



ESTERO COMMUNITY PARK – MAINTENANCE RELOCATION PIM

ESTERO, FL
March 11, 2025

PROJECT TEAM

LEE COUNTY PARKS & REC, *Owner*



DAVID M. JONES & ASSOCIATES, *Landscape Architecture*



GMA ARCHITECTS, *Architect*



RESPEC, *Civil Engineering*



VICINITY MAP



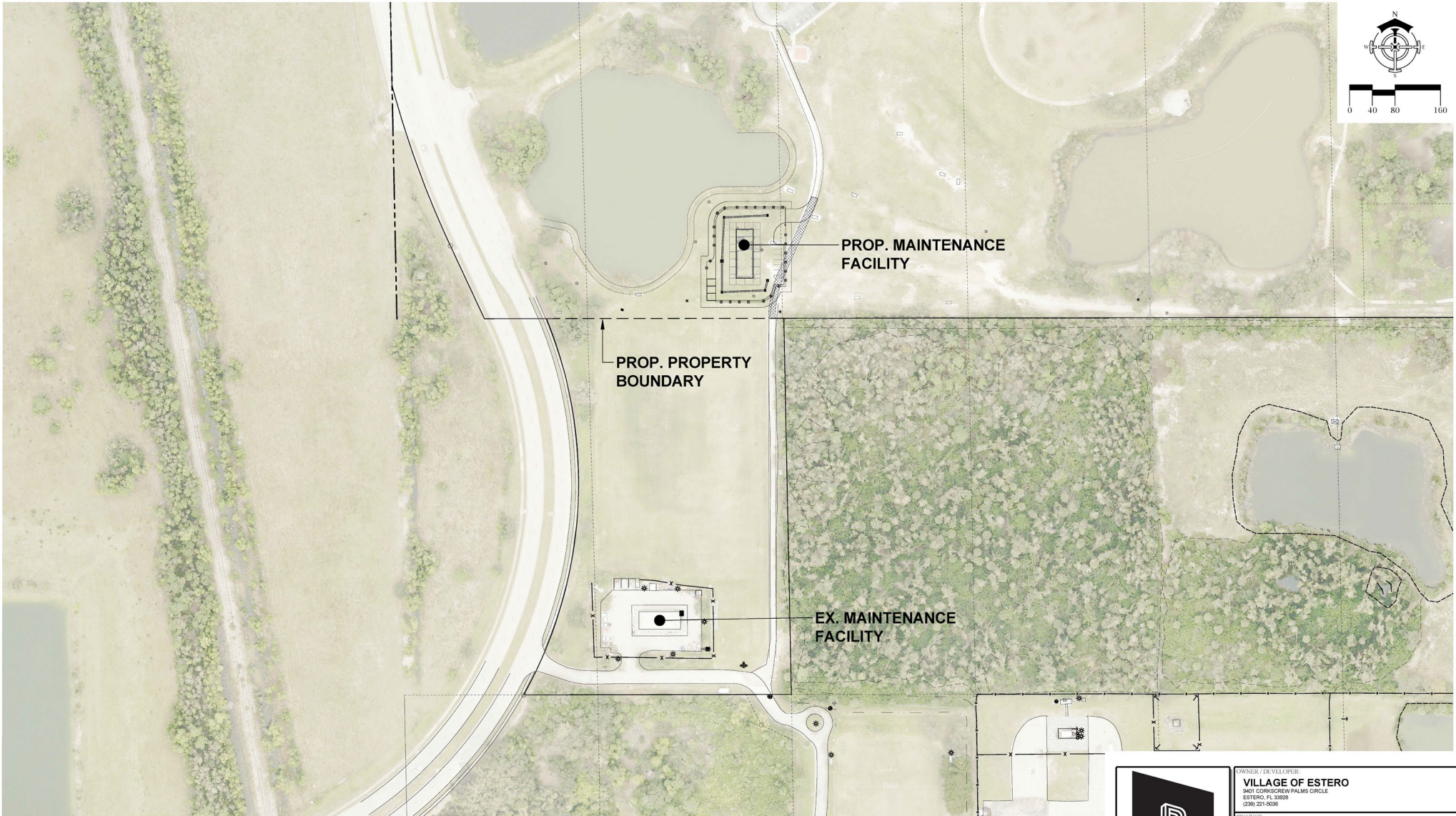
PROJECT INFORMATION

- VILLAGE ACQUIRING 6 +/- ACRES OF LEE COUNTY PROPERTY TO FACILITATE DEVELOPMENT OF THE VILLAGE SPORTSPARK.
- EXISTING COUNTY MAINTENANCE FACILITY ON THE PURCHASE PROPERTY
- SALES CONTRACT REQUIRES RELOCATION OF THE MAINTENANCE FACILITY ONTO REMAINING COUNTY PROPERTY

