

COSTAL PALMS ACADEMY- PUBLIC INFORMATION MEETING

ESTERO, FL
November 14, 2023

INTRODUCTION

NOVEMBER 14, 2023 PZDB PUBLIC INFORMATION MEETING

PURPOSE FOR PUBLIC INFORMATION MEETING

- REVIEW THE COASTAL PALMS ACADEMY PROJECT
- INTRODUCE DEREK BURKHOLDER AND DESIGN TEAM
- REVIEW PRELIMINARY DESIGN FOR THE PROJECT
- INTEND TO FILE DEVELOPMENT ORDER FOR THE DEVELOPMENT OF 14,700 SF+/- DAYCARE AND PRESCHOOL.

CONSULTANT TEAM

DEREK BURKHOLDER, *Developer*

DAVID M. JONES & ASSOCIATES, *Landscape Architecture*



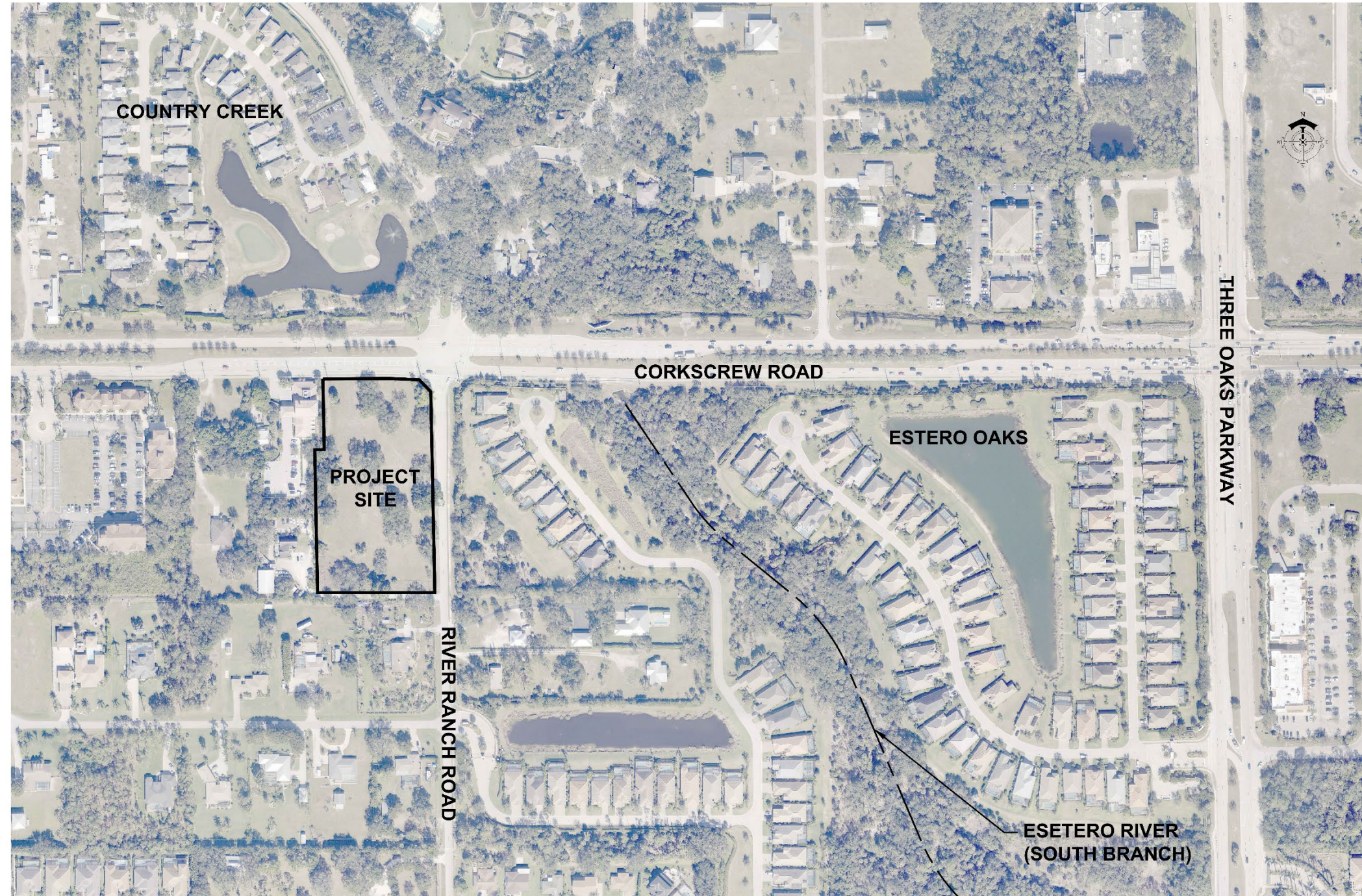
DANIEL SCOTT TURNER DESIGN, *Architect*

Daniel
Scott
Turner
Design

RESPEC, *Civil Engineering*



VICINITY MAP



PROJECT INFORMATION & HISTORY

PROJECT INFORMATION

- AREA: 3.84 ACRES
- ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
- RESOLUTIONS: Z-02-057, ADD2008-00001
- ROADWAY FRONTAGE: CORKSCREW ROAD, RIVER RANCH ROAD
- ENTITLEMENTS: 53,999 S.F. OF COMMERCIAL USES
(40% MAX LOT COVERAGE)
35 FEET (2 STORIES) MAX HEIGHT

PERMITTING SUMMARY

- REZONE APPLICATION FILED IN 2002 TO REZONE TO COMMERCIAL PLANNED DEVELOPMENT, APPROVED BY BOCC ON JANUARY 6, 2003
- ZONING MODIFIED BY ADMINISTRATIVE AMENDMENT IN 2008 FOR CURRENT MCP
- SFWMD ERP 36-06676-P ISSUED IN 2008 (EXPIRED)

PROPOSED PROJECT

- 14,700 +/- SF DAYCARE/PRE-SCHOOL
- 260 CHILDREN/STUDENTS FROM INFANT TO PRE-SCHOOL AGE (24 STAFF)
- OUTDOOR PLAYGROUND/LEARNING AREA

MASTER CONCEPT PLAN

JAN 03 2008

ADD 2008-00001

CORKSCREW ROAD
(PUBLIC ARTERIAL ROAD, 4 LANES, 200' R.O.W.)

RIVERCROSS ROAD
(FUTURE, PRIVATE)

RIVER RANCH ROAD
(PUBLIC COLLECTOR ROAD, 2 LANES, 50' R.O.W.)

