



Coconut Point Ford New Vehicle Service Building



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

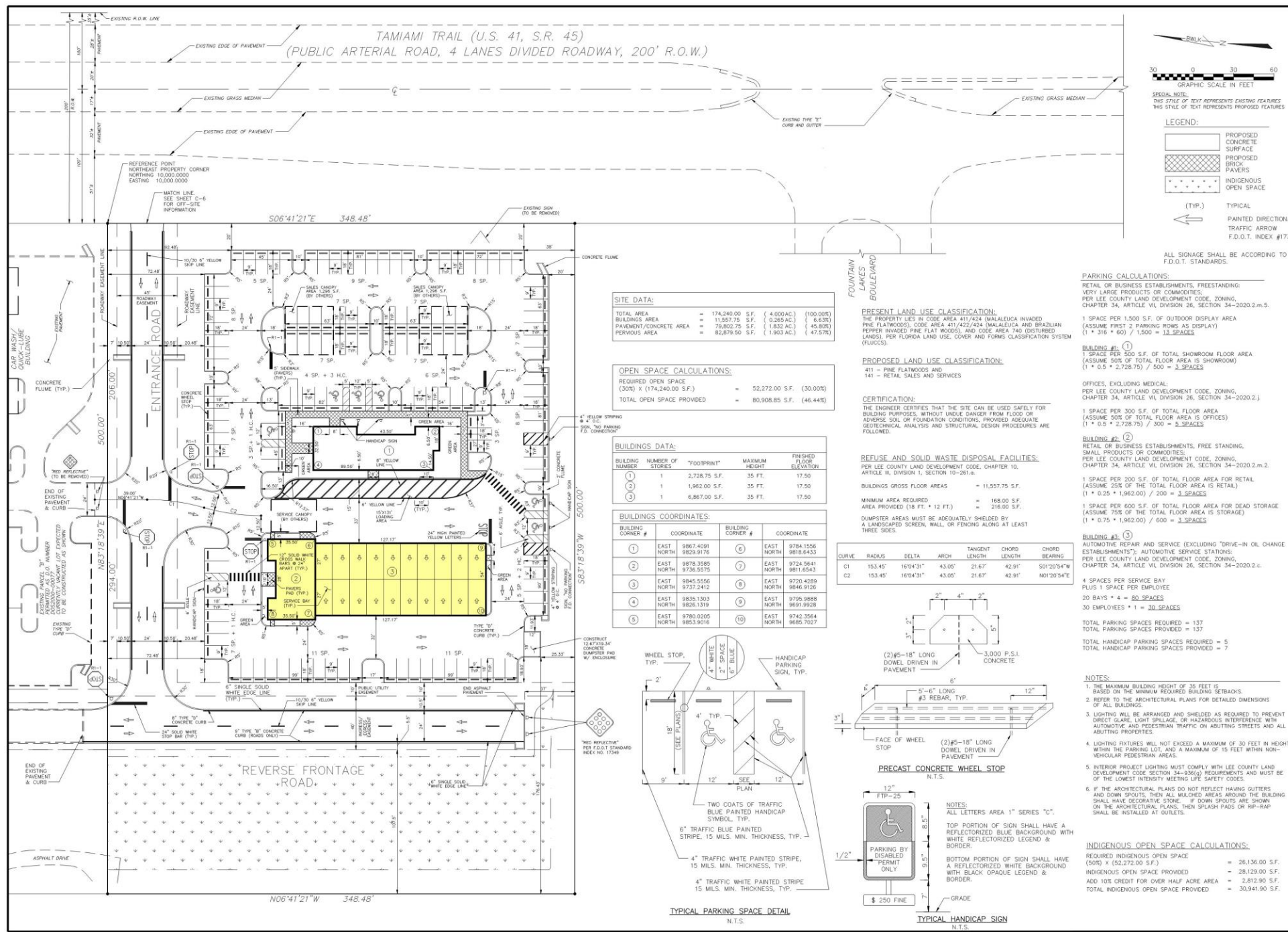
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ARCHITECT



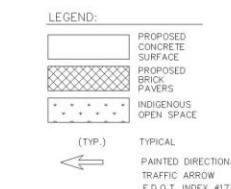
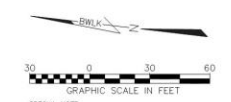
JOSEPH H. KELLEY, RLA, LLC
LANDSCAPE ARCHITECTURE AND LAND PLANNING
3805 HANOVER ST., FORT MYERS, FL 33901
JOSH.KELLEY@COMCAST.NET



Project Location



TAMAMI TRAIL (U.S. 41, S.R. 45)
(PUBLIC ARTERIAL ROAD, 4 LANES DIVIDED ROADWAY, 200' R.O.W.)



REFERENCE POINT
NORTHWEST PROPERTY CORNER
NORTHING 10,000.0000
EASTING 10,000.0000

SITE DATA:

TOTAL AREA	=	174,240.00 S.F.	(4.000AC)	(100.00%)
BUILDINGS AREA	=	11,557.75 S.F.	(0.265AC)	(6.63%)
PAVEMENT/CONCRETE AREA	=	70,802.75 S.F.	(1.632AC)	(40.07%)
PERVIOUS AREA	=	82,879.50 S.F.	(1.903AC)	(47.57%)

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE (30%) X (174,240.00 S.F.)	=	52,272.00 S.F. (30.00%)
TOTAL OPEN SPACE PROVIDED	=	80,908.85 S.F. (46.44%)

BUILDINGS DATA:

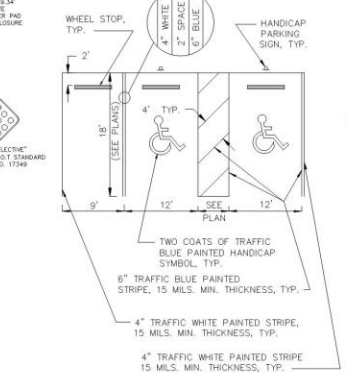
BUILDING NUMBER	NUMBER OF STORES	FOOTPRINT	MAXIMUM HEIGHT	FINISHED FLOOR ELEVATION
1	1	2,728.75 S.F.	35 FT.	17.50
2	1	1,962.00 S.F.	35 FT.	17.50
3	1	6,867.00 S.F.	35 FT.	17.50

BUILDINGS COORDINATES:

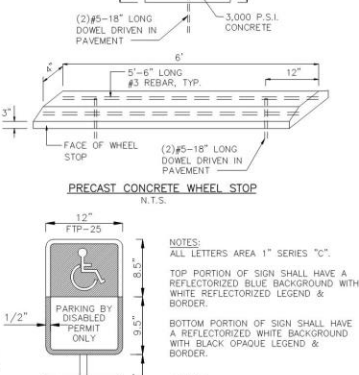
BUILDING CORNER #	COORDINATE	BUILDING CORNER #	COORDINATE
1	EAST 9867.4091 NORTH 9829.9176	6	EAST 9794.1556 NORTH 9818.6433
2	EAST 9878.5956 NORTH 9736.5575	7	EAST 9724.5641 NORTH 9811.6543
3	EAST 9845.5556 NORTH 9737.2412	8	EAST 9720.4289 NORTH 9846.9750
4	EAST 9835.3303 NORTH 9826.1319	9	EAST 9795.9888 NORTH 9691.9928
5	EAST 9780.0205 NORTH 9853.9016	10	EAST 9742.3564 NORTH 9685.7027

CURVE DATA:

CURVE	RADIUS	DELTA	ARCH LENGTH	TANGENT LENGTH	CHORD LENGTH	CHORD BEARING
C1	153.45'	16°04'31"	43.05'	21.67'	42.91'	S012°04'4"W
C2	153.45'	16°04'31"	43.05'	21.67'	42.91'	N012°04'4"E



TYPICAL PARKING SPACE DETAIL
N.T.S.