CHALLENGES & COORDINATION

- ACCOMODATING EXISTING DISC GOLF
- EXISTING UTILITIES

RELOCATION PLAN

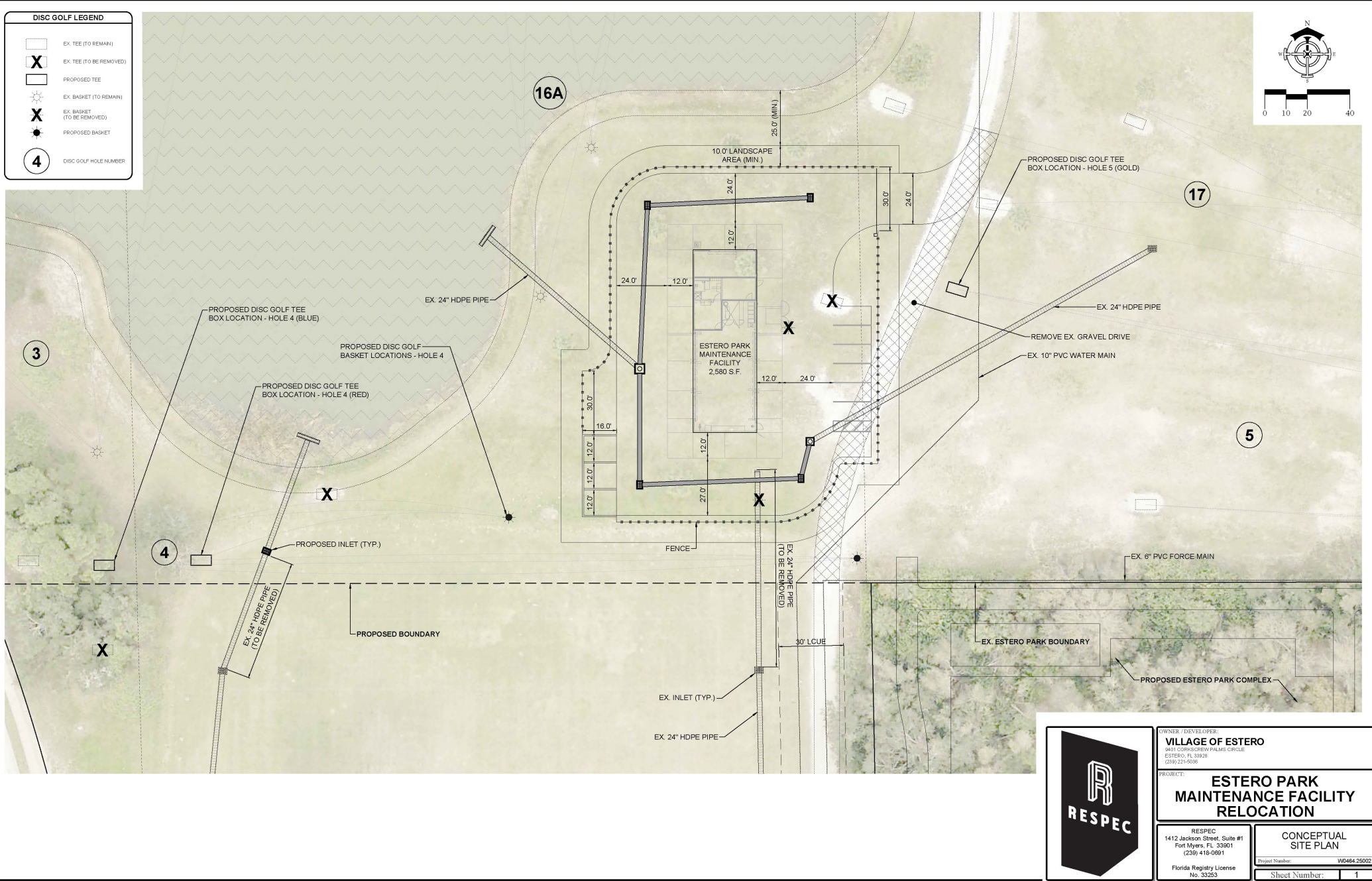


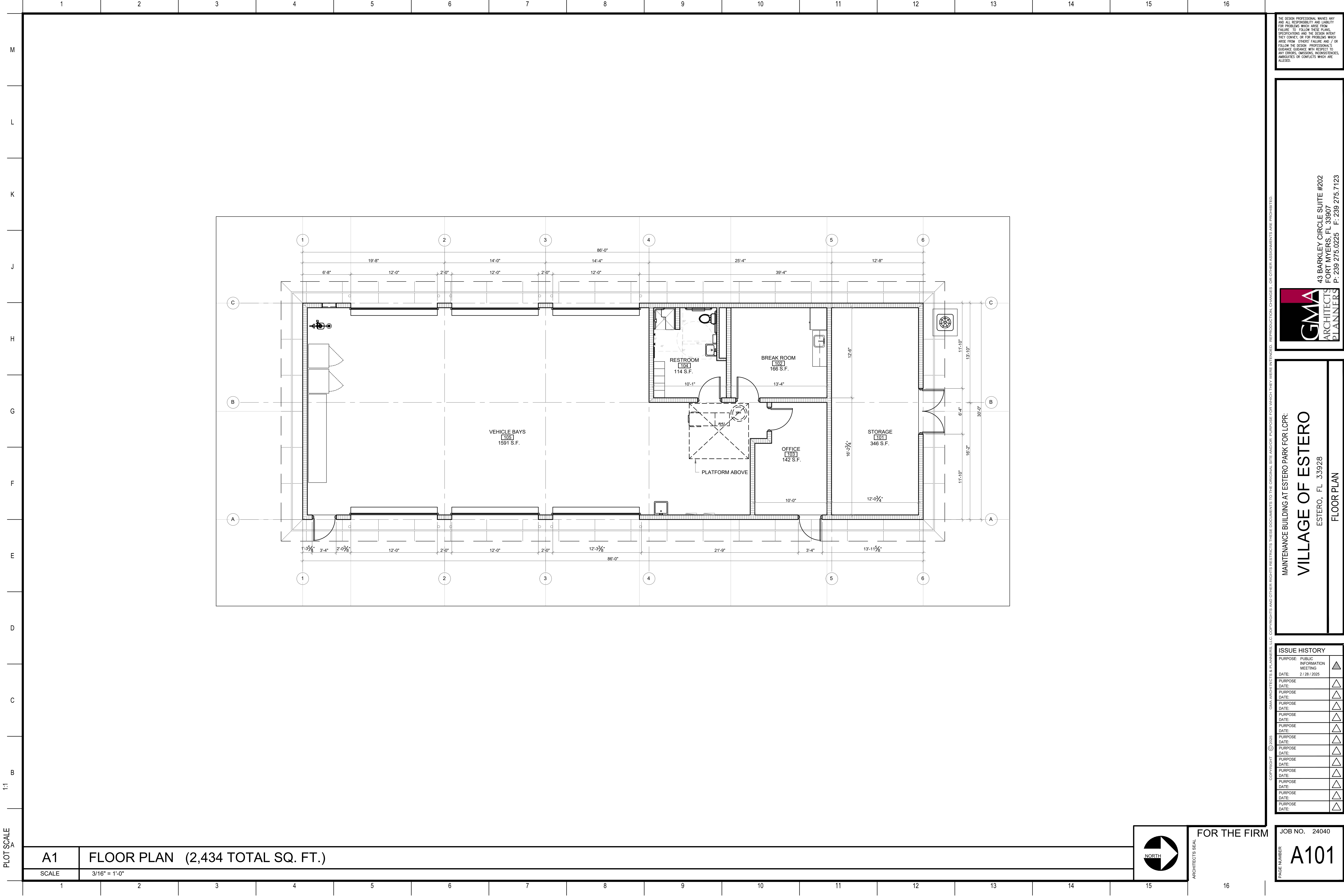
OWNER / DEVELOPER VILLAGE OF ESTERO 3601 CORNSCREW PALMS CIRCLE ESTERO, FL 33928 (239) 221-5036	
PROJECT: ESTERO PARK MAINTENANCE FACILITY RELOCATION	
RESPEC 1412 Jackson Street, Suite #1 Fort Myers, FL 33901 (239) 418-0991 Florida Registry License No. 33253	CONCEPTUAL SITE PLAN Project Number: WD464 25002 Sheet Number: 1