SPECIAL NOTE:
THE FUTURE PROPOSED OFF-SITE IMPROVEMENTS BY MIDTOWN ESTERO ARE NOT SHOWN ON THIS PLAN.

LEGEND:

- DECORATIVE PAVERS
- BRICK PAVEMENT AREA
- PROPOSED CONCRETE SURFACE
- PAINTED DIRECTIONAL TRAFFIC ARROW F.O.D.T. INDEX #17346
- TYP. TYPICAL
- E.O.P. EDGE OF PAVEMENT
- R.O.W. RIGHT-OF-WAY
- (W11A-2) PEDESTRIAN CROSS-WALK SIGN

PARKING CALCULATIONS:

OFFICES, EXCLUDING MENICAL (49,900 S.F.)
PER LEE COUNTY LAND DEVELOPMENT CODE, ZONING, CHAPTER 34, ARTICLE VII, DIVISION 26, SECTION 34-2020.2.1.

- 1 SPACE PER 300 S.F. OF FLOOR AREA
1 * 49,900 / 300 = 166 SPACES
- TOTAL PARKING SPACES REQUIRED = 166 SPACES
- TOTAL PARKING SPACES PROVIDED = 173 SPACES
- TOTAL H/V SPACES REQUIRED = 6 SPACES
- TOTAL H/V SPACES PROVIDED = 6 SPACES

SITE DATA:

AREA	AREA	AREA	AREA
TOTAL AREA	= 166,845 S.F. (3.830AC)	(100,000)	
BUILDING AREA	= 23,554 S.F. (0.540AC)	(14,088)	
PAVEMENT AREA *	= 73,522 S.F. (1.688AC)	(44,072)	
CONCRETE/PAVER AREA **	= 11,086 S.F. (0.254AC)	(6,538)	
PERVIOUS AREA	= 58,753 S.F. (1.348 AC)	(35,212)	
* EXCLUDING OFF-SITE PAVEMENT (DRIVEWAY) = 740 S.F.			
** EXCLUDING OFF-SITE CONCRETE SIDEWALK = 231 S.F.			

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE (30%) X (166,845 S.F.)	= 50,054 S.F. (30.00%)
TOTAL OPEN SPACE PROVIDED	= 53,102 S.F. (31.83%)

- NOTES:**
- THE MAXIMUM BUILDING HEIGHT OF 35 FEET IS BASED ON ZONING RESOLUTION Z-02-007.
 - REFER TO THE ARCHITECTURAL PLANS FOR DETAILED DIMENSIONS OF THE BUILDINGS AND DIMENSIONS.
 - LIGHTING WILL BE ARRANGED, AND SHIELDED AS REQUIRED TO PREVENT DIRECT GLARE, LIGHT SPILLAGE, OR HAZARDOUS INTERFERENCE WITH AUTOMOTIVE AND PEDESTRIAN TRAFFIC ON ADJACENT STREETS, AND ALL ADJUTING PROPERTIES.
 - LIGHTING FIXTURES WILL NOT EXCEED A MAXIMUM OF 18 FEET IN HEIGHT WITHIN THE PARKING LOT, AND A MAXIMUM OF 15 FEET WITHIN NON-VEHICULAR PEDESTRIAN AREAS, OR WITHIN 50 FEET OF A RESIDENTIALLY ZONED PROPERTY OR USE.
 - INTERIOR PROJECT LIGHTING MUST COMPLY WITH LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-536(G) REQUIREMENTS, AND MUST BE OF THE LOWEST INTENSITY MEETING LIFE SAFETY CODES.
 - A MINIMUM OVERHEAD CLEARANCE OF 22 FEET MUST BE MAINTAINED FOR ACCESS TO THE DISPOSAL FACILITIES.

PRESENT LAND USE CLASSIFICATION:
740 - DISTURBED LANDS,
PER FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCS).

PROPOSED LAND USE CLASSIFICATION:
143 - PROFESSIONAL SERVICES,
PER FLORIDA LAND USE COVER AND FORMS CLASSIFICATION SYSTEM (FLUCS).

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

BUILDING COORDINATES:

CORNER #	EAST	NORTH
1	723391.2553	762408.4915
2	723395.2497	762385.3132
3	723323.0133	762308.0274
4	723091.6544	762369.3118
5	723078.0876	762433.1218
6	723386.2205	762432.5772
7	723326.2093	762020.1833
8	723236.1454	761970.3664
9	723110.6941	761970.5105
10	723110.6548	762020.2533

ZONING:
THE DEVELOPMENT IS ZONED COMMERCIAL PLANNED DEVELOPMENT (CPD).

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:
PER LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 10, ARTICLE II, DIVISION 1, SECTION 10-261.1.

MINIMUM AREA REQUIRED = 278 S.F.
AREA PROVIDED = 368 S.F.

THE DUMPSTER AREAS MUST BE ADEQUATELY SHIELDED ON ALL FOUR (4) SIDES, AND GATES INSTALLED.
GATES ARE NOT TO BE CONSTRUCTED OF FENCING MATERIAL.

THE DUMPSTERS CONSTRUCTION IS TO BE BLOCK AND STUCCO, AND SHALL REFLECT THE SAME TEXTURE, AND COLOR AS THE BUILDING.

A MINIMUM OVERHEAD CLEARANCE OF 22 FEET MUST BE MAINTAINED FOR ACCESS TO THE DISPOSAL FACILITIES.

SIGNAGE CALCULATIONS:
PER ESTERO PLANNING COMMUNITY REGULATIONS.

THE PRIMARY "MONUMENT" SIGN SHALL CONTAIN NOT MORE THAN FOUR HUNDRED (400) SQUARE FEET OF SIGN AREA, AND CAN NOT BE MORE THAN SEVENTEEN (17) FEET IN HEIGHT.