TYPICAL HANDICAP SIGN
N.T.S.

FOUNTAIN LAKES BOULEVARD

PROPOSED LAND USE CLASSIFICATION:
411 - RETAIL SALES AND SERVICES

CERTIFICATION:
THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNLIE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ADEQUATE GEOTECHNICAL ANALYSIS AND STRUCTURAL DESIGN PROCEDURES ARE FOLLOWED.

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:
PER LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 10, ARTICLE II, DIVISION 1, SECTION 10-261.e.

BUILDINGS GROSS FLOOR AREAS = 11,557.75 S.F.
MINIMUM AREA REQUIRED = 168.00 S.F.
AREA PROVIDED (18 FT. X 12 FT.) = 216.00 S.F.

DUMPSTER AREAS MUST BE ADEQUATELY SHIELDED BY A LANDSCAPED SCREEN, WALL, OR FENCING ALONG AT LEAST THREE SIDES.

PARKING CALCULATIONS:
RETAIL OR BUSINESS ESTABLISHMENTS, FREESTANDING, VERY LARGE PRODUCTS OR COMMODITIES:
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING CHAPTER 34, ARTICLE VII, DIVISION 26, SECTION 34-2020.2.m.5.

1 SPACE PER 1,500 S.F. OF OUTDOOR DISPLAY AREA (ASSUME FIRST 2 PARKING ROWS AS DISPLAY)
(1 * 316 * 60) / 1,500 = 13 SPACES

BUILDING #1:
1 SPACE PER 500 S.F. OF TOTAL SHOWROOM FLOOR AREA (ASSUME 50% OF TOTAL FLOOR AREA IS SHOWROOM)
(1 * 0.5 * 2,728.75) / 500 = 3 SPACES

OFFICES, EXCLUDING MEDICAL:
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING CHAPTER 34, ARTICLE VII, DIVISION 26, SECTION 34-2020.2.j.

1 SPACE PER 300 S.F. OF TOTAL FLOOR AREA (ASSUME 50% OF TOTAL FLOOR AREA IS OFFICES)
(1 * 0.5 * 2,728.75) / 300 = 3 SPACES

BUILDING #2:
RETAIL OR BUSINESS ESTABLISHMENTS, FREE STANDING, SMALL PRODUCTS OR COMMODITIES:
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING CHAPTER 34, ARTICLE VII, DIVISION 26, SECTION 34-2020.2.m.2.

1 SPACE PER 200 S.F. OF TOTAL FLOOR AREA FOR RETAIL (ASSUME 25% OF THE TOTAL FLOOR AREA IS RETAIL)
(1 * 0.25 * 1,962.00) / 200 = 3 SPACES

1 SPACE PER 600 S.F. OF TOTAL FLOOR AREA FOR DEAD STORAGE (ASSUME 75% OF THE TOTAL FLOOR AREA IS STORAGE)
(1 * 0.75 * 1,962.00) / 600 = 3 SPACES

BUILDING #3:
AUTOMOTIVE REPAIR AND SERVICE (EXCLUDING DRIVE-IN OIL CHANGE ESTABLISHMENTS); AUTOMOTIVE SERVICE STATIONS:
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING CHAPTER 34, ARTICLE VII, DIVISION 26, SECTION 34-2020.2.c.

4 SPACES PER SERVICE BAY PLUS 1 SPACE PER EMPLOYEE
20 BAYS * 4 = 80 SPACES
30 EMPLOYEES * 1 = 30 SPACES

TOTAL PARKING SPACES REQUIRED = 137
TOTAL PARKING SPACES PROVIDED = 137

TOTAL HANDICAP PARKING SPACES REQUIRED = 7
TOTAL HANDICAP PARKING SPACES PROVIDED = 7

- NOTES:**
- THE MAXIMUM BUILDING HEIGHT OF 35 FEET IS BASED ON THE MINIMUM REQUIRED BUILDING SETBACKS.
 - REFER TO THE ARCHITECTURAL PLANS FOR DETAILED DIMENSIONS OF ALL BUILDINGS.
 - LIGHTING WILL BE ARRANGED AND SHIELDED AS REQUIRED TO PREVENT DIRECT GLARE, LIGHT SPILLAGE, OR HAZARDOUS INTERFERENCE WITH AUTOMOTIVE AND PEDESTRIAN TRAFFIC ON ADJUTING STREETS AND ALL ADJUTING PROPERTIES.
 - LIGHTING FIXTURES WILL NOT EXCEED A MAXIMUM OF 30 FEET IN HEIGHT WITHIN THE PARKING LOT, AND A MAXIMUM OF 15 FEET WITHIN NON-VEHICULAR PEDESTRIAN AREAS.
 - INTERIOR PROJECT LIGHTING MUST COMPLY WITH LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-936(a) REQUIREMENTS AND MUST BE OF THE LOWEST INTENSITY MEETING LIFE SAFETY CODES.
 - IF THE ARCHITECTURAL PLANS DO NOT REFLECT HAVING GUTTERS AND DOWN SPOUTS, THEN ALL MULCHED AREAS AROUND THE BUILDING SHALL HAVE DECORATIVE STONE 4" DOWN SPOUTS ARE SHOWN ON THE ARCHITECTURAL PLANS, THEN SPLASH PADS OR RIP-RAP SHALL BE INSTALLED AT OUTLETS.

INDIGENOUS OPEN SPACE CALCULATIONS:

REQUIRED INDIGENOUS OPEN SPACE (50%) X (52,272.00 S.F.)	=	26,136.00 S.F.
INDIGENOUS OPEN SPACE PROVIDED	=	28,129.00 S.F.
ADD 10% CREDIT FOR OVER HALF ACRE AREA	=	2,812.90 S.F.
TOTAL INDIGENOUS OPEN SPACE PROVIDED	=	30,941.90 S.F.

REVISIONS PER F.D.O.T. REQUIREMENTS - 1/29/2005
REVISIONS PER F.D.O.T. REQUIREMENTS - 10/29/2004
REVISIONS PER F.D.O.T. REQUIREMENTS - 8/21/2003
REVISIONS PER S.F.W.M.D. REQUIREMENTS - 10/11/2002
REVISIONS PER S.F.W.M.D. REQUIREMENTS - 7/29/2002
REVISIONS PER LEE COUNTY REQUIREMENTS - 12/29/2001

AMADOR R. KAREH, P.E.
FLORIDA REG. NO. 43324

41 INVESTMENTS, L.L.P.
FORT MYERS, FLORIDA, 33902
(239) 936-2193

TAMAMI TRAIL DEALERSHIP ESTERO
SECTION 4, T. 47S, R. 25E, LEE COUNTY, FLORIDA

Bean, Whicker, Lutz & Kareh, Inc.
CONSULTING ENGINEERS - SURVEYORS AND MAPPING PLANNERS
13041 MCGUIRE DR., SUITE 1, FT. WYERS, FL 33919 (941) 481-1331
REGISTRATION NUMBER: 16819

DESIGNED BY: S. YOANES
CHECKED BY: S. YOANES
DATE: MARCH 9, 2001

APPROVED BY: A.R. KAREH
DATE: 1" = 30'

SITE, STRIPING, & SIGNAGE PLAN
SHEET C-1
4-47-25

OWNER/PROPERTY INFORMATION:
 OWNER: HI INVESTMENTS, LLP
 P.O. BOX 70
 FORT MYERS, FL 33902
 PROPERTY STRIP NUMBER: 04-47-25-E4-011892.2157
 PROPERTY ADDRESS: 22600 & 2504 SOUTH TAMAMI TRAIL,
 ESTERO, FLORIDA 33928