EXISTING FACILITY



PROPOSED SITE PLAN





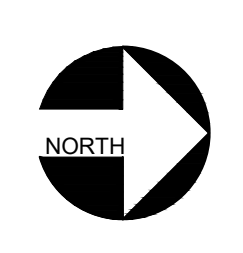
PLOT SCALE
1:1

A1

FLOOR PLAN (2,434 TOTAL SQ. FT.)

SCALE

3/16" = 1'-0"



FOR THE FIRM

PAGE NUMBER

A101

JOB NO.

24040

ISSUE HISTORY		
PURPOSE	PUBLIC	▲
INFORMATION		
MEETING		
DATE:	2 / 28 / 2025	
PURPOSE		▲
DATE:		▲
PURPOSE		▲
DATE:		▲
PURPOSE		▲
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DATE:		▲

THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS. SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE AND / OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE, GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

43 BARKLEY CIRCLE SUITE #202
FORT MYERS, FL 33907
P: 239 276.0225 F: 239 276.7123

MAINTENANCE BUILDING AT ESTERO PARK FOR LCPR:

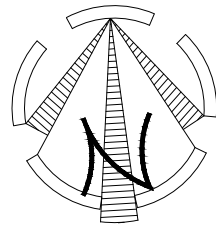
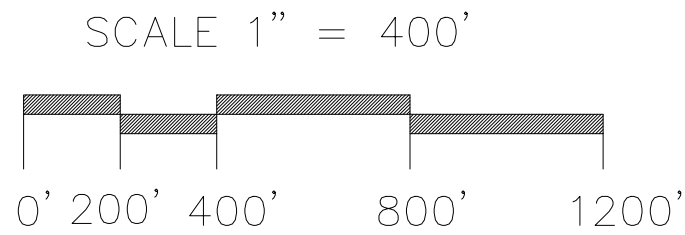
VILLAGE OF ESTERO

ESTERO, FL 33928

FLOOR PLAN



PROJECT LIMITS MAP



Stipulations:

1. Prior to issuance of a Certificate of Compliance, all disturbed areas resulting from this project must be restored to the original condition or better.
2. Streets, parking lots and accessways located within the limits of construction, must remain free of excavated material and debris at all times during construction operations.
3. Trees and shrubs that are damaged by construction operations must be replaced in kind, and in accordance with the Village Land Development Code.
4. All mechanical equipment is required to be landscaped so as to shield from public view.

SITE DEVELOPMENT DATA

CALCULATIONS ARE BASED ON LIMITS OF WORK AREA ONLY.

OPEN SPACE REQUIREMENTS NOT APPLICABLE

INDIGENOUS OPEN SPACE REQUIREMENTS NOT APPLICABLE

HERITAGE TREES
NO HERITAGE TREES ARE LOCATED IN THE LIMITS OF WORK AREA

GENERAL TREE REQUIREMENTS
COMMUNITY PARK PREVIOUSLY EXEMPT FROM GENERAL TREE REQUIREMENTS

INTERNAL PARKING LANDSCAPE REQUIREMENTS:

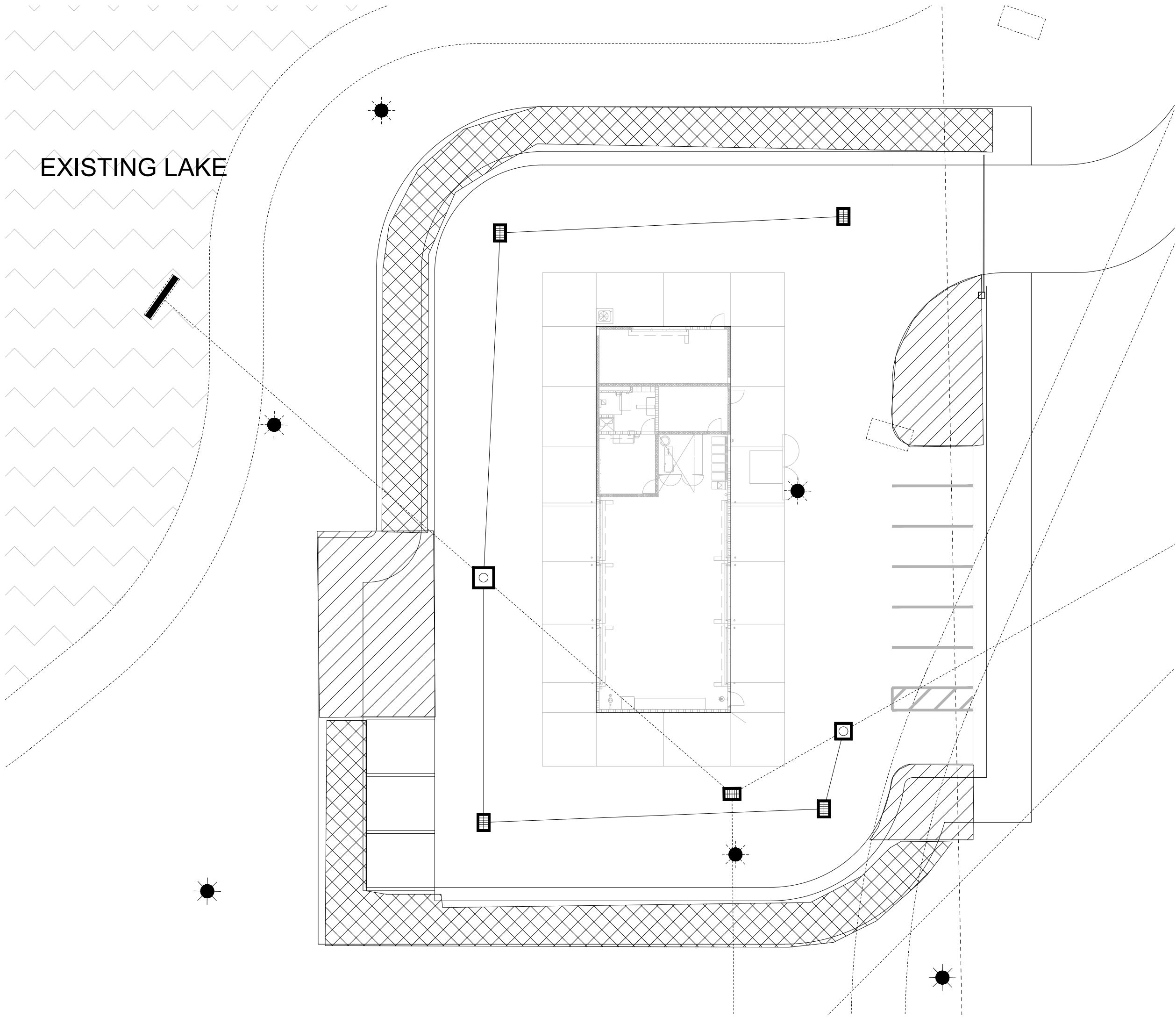
10% OF VUA TO BE PROVIDED IN LANDSCAPE AREA
15,560 X .10 = 1,556 SF REQUIRED AND 2,000 PROVIDED

1 TREE PER 250 SF=6 TREES REQUIRED AND PROVIDED.

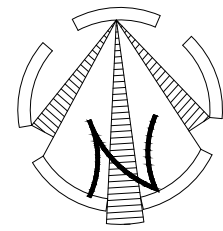
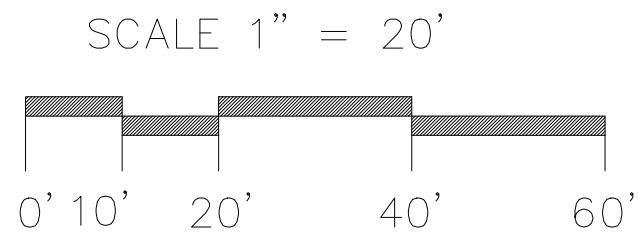
BUILDING PERIMETER PLANTING REQUIREMENTS
2,600 SF. BLDG X 10% = 260 SF OF BUILDING PERIMETER PLANTING REQUIRED AND 3,900 SF. PROVIDED ALONG OUTSIDE OF FENCE.