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2008-00001
Date 4/4/2008

REVISIONS PER LEE COUNTY COMMENTS - 12/28/2007

STATUS

AMAD R. KAREH, P.E.
FLORIDA L.C. NO. 4324

DATE:

ANDREW KAREH

LEONARDY ASSOCIATES, LLC
401 TAMPA AVENUE, SUITE C-05
TAMPA, FLORIDA 33602

SECTION 34, T 46S, R 25E, LEE COUNTY, FLORIDA

Bean, Whitaker, Lutz & Kareh, Inc.
CONSULTING ENGINEERS - SURVEYORS AND PLANNERS
10010 W. BAYVIEW BLVD., SUITE 401
MIRAGE, FLORIDA 33575
AUTHORIZATION NUMBER: EB0470

APPROVED A.R. KAREH
DESIGNED BY: S.D. YORK
DATE: JANUARY 10, 2007

SCALE: 1" = 30'

PROJECT: 38722 (06-27)

SITE PLAN

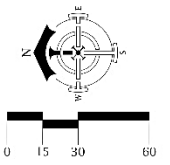
SHEET C-2

34-46-25

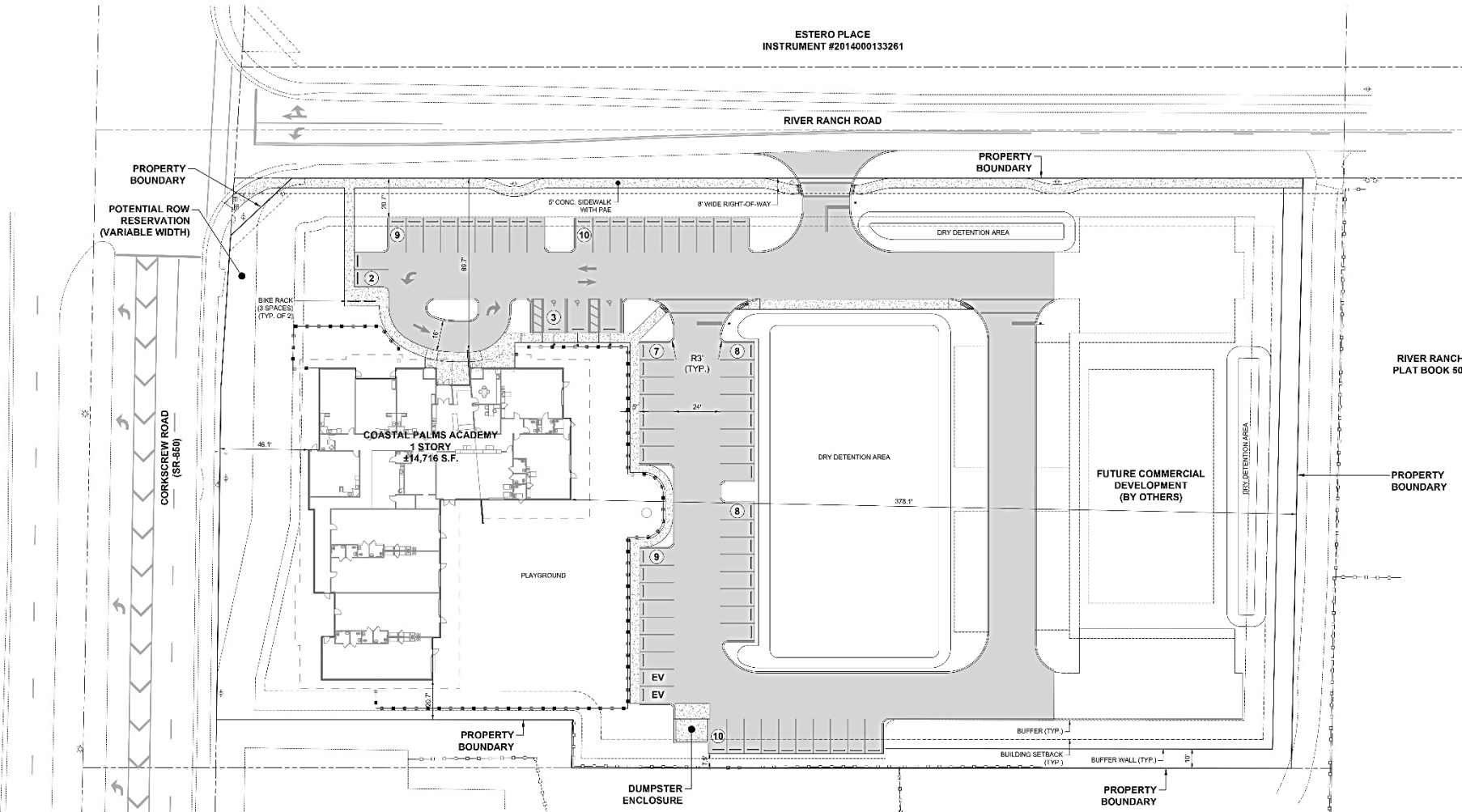
MASTER SITE PLAN

ESTERO PLACE
INSTRUMENT #2014000133261

LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	OFF-STREET PARKING COUNT
	ELECTRICAL VEHICLE CHARGING STATION SPACE
	BUFFER
	BUILDING SETBACK



RIVER RANCH ESTATE
PLAT BOOK 50, PAGE 60



ANIMAL HOSPITAL OF ESTERO LLC
STRAP #34-46-25-E2-02063.2362

RIVER RANCH RD LLC
STRAP #34-46-25-E2-02063.2353

PARKING SUMMARY				
USE	RATIO	REQUIRED	PROVIDED	
DAY CARE CENTER	2 PER EMPLOYEE, PLUS 1 PER 20 STUDENTS	61	66(3)	
ELECTRICAL VEHICLE (EV) CHARGING STATIONS				
DAY CARE CENTER	BETWEEN 50 AND 150 SPACES REQUIRE 1 EV STATION MIN.	1	2	
BICYCLE PARKING FACILITIES				
DAY CARE CENTER	5% OF REQUIRED VEHICLE SPACES	4	6	
NOTES:				
1. "N" REPRESENTS THE NUMBER OF ADA SPACES INCLUDED IN THE TOTAL SPACES.				
2. PARKING REQUIREMENTS PER TABLE 5-204 B.1 OF THE VILLAGE OF ESTERO LDC.				
3. ELECTRIC VEHICLE CHARGING STATION REQUIREMENTS PER SECTION 5-204 B.5 OF THE VILLAGE OF ESTERO LDC.				
4. BICYCLE PARKING REQUIREMENTS PER SECTION 5-206 A.1 OF THE VILLAGE OF ESTERO LDC.				