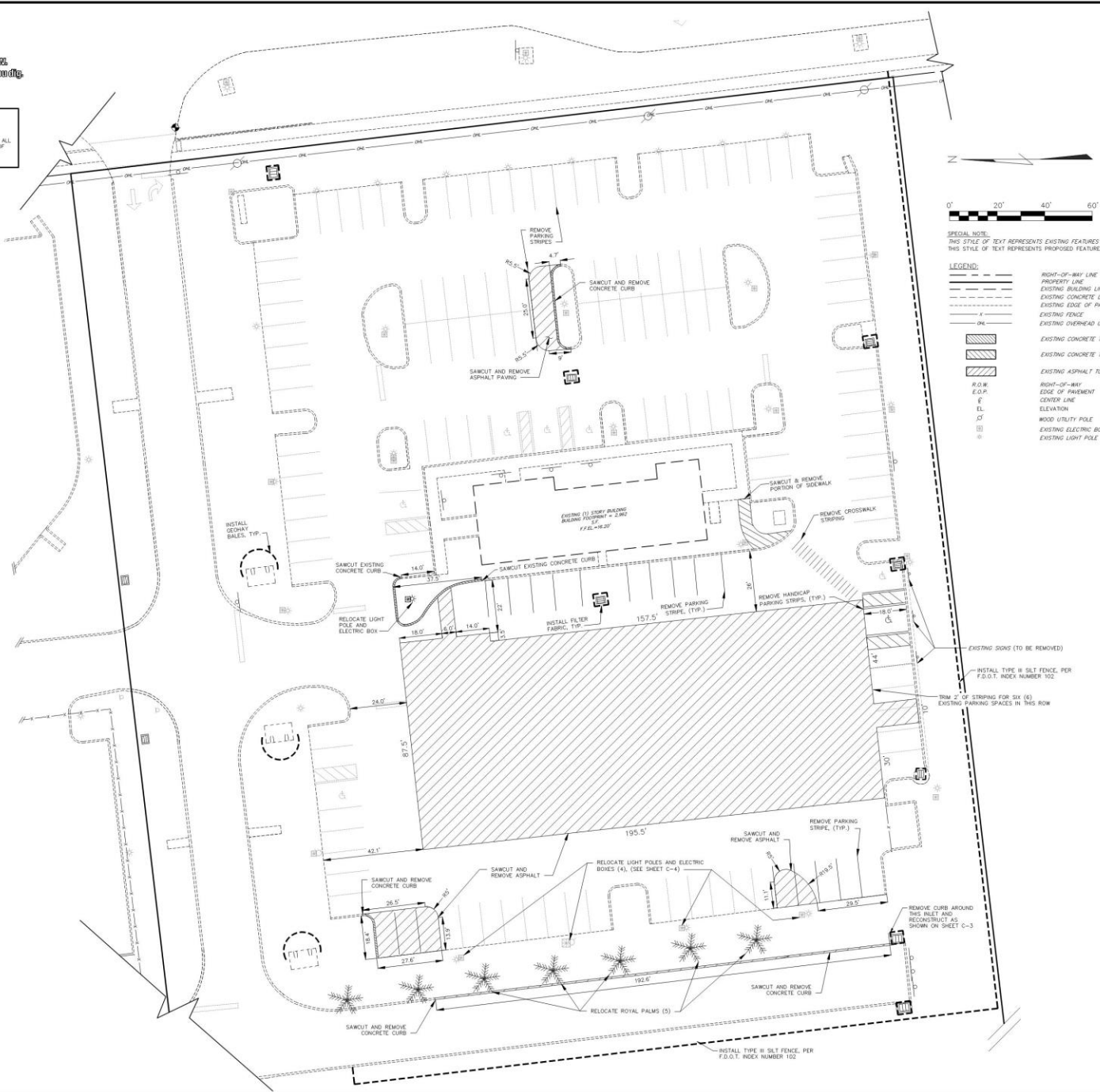


EXCAVATION NOTE:
 PRIOR TO ANY WORK, CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA" AT 1-888-488-4320 TO LOCATE ALL EXISTING UTILITY LINES WITHIN THE LIMITS OF CONSTRUCTION TO AVOID ANY CONFLICT OF INTERRUPTION OF SERVICE.

SILT FENCE NOTE:
 CONTRACTOR TO INSTALL TYPE II SILT FENCE, PER F.D.O.T. INDEX NUMBER 100 AROUND THE LIMITS OF CONSTRUCTION. IF P.A.M., F.D.I.P., AND THE WELLS OF ESTERO MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.

ELEVATIONS NOTE:
 ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.), UNLESS OTHERWISE NOTED.

- DEMOLITION NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES.
 - MAINTENANCE OF TRAFFIC SHALL FOLLOW F.D.O.T. DESIGN STANDARD INDEX NUMBER 600 (CURRENT EDITION), INCLUDING FLAGGING.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAZARDOUS MATERIAL SPILLS OR ILLEGAL POLLUTION CAUSED BY HIS FORCES OR SUBCONTRACTORS.
 - CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
 - ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
 - NO FIELD CHANGES, OR DEVIATIONS FROM PLANS WILL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
 - CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE (1) COMPLETE COPY OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, SPECIAL PROVISIONS, AND COPIES OF ALL REQUIRED PERMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADE PERMITS. CONTRACTOR SHALL REVIEW REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.
 - ALL EXISTING MONUMENTATION SHALL BE PROTECTED. IF MONUMENTATION IS DISTURBED, OR DESTROYED, IT SHALL BE REPLACED AFTER CONSTRUCTION IS COMPLETE, TO REQUIRED ACCURACY, BY A FLORIDA LICENSED P.S.M., IF MONUMENTATION IS IN DANGER OF BEING DISTURBED, OR DESTROYED, IT SHALL BE REFERENCED, AND REPLACED AFTER CONSTRUCTION IS COMPLETE, BY FLORIDA LICENSED P.S.M.
 - CONTRACTOR TO SOO OR VEGETATE ALL DISTURBED AREAS.



SPECIAL NOTE:
 THIS STYLE OF TEXT REPRESENTS EXISTING FEATURES
 THIS STYLE OF TEXT REPRESENTS PROPOSED FEATURES

- | LEGEND: | |
|---------------|---------------------------------|
| [---] | RIGHT-OF-WAY LINE |
| [---] | PROPERTY LINE |
| [---] | EXISTING BUILDING LINE |
| [---] | EXISTING CONCRETE LINE |
| [---] | EXISTING EDGE OF PAVEMENT |
| [---] | EXISTING FENCE |
| [---] | EXISTING OVERHEAD UTILITY LINE |
| [Hatched Box] | EXISTING CONCRETE TO BE REMOVED |
| [Hatched Box] | EXISTING CONCRETE TO BE REMOVED |
| [Hatched Box] | EXISTING ASPHALT TO BE REMOVED |
| [---] | RIGHT-OF-WAY |
| [---] | EDGE OF PAVEMENT |
| [---] | CENTER LINE |
| [---] | ELEVATION |
| [---] | WOOD UTILITY POLE |
| [---] | EXISTING ELECTRIC BOX |
| [---] | EXISTING LIGHT POLE |

NO.	REVISIONS FOR THE VALUE OF FIELD MEASUREMENTS - 06/07/2023	DATE

AWAID B. WARD,
 PROFESSIONAL ENGINEER,
 LICENSE NO. 43324
 DATE: _____

HI INVESTMENTS, LLP
 C/O A.W. WARD & ASSOCIATES
 P.O. BOX 19360
 FORT MYERS, FLORIDA 33912
 PHONE (239) 498-3073

HALEY WARD, INC.
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 1301 HIGDON ROAD, FORT MYERS, FLORIDA 33919
 WWW.HALEYWARD.COM
 LICENSE NO. CE-2011-0253
 EXPIRES: AUGUST 15, 2024
 PROJECT NO. 2011-045-001 (22-25) TAMAMI TR. COCONUT POINT FORD

