUT SEAL, SIGNATURE AND DATE

OWNER / DEVELOPER:  
**SD ESTERO CROSSING, LLC**  
 2839 PROFESSIONAL CIRCLE, SUITE 101  
 NAPLES, FL 34119  
 (239) 592-7344

PROJECT:  
**ESTERO CROSSING  
 OAK & STONE**

PLAN REVISIONS	DESCRIPTION
#	DATE

**SITE LAYOUT, SIGNING AND MARKING PLAN**

Project Manager: JTW  
 Drawn By: CAS  
 Checked By: JTW  
 Project Number: 21582  
 Located in Section(s): 35  
 Township: 46 S | Range: 25 E  
 County, State: LEE COUNTY, FL

Status:  
**CONSTRUCTION PLANS  
 SUBJECT TO ALL PERMIT APPROVALS**

Sheet Number: 4

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