SITE DEVELOPMENT REGULATIONS			
SETBACK	REQUIRED	PROVIDED	
CORKSCREW ROAD R.O.W.	25'	48.1'	
RIVER RANCH ROAD R.O.W.	25'	59.7'	
WEST PROPERTY LINE	15'	20.7'	
SOUTH PROPERTY LINE	15'	378.1'	
MAX. BUILDING HEIGHT	30'	< 30'	
MAX. BUILDING AREA	63,989 SF	14,716 SF	
MAX. LOT COVERAGE	32%	8.8%	
*PER RESOLUTION 2-02-07			

BUFFER REQUIREMENTS			
PREMISE LINE	ADJACENT USE	BUFFER HEIGHT REQUIRED	
NORTH	R.O.W. (CORKSCREW ROAD)	20' TYPE 'D'	
WEST	COMMERCIAL (ESTERO ANIMAL HOSPITAL)	5' TYPE 'H'	
WEST	RESIDENTIAL (RIVER RANCH ROAD LLC)	25' MODIFIED TYPE 'C'	
SOUTH	RESIDENTIAL (RIVER RANCH ESTATES)	25' MODIFIED TYPE 'C'	
EAST	R.O.W. (RIVER RANCH ROAD)	20' TYPE 'D'	
NOTES:			

REFUSE & SOLID WASTE DISPOSAL FACILITIES				
BUILDING	BUILDING SIZE	REQUIRED	PROVIDED	
COASTAL PALMS ACADEMY	MORE THAN 10,000 UP TO 25,000 SF	216 SF	216 SF	

PROJECT DATUM
NAVD
DATUM CONVERSION
NAD 83 TO NAD 2011

- 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.D.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 CONSTRUCTION SHALL MINIMIZE THE WORK AREA AND WIDTH OF ALL TRENCHES TO AVOID DISTURBANCES OF NATURAL VEGETATION. SPILL 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 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 SFVMD IN ACCORDANCE WITH 406-20.301, F.A.C. SHALL BE OBTAINED.

- SIGNING AND MARKING NOTES:**
- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, LATEST EDITION, THE F.D.O.T. DESIGN MANUAL, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND PUBLISHED STANDARDS, LATEST EDITION.
 - ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC

LANDSCAPE PLAN



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGilchrist Blvd.
Fort Myers, Florida 33901
PHONE: (239) 537-5525
FAX: (239) 537-4484

L.A. LICENSE: LC 0000093

PR-2023-12010343.FLX.DWG

**COASTAL PALMS
ACCADEMY**

Estero, Florida

PROJECT ARCHITECT:
RESPEC
1605 Hendry St., Fort
Myers, FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT

DESIGN PROFESSIONAL

JAROD A. PRAMOTE, L.L.A.
FLORIDA LANDSCAPE ARCHITECT
STATE OF FLORIDA

PROJECT NO: 223167
PROJECT NAME: Jarod A. Pramote
DESIGNED BY: Corbin@pramote.com
CHECKED BY: JAP
CADD/TEXT BY: GJD
DATE: 08/09/2023

PUBLIC INFORMATION

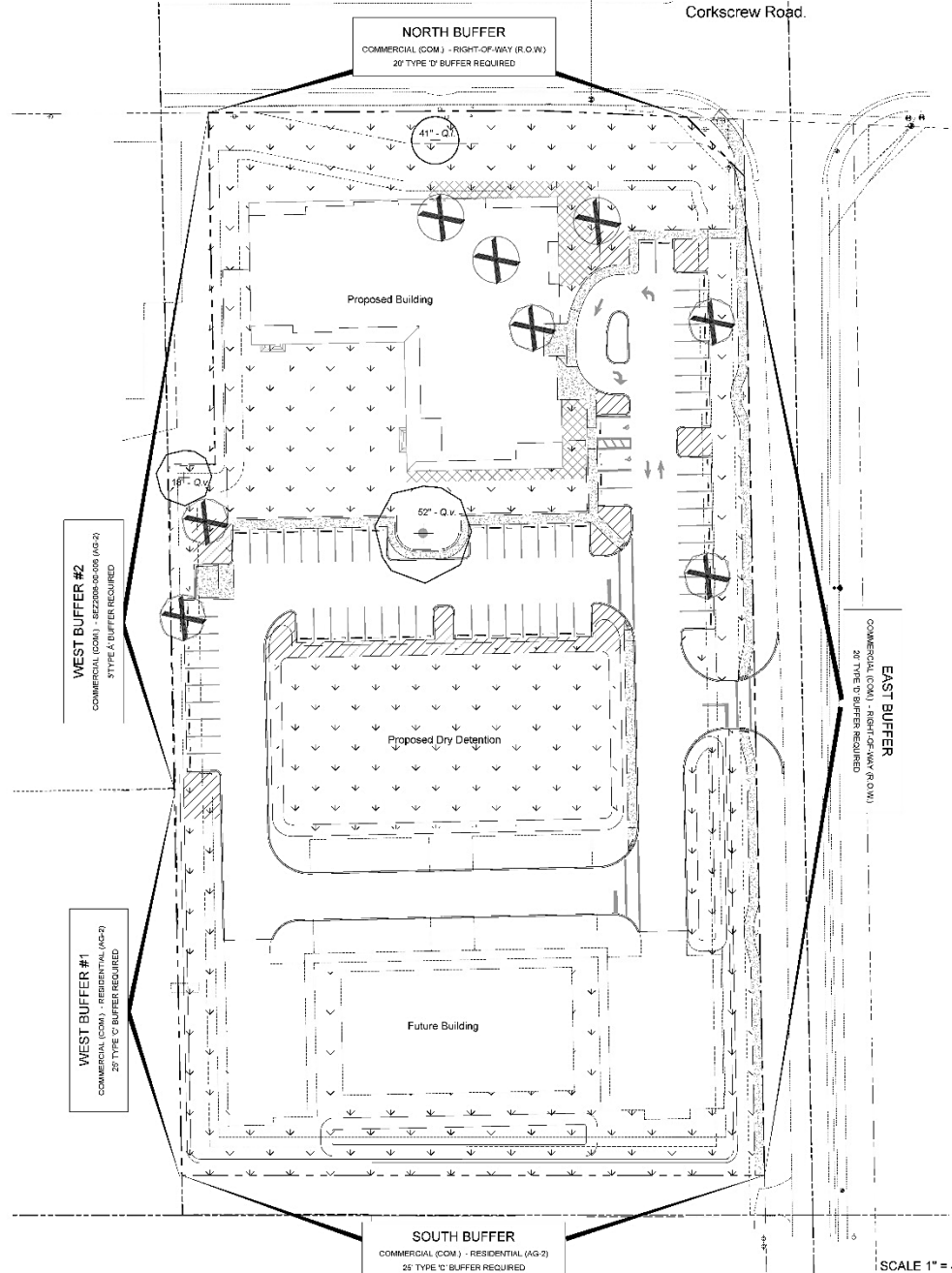
ISSUED DATE: November 7, 2023
SCALE: AS SHOWN