LOCATION: P:\13114-16-41_INVESTMENTS_LP\01\260925064\5 TAMAMI TR COCONUT POINT FORD\REV02\CAD_FILE\CONTR\COCONUT POINT FORD (25-25) WITH NOISE UNDESERVING.DWG-51 (REV) (pub) 230708 4:30:08 PM. smp@aw
 COCONUT POINT FORD (25-25) WITH NOISE UNDESERVING.DWG-51 (REV) (pub) 230708 4:30:08 PM. smp@aw
 SECTION 04, I 47S, R 25E, LEE COUNTY, FLORIDA
 SITE ADDRESS: 22600/2504 SOUTH TAMAMI TRAIL, ESTERO, FL 33928
COCONUT POINT FORD
 DEMOLITION PLAN
 SHEET C-1
 FILE: 04-47-25

OWNER/PROPERTY INFORMATION:
 OWNER: 41 INVESTMENTS, LLP
 P. O. BOX 70
 FORT MYERS, FL 33902
 PROPERTY STRIP NUMBER: 04-47-25-04-UB92-2157
 PROPERTY ADDRESS: 22600 & 22604 SOUTH TAMAMI TRAIL
 ESTERO, FLORIDA 33928

**FEDERAL EMERGENCY
 MANAGEMENT AGENCY**
 NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP INFORMATION
 COMMUNITY NUMBER: 125124 & 120260
 PANEL NUMBER: 13011C0587 & 13011C05915
 DATE OF FIRM INDEX: 09/29/2008 & 12/07/2015
 FIRM ZONE: X
 BASE FLOOD ELEVATION: N/A



EXCAVATION NOTE:
 PRIOR TO ANY WORK, CONTRACTOR SHALL CONTACT SURVEYING ENGINEER OR CALL OF FLORIDA AT 1-800-432-4770 TO LOCATE ALL EXISTING UTILITY LINES WITHIN THE LIMITS OF CONSTRUCTION TO AVOID ANY CONTACT OR INTERFERENCE OF SERVICE.

PRE-DEVELOPMENT SITE DATA

PARCEL AREA	AREA (S.F.)	PERCENTAGE (%)
PARCEL AREA	174,240	100.00
EXISTING BUILDING	2,262	1.30
EXISTING CONCRETE	2,560	1.46
EXISTING BRICK PAVERS	1,426	0.82
EXISTING ASPHALT PAVING	87,425	50.18
TOTAL EXISTING IMPERVIOUS AREA	94,273	54.16
PERVIOUS AREA	79,967	45.84

POST-DEVELOPMENT SITE DATA

PARCEL AREA	AREA (S.F.)	PERCENTAGE (%)
PARCEL AREA	174,240	100.00
EXISTING BUILDING	2,262	1.30
PROPOSED BUILDING	12,900	7.35
EXISTING CONCRETE	2,560	1.47
PROPOSED CONCRETE	2,273	1.30
EXISTING BRICK PAVERS	1,426	0.82
PROPOSED BRICK PAVERS	1,965	0.96
EXISTING ASPHALT PAVING	79,198	45.45
PROPOSED ASPHALT PAVING	18,884	10.84
TOTAL PROPOSED IMPERVIOUS AREA	98,884	56.75
PERVIOUS AREA	75,356	43.25
PROVIDED OPEN SPACE	77,021	44.20
REQUIRED OPEN SPACE	52,272	30.00

SILT FENCE NOTE:
 CONTRACTOR TO INSTALL TYPE B SILT FENCE PER F.O.D.I. INDEX NUMBER 100 AROUND THE LIMITS OF CONSTRUCTION. S.F.W.M.D., F.S.P.F. AND THE VILLAGE OF ESTERO MAY REQUIRE ADDITIONAL STORMWATER POLLUTION PREVENTION DEVICES.

PARKING CALCULATIONS:
USE, VEHICLE AND BOAT RENTAL AND SALES:
 PER TABLE [5-204.8.1] OF THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE, THE MINIMUM REQUIREMENT IS 1 PARKING SPACE PER 700 S.F.
 EXISTING BUILDING FOOTPRINT = 2,262 S.F.
 REQUIRED NUMBER OF PARKING SPACES = 1,700 X 2,262 S.F. = 5 PARKING SPACES
USE, AUTOMOTIVE SERVICE STATION:
 PER TABLE [5-204.8.1] OF THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE, THE MINIMUM REQUIREMENT IS 4 PARKING SPACES PER SERVICE BAY PLUS 1 PER EMPLOYEE.
 PROPOSED NUMBER OF SERVICE BAYS = 18 SERVICE BAYS
 ESTIMATED NUMBER OF AUTOMOTIVE SERVICE STATION EMPLOYEES = 8 PERSONS
 REQUIRED NUMBER OF PARKING SPACES = [18 SERVICE BAYS X 4] + 8 = 80 PARKING SPACES
USE, VEHICLE AND BOAT REPAIR AND MAINTENANCE:
 PER TABLE [5-204.8.1] OF THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE, THE MINIMUM REQUIREMENT IS 1 PARKING SPACE PER 700 S.F.
 PROPOSED BUILDING OFFICE SPACE = 1,600 S.F.
 PROPOSED BUILDING MEZZANINE STORAGE SPACE = 677 S.F.
 REQUIRED NUMBER OF PARKING SPACES = 1,700 X 2,277 S.F. = 4 PARKING SPACES
 TOTAL REQUIRED NUMBER OF PARKING SPACES = 5 + 80 + 4 = 89 PARKING SPACES
 PROVIDED NUMBER OF PARKING SPACES = 143 PARKING SPACES
 TOTAL REQUIRED NUMBER OF HANDICAP PARKING SPACES = 5 PARKING SPACES
 PROVIDED NUMBER OF HANDICAP PARKING SPACES = 5 PARKING SPACES



PARKING LOTS NOTE:
 AFTER CONSTRUCTION IS COMPLETED, ALL SURFACES TO BE CLEARED. PAVED PARKING LOTS TO BE SEALCOATED, AND ALL STRIPING TO BE NEWLY RESTRIPTED. CLIENT HAS THE OPTION TO OVERLAY THE EXISTING PARKING LOT WITH 1" TYPE 5-3 BITUMINOUS PAVEMENT.

BUILDING DIMENSIONS NOTE:
 BUILDING DIMENSIONS SHOWN ARE FOR SITE PLANNING AND ZONING PURPOSES. REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. BUILDING "FOOTPRINT" REPRESENTS THE OUTERMOST BUILDING ENVELOPE AT GROUND LEVEL, AND DOES NOT INCLUDE ROOF OVERHANGS, SILLS, COLUMN CAPS, MOLING, CORNICE OR OTHER DECORATIVE ARCHITECTURAL FEATURES ABOVE GROUND LEVEL.

ADA COMPLIANCE STATEMENT:
 THIS SITE HAS BEEN DESIGNED AND IS TO BE CONSTRUCTED TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) ACCESSIBILITY GUIDELINES TO THE EXTENT REQUIRED BY LAW. THE CONTRACTOR IS TO ENSURE THAT THE SITE IS CONSTRUCTED PER ADA GUIDELINES. ANY DISCREPANCIES OR FIELD MODIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER-OF-RECORD IMMEDIATELY.

SPECIAL NOTE:
 THE CONTRACTOR SHALL CONSTRUCT ALL ELEMENTS SHOWN AS PROPOSED WITHIN THE SUBJECT PROPERTY PER THESE PLANS AND ASSOCIATED DETAILS, SPECIFICATIONS, AND NOTES.

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:
 PER ESTERO LAND DEVELOPMENT CODE, CHAPTER 5, SECTION 5-12:
 COMMERCIAL BUSINESS BUILDING = 12,900 + 677 + 2,262 = 16,439 S.F.
 MINIMUM AREA REQUIRED = 120 S.F. (GARbage COLLECTION) + 216 S.F. (RECYCLABLE COLLECTION) = 336 S.F.

ZONING CRITERIA TABLE:

COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING CRITERIA	REQUIRED	PROPOSED
MINIMUM WIDTH	100 FEET	348.48 FEET
MINIMUM DEPTH	100 FEET	500.00 FEET
MINIMUM AREA	20,000 S.F.	174,240 S.F.
STREET SETBACK (INTERNAL)	25 FEET	84.0 FEET
STREET SETBACK (U.S. 41)	25 FEET	218.8 FEET
SIDE SETBACK	15 FEET	62.9 FEET
REAR SETBACK	20 FEET	202 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	28 FEET

AS SHOWN IN THE TABLE ABOVE, THE PROPOSED DEVELOPMENT IS COMPLIANT WITH THE MINIMUM ZONING CRITERIA.

OPEN SPACE & LANDSCAPING CALCULATIONS:
 PER THE APPROVED ZONING RESOLUTION Z-97-050, SECTION 2.2.1(4), THE REQUIRED OPEN SPACE IS 30% OF DEVELOPMENT AREA.
 REQUIRED OPEN SPACE = 30% X 174,240 S.F. = 52,272 S.F.
 TOTAL OPEN SPACE PROVIDED = 471 S.F. (PROPOSED COURTYARD) + 79,356 S.F. (PERVIOUS AREAS) + 1,244 S.F. (PROPOSED SIDEWALKS) = 77,021 S.F.
 PER ESTERO LAND DEVELOPMENT CODE TABLE 5-409.C, THE REQUIRED INTERNAL PARKING LANDSCAPING IS 10% OF TOTAL PAVED SURFACE WITH A MINIMUM AREA DIMENSION OF 10 FEET BY TEN FEET.
 REQUIRED INTERNAL PARKING LANDSCAPING = 10% X 75,198 S.F. = 7,520 S.F.
 TOTAL INTERNAL PARKING LANDSCAPING PROVIDED = (SEE LANDSCAPE PLANS)

LAND USE INFORMATION:
EXISTING PLANNING JURISDICTIONS:
 LOCAL JURISDICTION: VILLAGE OF ESTERO
 PLANNING COMMUNITY: (27) ESTERO
 FUTURE LAND USE MAP: URBAN COMMERCIAL (FUTURE LAND USE MAP 2040)
CURRENT ZONING:
 CPD: COMMERCIAL PLANNED DEVELOPMENT DISTRICT
PRESENT LAND USE CLASSIFICATION:
 FASO - COMMERCIAL AND SERVICES (PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCOCS))
PROPOSED LAND USE CLASSIFICATION:
 F40 - COMMERCIAL AND SERVICES (PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCOCS))
 (NO LAND USE CHANGE IS PROPOSED)

HALEY WARD, INC.
 ENGINEERING (ENVIRONMENTAL) SURVEYING
 1301 HICKORY HOLLOW, FORT MYERS, FLORIDA 33919
 WWW.HALEYWARD.COM
 PHONE: (813) 471-1210 (202) 462-1210
 FAX: (813) 471-1210
 LICENSE NO. 2011-045-000 (22-23-25) LAND SURVEYING, AUGUST 18, 2022
 LICENSE NO. 2011-045-000 (22-23-25) LAND SURVEYING, AUGUST 18, 2022

SITE PLAN

SHEET C-2

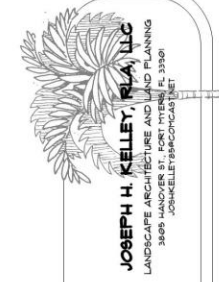
FILE: 04-47-25

REVISIONS FOR THE VALUE OF FIELD MEASUREMENTS - 06/07/2023

NO.	DATE	DESCRIPTION
1	06/07/2023	ISSUED FOR PERMITS

DATE: 06/07/2023
 DRAWN BY: AHMAD E. KAREEM, PROFESSIONAL ENGINEER, LICENSE NO. 43324

LOCATION: P:\FL131146-41_INVESTMENTS_LP\040126052604_S TAMAMI TR COCONUT POINT FORD\REVISED COCONUT POINT FORD (25-25) WITH NOISE LANDSCAPING.DWG \$2 SITE plan \$210762-3-2638 PAL.dwg



Digitally signed by Joseph Kelley
Date: 2023.06.19
14:23:17 -04'00'