SHEET TITLE:

LANDSCAPE
CALCULATIONS PLAN

SHEET NUMBER:

L - 1



SITE LANDSCAPE CALCULATIONS

SITE DEVELOPMENT DATA

TOTAL SITE = 3.8 AC. (6,710 @ 5.F.)
ZONING HISTORY: ADD7000-00001

OPEN SPACE REQUIREMENTS

30% OPEN SPACE REQUIRED
16,120 @ 30% = 5,016 @ 6.F. REQUIRED AND
15,832 @ 6.F. PROVIDED, BY HATCHING SHOWN

INDIGENOUS OPEN SPACE REQUIREMENTS

NOT APPLICABLE

HERITAGE TREES TO BE DETERMINED

GENERAL TREE REQUIREMENTS

1 TREE PER 3,900 S.F. OF SITE AREA
16,120 @ 3,900 @ 7.48 TREE CREDITS
REQUIRED AND 16 PROVIDED, LABELED AS
(G) OR (G-1)
NOTE: 16 TREES MAY BE USED AT A 21
CREDIT FOR GENERAL TREES. GENERAL
TREE REQUIREMENTS MAY NOT BE REDUCED
MORE THE 50%. A MAXIMUM OF 26-16 TREES
MAY BE USED AT 21 CREDIT TOWARDS
GENERAL TREES

INTERNAL PARKING LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPE AREA OF 10% OF THE
PARKING AREA IS REQUIRED = 35,456 S.F. X
10% = 3,546 S.F. MINIMUM REQUIRED AND
4,048 S.F. PROVIDED BY HATCHING SHOWN.
MIN. 1 TREE PER 250 SF.
3,546 / 250 = 14 TREES REQUIRED AND 15
PROVIDED, LABELED AS (P)

WATER MANAGEMENT PLANTING REQUIREMENTS

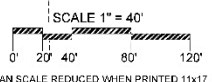
PER SECTION 33-111(D) OF SUBDIVISION 1 OF
ESTERO PLANNING COMMUNITY REGULATIONS:
DETENTION BASINS MUST BE PLANTED WITH
WETLAND SPECIES AT 34' OC THROUGHOUT
THE BASIN.
NATIVE CORDGRASS, SPARTINA BAKERI, IS
PROPOSED.

BUILDING PER-METER PLANTING REQUIREMENTS

BUILDING #1:
14,930 SF. BLDG X 10% = 1,493 S.F. OF
BUILDING PERIMETER PLANTING REQUIRED
AND 1,365 S.F. PROVIDED BY HATCHING
SHOWN

EXISTING TREE LEGEND

- EX. LIVE OAK-REMAIN 2
Quercus virginiana
Existing Native
To Remain
- EX. LIVE OAK- REMOVE 5
Quercus virginiana
Existing Native
TO BE REMOVED
- EX. LAUREL OAK-REMAIN 1
Quercus laurifolia
Existing Native
To Remain
- EX. LAUREL OAK- REMOVE 3
Quercus laurifolia
Existing Native
TO BE REMOVED



INTERNAL UTILITY EASEMENT - NO TREES OR LARGE
SHRUBS SHALL BE PLANTED INSIDE THESE ZONES.
ALL TREES IN ISLANDS ARE LOCATED OUTSIDE OF
EASEMENT, MIN. 10' FROM BACK OF CURB

SITE LANDSCAPE CALCULATIONS

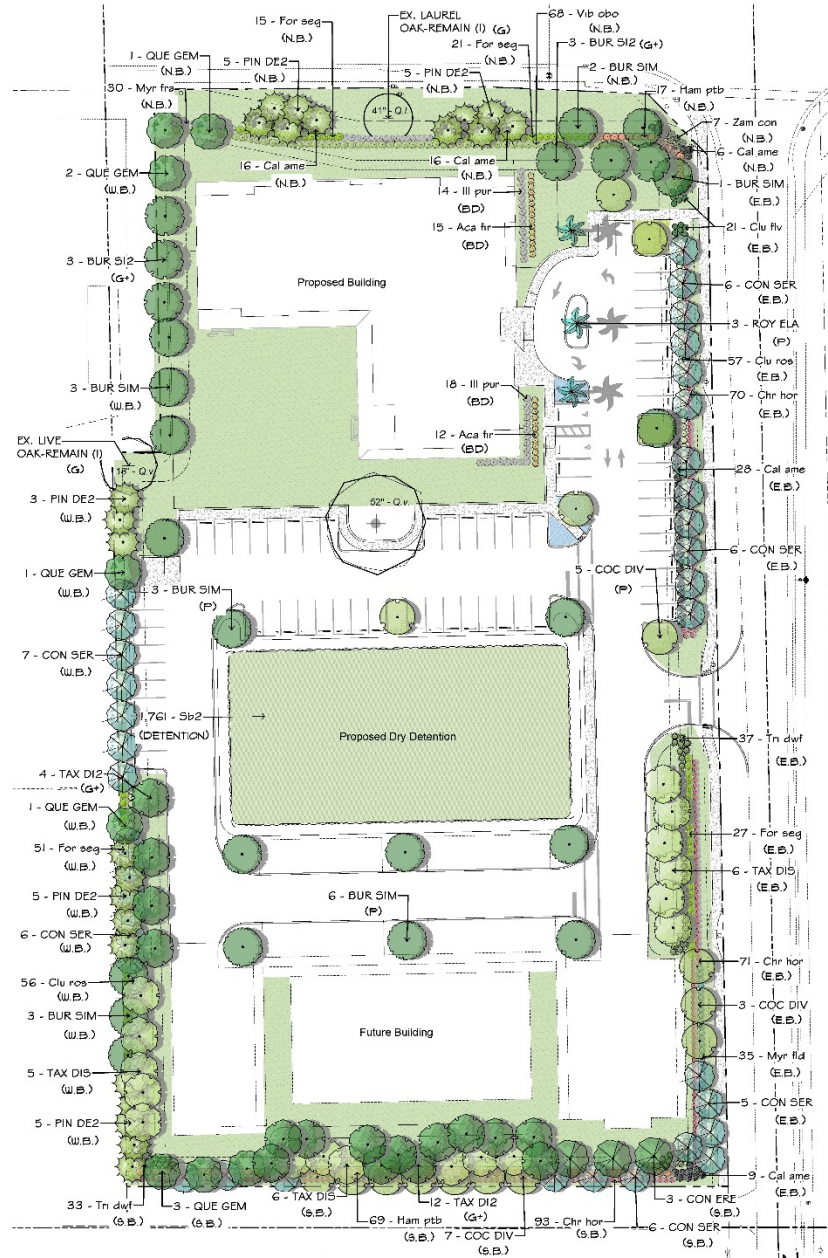
RENDERED LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

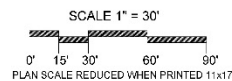
1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO 1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM, MINIMUM OF 4" DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE 9 OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. CODE PLANTINGS SHALL BE REPLACED AT THE OPTION AND COST OF DEVELOPER SHOULD FUTURE UTILITY WORK REQUIRE REMOVAL.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRALIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY FED GUM, WEeping FIG, CUBAN LAUREL, FIG, JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN, BELA EUGA, DOWN ROSE MYRTLE, CHINESE TALLOW, BRAZILIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELA. ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 12'-14" IN HEIGHT WITH A 2-1/2" CALIPER, 45 GALLON MEASURED AT 1' ABOVE GROUND LEVEL WITH A SIX FOOT CANOPY UNLESS SPECIFIED AS 20" TALL TREES PER PLAN AND PLANT LIST.
7. A MINIMUM OF 75% OF THE CODE TREES AND 50% OF SHRUBS SHALL BE OF A NATIVE SPECIES.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
9. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND VILLAGES OF ESTERO OR LOCAL ORDINANCES.
10. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
13. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
14. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS. REFER TO ENGINEERING PLANS FOR ADDITIONAL SPECIFICATIONS.
15. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS. REFER TO CONSTRUCTION DOCUMENTS FOR COMPLETE IRRIGATION PLANS.
16. THE PARKING LOTS SHALL BE SLEEVED FOR IRRIGATION BY THE LANDSCAPE CONTRACTOR. COORDINATE WITH CIVIL ENGINEERING PLANS.
17. ALL BASE ROCK SHALL BE REMOVED FROM LANDSCAPE PARKING ISLANDS.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC. 10-421 A.5.
19. THE CONTRACTOR SHALL PROVIDE (PRESSURE COMPENSATING) SCREENS AS NECESSARY TO REDUCE OR ELIMINATE OVERSPRAY INTO STREETS, WALKS OR OTHER AREAS AS DICTATED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LDC DOES NOT ALLOW TREES, STRUCTURES OR ENCROACHING OF OTHER EASEMENTS WITHIN LDC EASEMENTS IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLOSER THAN 10' AND THE TRUNK OF ALL PALMS TREES ARE TO BE PLANTED NO CLOSER THAN 5' FROM AN EXISTING OR PROPOSED LCU INFRASTRUCTURE.
22. REFER TO SHEET L-3 FOR PLANT LIST AND DETAILS.

STIPULATION: PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLIANCE, TREES MAY NOT BE PLACED WHERE THEY INTERFERE WITH SITE LIGHTING, DRAINAGE AND ABOVE AND BELOW GROUND UTILITIES.

STIPULATION: PRIOR TO COMMENCEMENT OF ANY SITE WORK OR ISSUANCE OF A BUILDING PERMIT, A VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM VILLAGE STAFF AT 239-221-5039. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC-2-595D)



LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	BUR SIM	6	Bursera simaruba	Gumbo Limbo	4 CAL. 16' HT. 6' SPDS.
(Symbol)	BUR SIM	19	Bursera simaruba	Gumbo Limbo	Min. 2 1/2" Cal. 12' Ht. 5' Spds.
(Symbol)	CON DIV	15	Casipoua diversifolia	Pigeon Plum	Min. 2" Cal. 10' Ht. 4' Spds.
(Symbol)	CON DIV	30	Casipoua diversifolia	Pigeon Plum	Min. 1 1/2" Cal. 12' Ht. 6' Spds.
(Symbol)	CON DIV	30	Casipoua diversifolia	Pigeon Plum	Min. 1 1/2" Cal. 12' Ht. 6' Spds.
(Symbol)	PALM	20	Fraxinifera densa	Black Palm	Min. 2 1/2" Cal. 11' Ht. 8' Spds.
(Symbol)	CON DIV	6	Quercus garciniana	Sand Oak	Min. 2" Cal. 10' Ht. 4' Spds.
(Symbol)	CON DIV	3	Hydnocorymb	Florida Yucca	12' Clear Trunk
(Symbol)	TAX DIS	18	Taxodium distichum	Bald Cypress	4 CAL. 16' HT. 6' SPDS.
(Symbol)	TAX DIS	17	Taxodium distichum	Bald Cypress	Min. 2 1/2" Cal. 12' Ht. 5' Spds.
(Symbol)	CON DIV	CON DIV	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	CON DIV	17	Azadirachta indica	Neem Tree	8 gal.
(Symbol)	CON DIV	75	Citrus aurantium	American Bittersweet	2 1/2"
(Symbol)	CON DIV	201	Chrysobalanus icaco	Hortensia	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	21	Cordia lutea	Deer's Glade	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	1-3	Citrus vera	Fresh Apple Citrus	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	1-4	Ficus palmifolia	Florida Fig	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	60	Hemelia stricta var. patens	Fraxinifera	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	32	Bursera simaruba	Gumbo Limbo	8 gal. 18" x 18"
(Symbol)	CON DIV	32	Miconia spicata	Empress's Shovel	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	35	Miconia spicata	Empress's Shovel	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	70	Tipuana fortisima	Florida Geranium	8 gal.
(Symbol)	CON DIV	60	Viburnum cassinifolium	Walter's Viburnum	Min. 2 1/2" Cal. 3 Gal. tree
(Symbol)	CON DIV	7	Zamia floridana	Coontie Palm	8 gal. 18" x 18"
(Symbol)	CON DIV	CON DIV	BOTANICAL NAME	COMMON NAME	SIZE
(Symbol)	CON DIV	1-20	Sparganium angustifolium	Sand Cordgrass	1 gal.
(Symbol)	CON DIV	150	Datura metel	Devil's Nettle	1 Gal., 12" Ht., Full
(Symbol)	CON DIV	91	Erigeron phillyria	Golden Creeper	1 gal.
(Symbol)	CON DIV	156	Paspalum notatum	Finesole Brome Grass	500
(Symbol)	CON DIV	14,245	Stenotaphrum secundatum	Portulaca	14,245 sq. ft. 1/4" deep

PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



DMJA

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PROJECT INFORMATION

COASTAL PALMS ACADEMY

Estero, Florida

PREPARED FOR:

RESPEC

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CONSULTANT

DESIGN PROFESSIONAL

JAROD A. PARRIS, P.E., A.S.P.
 11 E. 11th Street
 STATE OF FLORIDA

PROJECT NO.	221517
PROJECT MGR.	Jarod A. Parris
DESIGNER	Cosmas P. Marras LR
DATE	JAP
CLIENT	JAP
DESIGN	QUD
DESIGNED FOR	RESPEC

PUBLIC INFORMATION

ISSUED DATE: November 7, 2023
 REVISIONS:

SHEET TITLE

ILLUSTRATIVE LANDSCAPE PLAN

SHEET NUMBER

L - 2

ARCHITECTURAL NARRATIVE & COLOR PALETTE

We envision a contemporary interpretation of the Florida vernacular, drawing inspiration from the historic material availability of the Southwest portion of the peninsula. The building will respond to environmental site conditions, being elevated on a plinth of slatted decking outlined in a decorative chippendale railing.