COCONUT POINT FORD

22600 & 22604 S. TAMiami TRl ESTERO, FL
COMMERCIAL DEVELOPMENT
CODE REQUIRED MINIMUM LANDSCAPE PLAN

DATE: 04/04/2023
DRAWN BY: JOSEPH KELLEY
FILE NAME: COCONUTFORD-L6-V1.DWG
REVISION NOTES:
06/15/2023 PER DEV. REVIEW

SHEET NUMBER:
1
1 OF 2

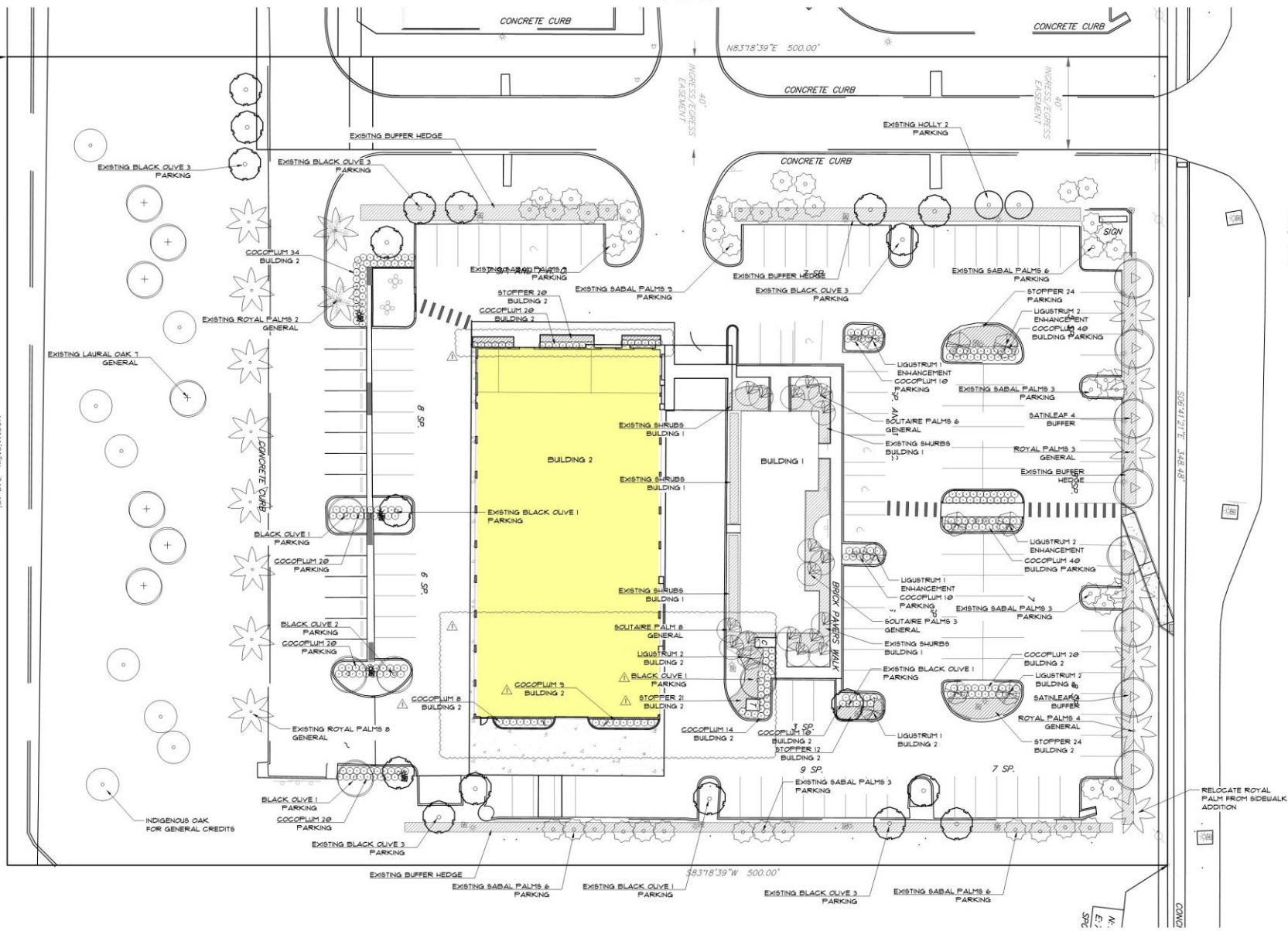
Joseph Kelley

TAMiami TRAIL ROW
TYPE D BUFFER
20' WIDTH

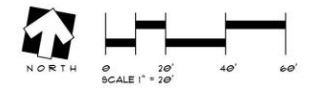
COMMERCIAL
TYPE A BUFFER
5' WIDTH

N: 79.5628, 89
E: 71.027, 73
SPAC

MULTI-FAMILY
TYPE C BUFFER
20' WIDTH
N: 79.5628, 89
E: 71.027, 73
SPAC



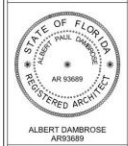
MULTI-FAMILY
TYPE C BUFFER
20' WIDTH



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**A NEW SERVICE BUILDING FOR:
COCONUT POINT FORD**
22800 / 22804 SOUTH TAMAMI TRAIL
ESTERO, FLORIDA

CONSULTANT:



ALBERT DAMROSE
AR93689

DATE ISSUED: 10 APRIL 2023

REVISIONS

NO.	DESCRIPTION

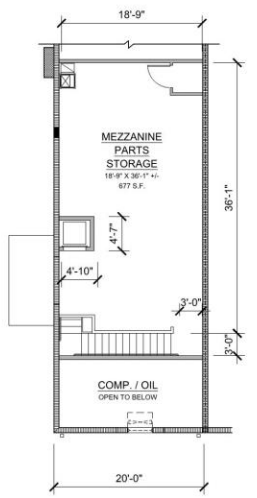
SHEET

D1

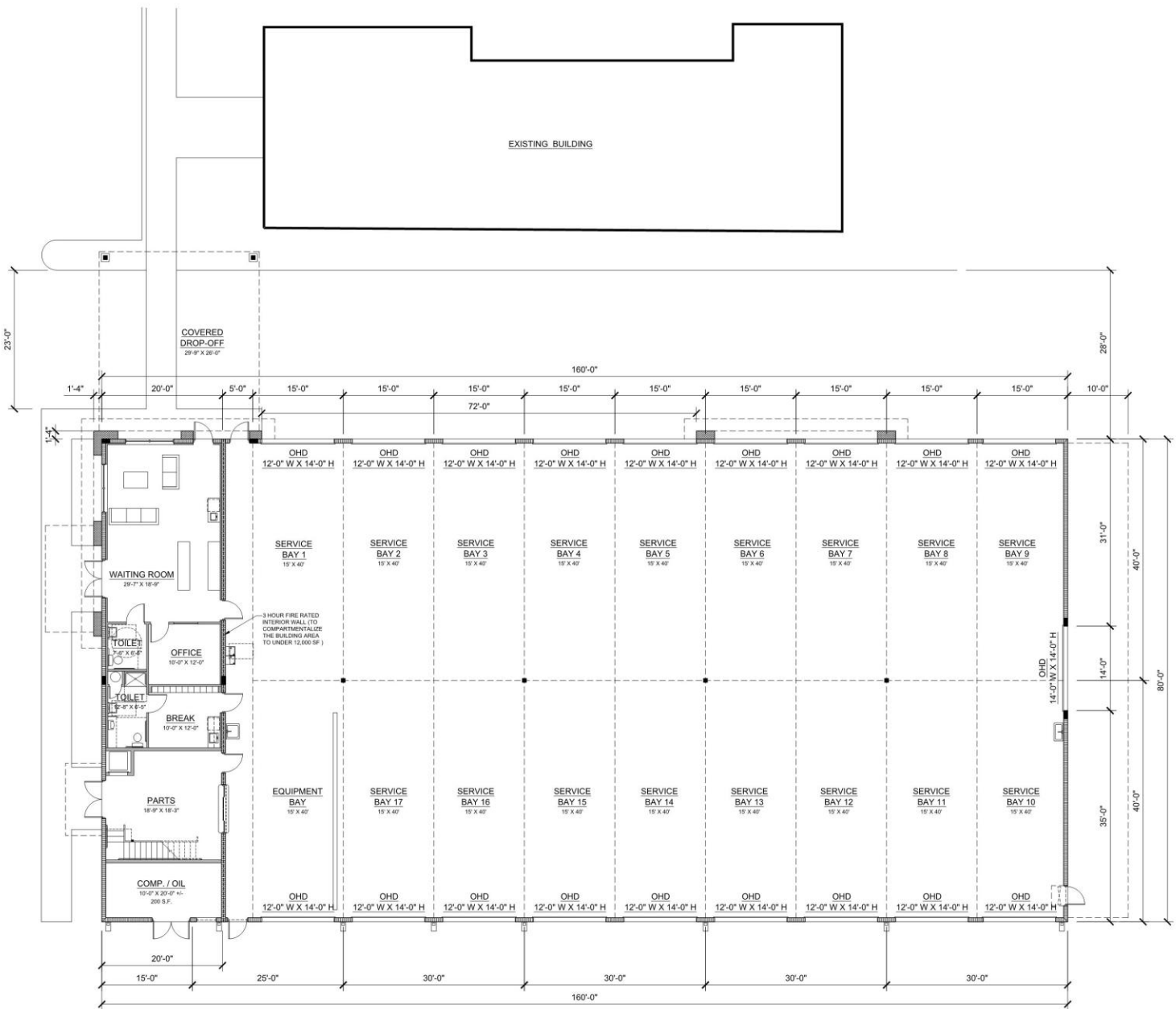
GREEN BUILDING STANDARDS

DESIGN ALL AREAS REQUIRED TO BE LANDSCAPED AS AN INTEGRATED SYSTEM TO MEET ON-SITE STORMWATER QUALITY REQUIREMENTS FOR THE DEVELOPMENT THROUGH INCORPORATION OF LOW IMPACT DEVELOPMENT DESIGN PRINCIPLES AND USE OF BEST MANAGEMENT PRACTICES FOR ON-SITE STORMWATER MANAGEMENT. THESE AREAS SHALL USE VEGETATED PERVIOUS SURFACES OR OTHER MEASURES SUCH AS PERMEABLE PAVEMENTS TO INFILTRATE THE CAPTURE OF WATER VOLUME ON-SITE. PIPED CONVEYANCES MUST DISCHARGE TO PERVIOUS AREAS.	2.5 POINTS
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.5 POINTS
STATED WATER HEATER EFFICIENCY BETWEEN 0.675 AND 0.82	0.75 POINTS
TOTAL POINTS ACHIEVED	3.75 POINTS

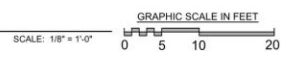
*NOTE: A MINIMUM OF 3 POINTS IS REQUIRED FOR NON-RESIDENTIAL DEVELOPMENT 8,000 TO 25,000 SQUARE FEET.



SCHEMATIC MEZZANINE PLAN
SCALE: 1/8" = 1'-0"



SCHEMATIC FLOOR PLAN
BUILDING FOOTPRINT = 12,800 SQ. FT.
MEZZANINE = 677 SQ. FT.
TOTAL FLOOR AREA = 13,477 SQ. FT.



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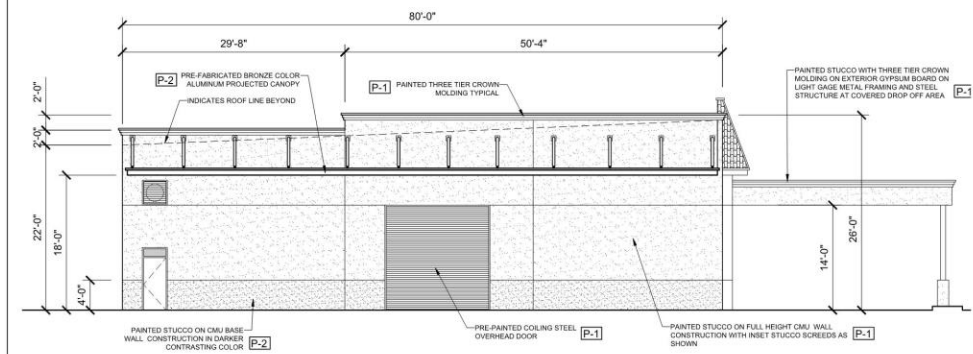
DATE ISSUED: 10 APRIL 2023

REVISIONS:
A 26 JUNE 2023

SHEET

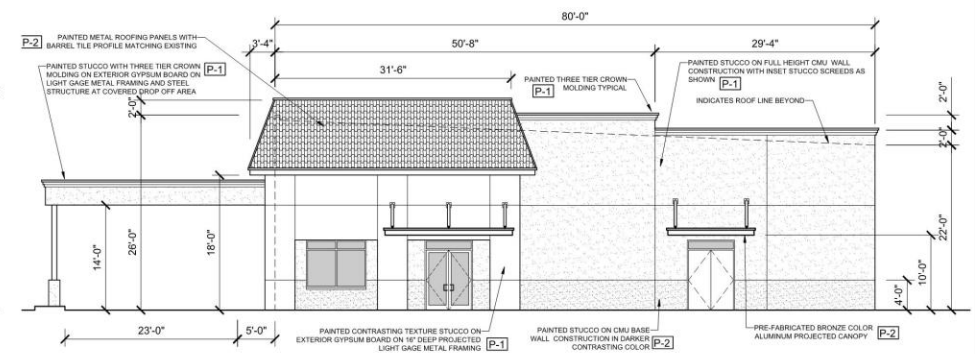
D2

OF 2



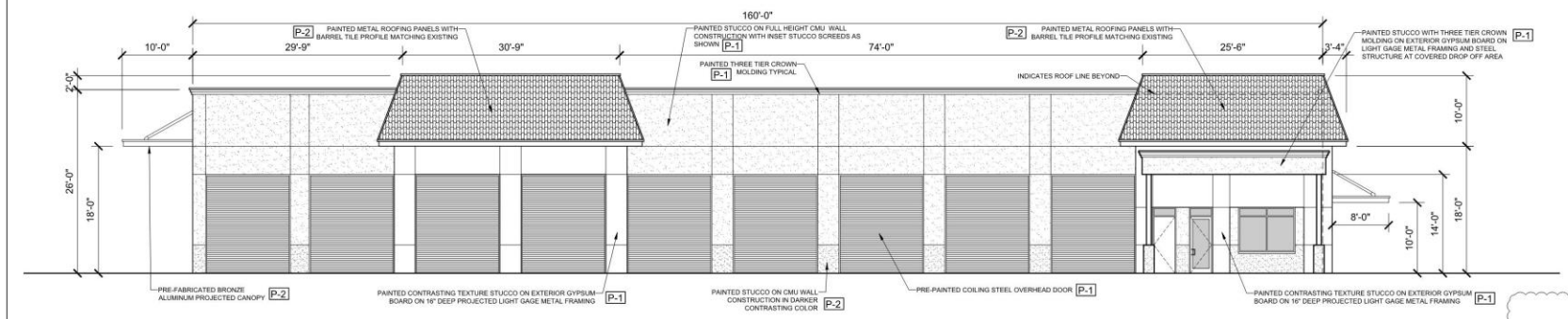
SCHEMATIC SOUTH ELEVATION

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



SCHEMATIC NORTH ELEVATION

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



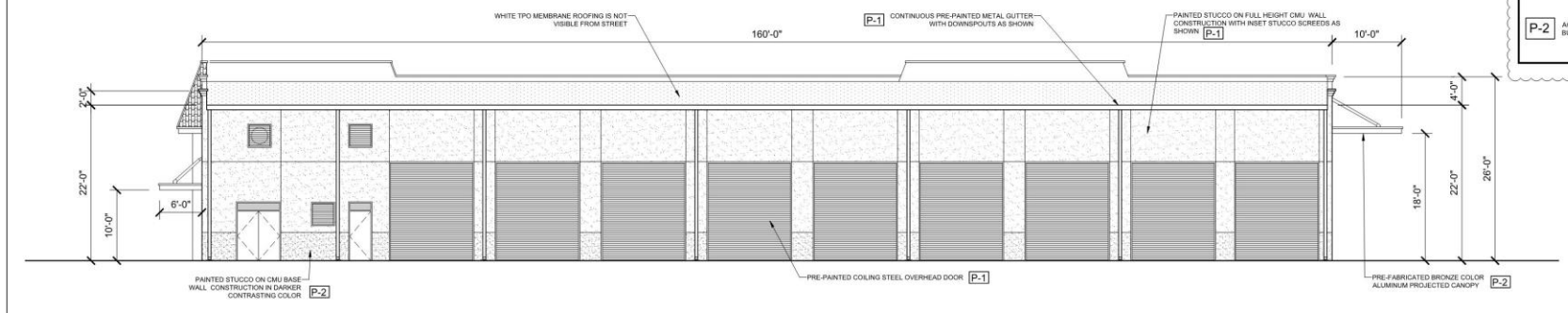
SCHEMATIC EAST ELEVATION

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

PAINT COLORS

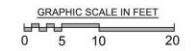
P-1 MAIN WALL COLOR: SW # 9111 - ANTLER VELVET - MATCHING EXISTING CAMPUS BUILDING'S LIGHT BEIGE MAIN WALL COLOR