Roll formed galvanized steel roofing covers the pronounced and extended roof lines - providing shaded areas for outdoor play. The school will be wrapped in a wide band rainscreen core and protruded wings of horizontal banded siding. These forms, along with the stepped pitches of the roof lines are derived from the homestead cottage style where additions to the original structure would have evolved over time.

Roofing

Galvanized Steel (roll formed)
MBCI Metals or equal

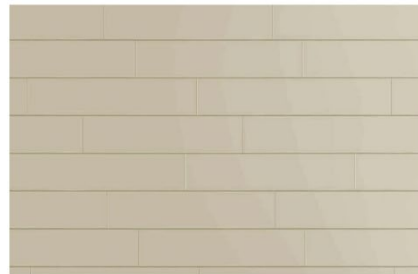


Soffits

**Heart Cypress 1x10 Shiplap
And Columns**
locally sourced

Sheathing

6" Exposed Smooth Lap-Siding
Integral color top coat



Large format Horizontal Shiplap Siding
Smooth faced James Hardie or equal
with 3/8" reveal

Field Paint, Trims, Railings and Accents

*Sherwin Williams Promar 200
or equal*

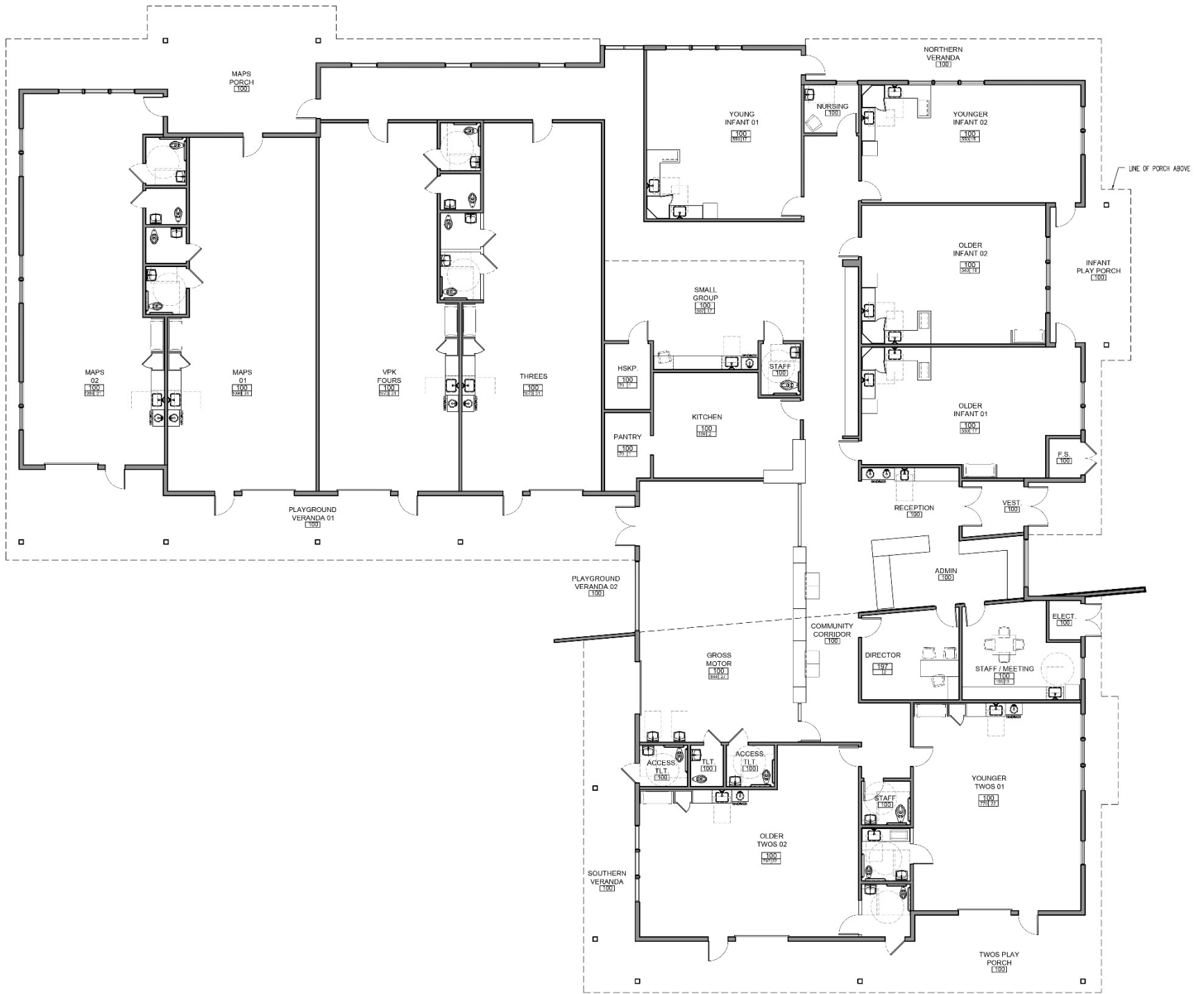
Entry Field - Homburg Gray

Rainscreen Field - Gossamer Veil

Trims and Siding Field - Gray Clouds

Railings and Window
Trims - Rockwood Sash Green
(historic collection)