P-2 ACCENT COLOR: SW # 6381 - AUTUMNAL - MATCHING EXISTING CAMPUS BUILDING'S ORANGE ACCENT COLOR



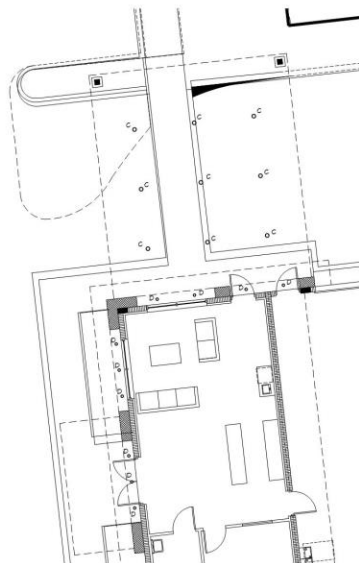
SCHEMATIC WEST ELEVATION

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

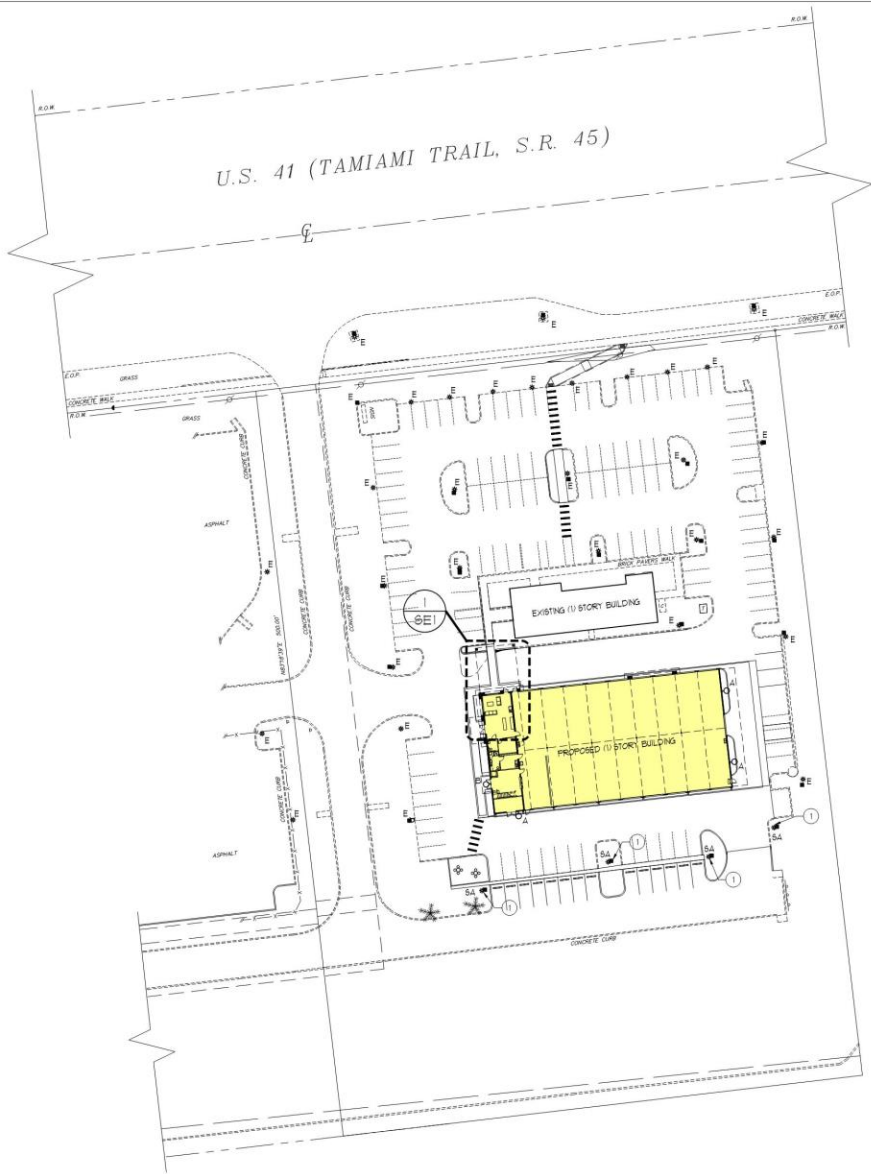








ENLARGED AREA
SITE LIGHTING PLAN
SCALE: 1/8" = 1'-0"



SITE LIGHTING PLAN
SCALE: 1" = 40'

LUMINAIRE FIXTURE SCHEDULE							
TYPE	MFR.	CATALOG NO.	WATTS	VOLTS	DIMMING	MOUNTING	REMARKS
A	STONCO	LPW-16-50-NM-G3-3-UNV-FINISH	50W	120	0-10V	SURFACE	WALL SCONCE. FULL CUT-OFF, WET LOCATION LISTED. 16"-1" FIXTURE MOUNTING HEIGHT. BUG RATING B1-U0-G1. SEE SEPARATELY ATTACHED SPECIFICATIONS CUT 70CRI 3000K.
B	STONCO	LPW-16-20-NM-G3-3-UNV-FINISH	20W	120	0-10V	SURFACE	WALL SCONCE. FULL CUT-OFF, WET LOCATION LISTED. 9"-3" FIXTURE MOUNTING HEIGHT. BUG RATING B1-U0-G1. SEE SEPARATELY ATTACHED SPECIFICATIONS CUT 70CRI 3000K.
C	LIGHTOLIER	49N-248DL5930WCD-210U	27W	120	0-10V	RECESSED	FULL CUT OFF RECESSED CANOPY LIGHT. WET LOCATION LISTED. 15"-2" FIXTURE MOUNTING HEIGHT. FIXTURES IS RECESSED. BUG RATING IS NOT APPLICABLE. CUT 80CRI 3000K. SEE SEPARATELY ATTACHED SPECIFICATIONS
D	LIGHTOLIER	49N-248DL5930WCD-210U	26W	120	0-10V	RECESSED	FULL CUT OFF RECESSED SOFFIT LIGHT. WET LOCATION LISTED. 9"-4" FIXTURE MOUNTING HEIGHT (OVERLIFT). FIXTURES IS RECESSED. BUG RATING IS NOT APPLICABLE. CUT 80CRI 3000K. SEE SEPARATELY ATTACHED SPECIFICATIONS
SA	GARCO	OFF-2-A21-R30-BLC-AR1-VOLT-FINISH W/87TEE-1-35	42W	VERIFY	N/A	EXISTING POLE	OUTDOOR LIGHTING POLE MOUNTED FIXTURE ON EXISTING POLE. STANDARD COLOR SELECTION BY OWNER'S REPRESENTATIVE. WET LOCATION LISTED, FULL CUT-OFF. MATCH EXISTING FIXTURE MOUNTING HEIGHT. BUG RATING B0-U0-G1. SEE SEPARATELY ATTACHED SPECIFICATIONS CUT 80CRI 3000K.

- SPECIFIED LIGHTING IS THE BASIS OF DESIGN. EQUALS MAY BE SUBMITTED BY LIGHTING REPRESENTATIVES TO JEWITT ENGINEERING 3 DAYS PRIOR TO BID DATE FOR APPROVAL. PLEASE PROVIDE COLOR SUBMITTALS ALONG WITH IES PHOTOMETRICS FILES FOR REVIEW. WRITTEN APPROVAL WILL BE ISSUED FOR EQUAL PRODUCTS APPROVED IF EQUAL PRODUCTS ARE NOT APPROVED. SPECIFIED FIXTURES WILL BE PROVIDED. ANY EQUAL PACKAGES RECEIVED THAT DOES NOT INCLUDE THIS INFORMATION WILL NOT BE REVIEWED.
- C.C. IS TO COORDINATE FIXTURE COLORS WITH ARCHITECT PRIOR TO ORDERING.
- C.C. IS TO VERIFY CEILING TYPE AND COMPATIBILITY WITH FIXTURES PRIOR TO ORDERING.
- ALL DIMMING AND DIMMABLE LUMINAIRES TO BE 0-10V, U.S.O.

NOTE: LUMINAIRES "A", "B", "C", "D" AND "SA" ARE SHOWN FOR VILLAGE OF ESTERO OUTDOOR LIGHTING COMPLIANCE PURPOSES ONLY. SEE COCONUT POINT FORD BUILDING CONSTRUCTION DOCUMENTS (SEPARATE PERMIT) FOR CIRCUITING & ADDITIONAL FIXTURE INFORMATION.

SHEET NOTES:
1. NEW LUMINAIRE ON RELOCATED POLE (SEE CIVIL). MATCH MOUNTING HEIGHT OF EXISTING LUMINAIRES.

EXISTING ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
E	EXISTING
ER	EXISTING REMOVE
REML	EXISTING RELOCATE
REL	RELOCATED EXISTING

JEWITT ENGINEERING, INC.
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JE@JEWITTENGINEERING.COM

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**SITE LIGHTING FOR:
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22800/22804 SOUTH TAMAMIAMI TRAIL
ESTERO, FLORIDA

CONSULTANT:
This has been electronically signed and sealed by Jeffrey J. Jewitt P.E. on the date adjacent to the seal using a SHA1 authentication code. Printed copies of this document are not considered signed and sealed and the SHA1 authentication code must be verified on any electronic copies.

Digitally signed by Jeffrey Jewitt Date: 2023.06.23 10:24:00 -04'00'



DATE ISSUED: 23 JUNE 2023

REVISIONS:

SHEET
SE1