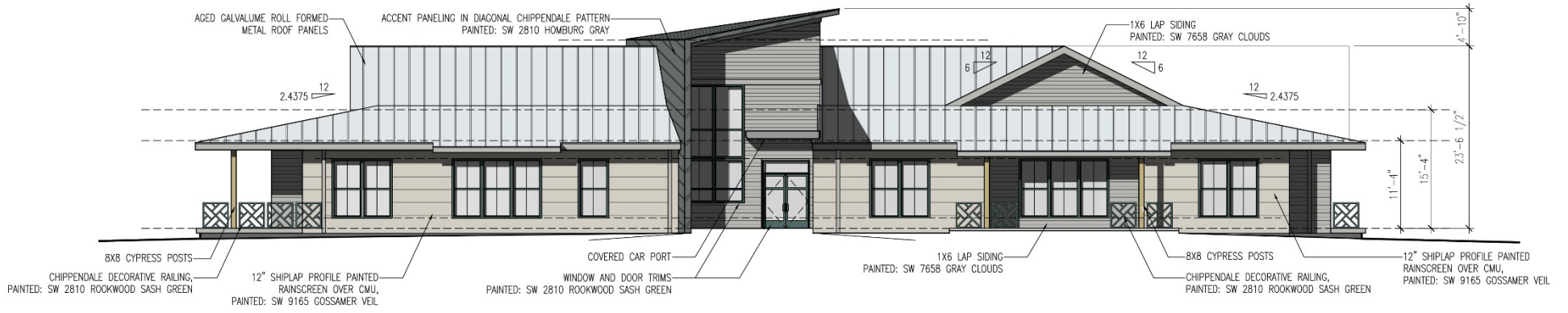


01 OVERALL FLOOR PLAN
1/8" = 1'-0"

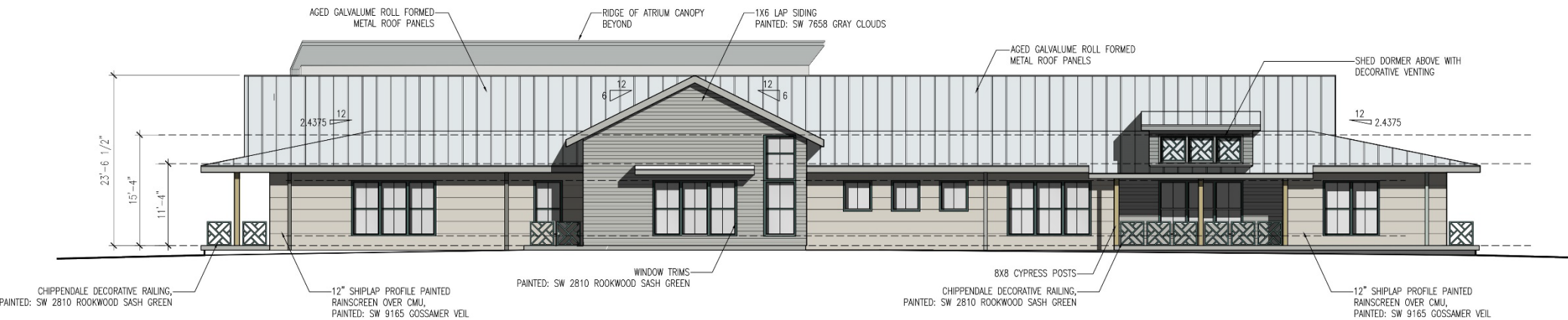


TRUE NORTH

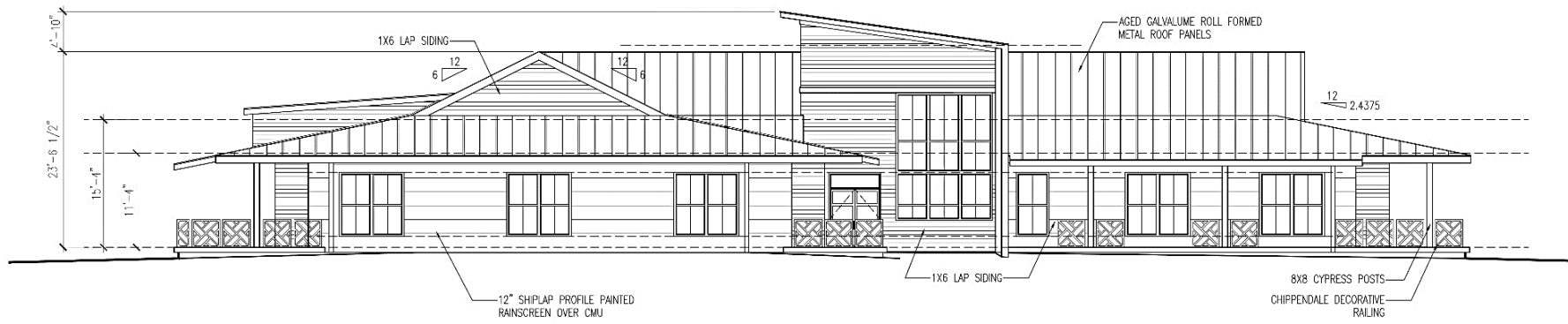
PLAN NORTH



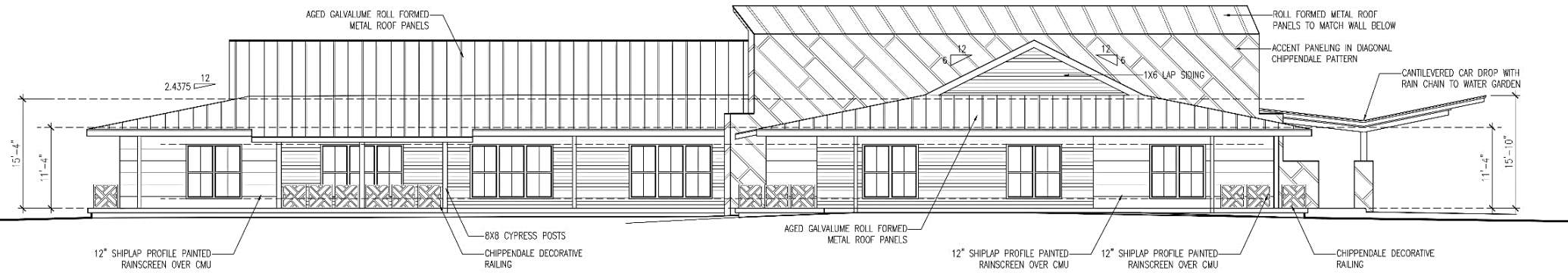
02 EAST ELEVATION (RIVER RANCH)
 1/8" = 1'-0"



01 NORTH ELEVATION (CORKSCREW)
 1/8" = 1'-0"



02 WEST ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"

THANK YOU!

QUESTIONS?