BUFFERS
INTERNAL TO EXISTING SITE:
NO BUFFERS REQUIRED

SCREENING OF MAINTENANCE YARD PROVIDED



SITE LANDSCAPE CALCULATIONS



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 B 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 RED GUM, WEeping FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF 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 OWNER'S AUTHORIZED REPRESENTATIVE.
20. PLANS PREPARED FOR DEVELOPMENT ORDER APPROVAL. REFER TO ADDITIONAL LANDSCAPE CONSTRUCTION DOCUMENTS FOR PLANTING SPECIFICATIONS.
21. LCU DOES NOT ALLOW TREES, STRUCTURES OR ENCRoACHING OF OTHER EASEMENTS WITHIN LCU EASEMENTS. IN ADDITION, THE TRUNK OF ALL SHADE TREES ARE TO BE PLANTED NO CLoSER THAN 10' AND THE TRUNK OF ALL PALM 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.



DMJA

DAVID M. JONES, JR.
AND ASSOCIATES, INC.

LANDSCAPE ARCHITECTS
AND PLANNERS

2221 McGregor Blvd.
Fort Myers, Florida 33901
PHONE: (239) 337-5525
FAX (239) 337-4494

L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

ESTERO
COMMUNITY
PARK
MAINTENANCE
FACILITY

Estero, FL

PREPARED FOR:

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

CONSULTANT:

DESIGN PROFESSIONAL:

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	225048
PROJECT MGR.	GREG DISERIO
FILE NAME:	ESTERO PARK MAINT. US
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
ISSUED FOR:	PUBLIC MEETING

ISSUED DATE: FEB. 27, 2025

REVISIONS:

SHEET TITLE:

LANDSCAPE
CALCULATIONS

SHEET NUMBER:

L-1

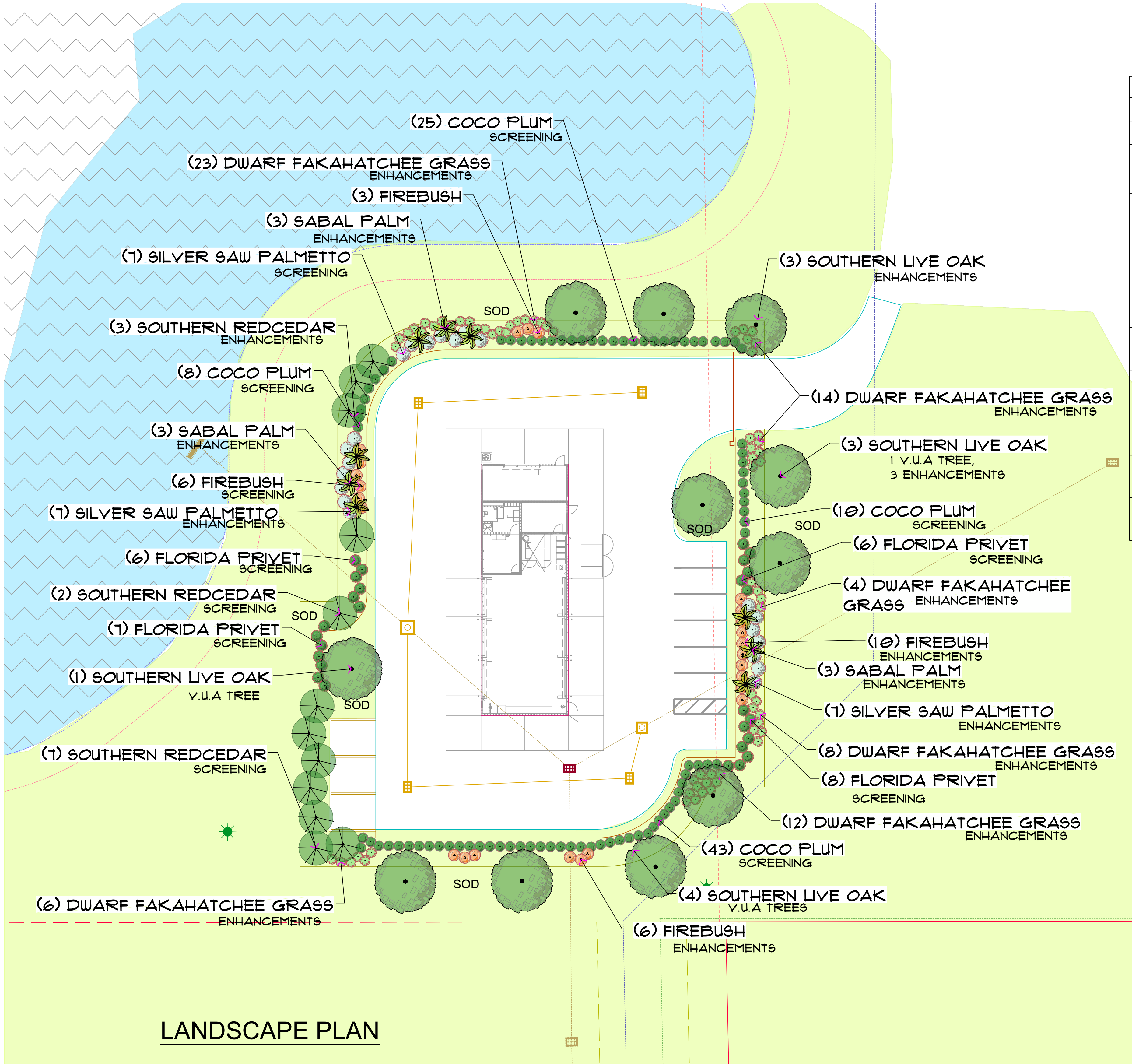
CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

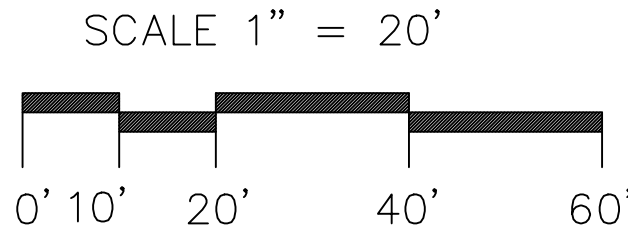


Know what's BELOW.
Call before you dig.


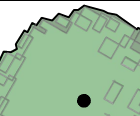


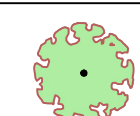
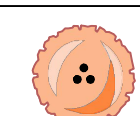
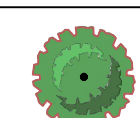
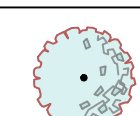
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LANDSCAPE PLAN



NOTE: MAINTENANCE PROGRAM TO ALLOW PLANTINGS TO GROW TO A HEIGHT SUFFICIENT TO SCREEN FENCE/WALL

PLANT SCHEDULE				
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
TREES				
	SP	9	Sabal Palm Sabal palmetto NATIVE	12' -18' CT STAGGERED
	QV2	11	Southern Live Oak Quercus virginiana NATIVE	12' -14' HT, 2.5" CAL. 6' SPR. 45 GALLON MINIMUM
	JUN SI2	12	Southern Redcedar Juniperus virginiana silicicola NATIVE	6' -8' HT, FULL
SHRUBS				
	Chr ica	86	Coco Plum Chrysobalanus icaco NATIVE	3 gal., 24" ht
	Tri dac	67	Dwarf Fakahatchee Grass Tripsacum dactyloides nana NATIVE	Min. 24" Ht., 3 Gallon
	Ham fir	25	Firebush Hamelia patens NATIVE	7 GAL. 24" HT
	For se2	27	Florida Privet Forestiera segregata NATIVE	3 gal., 24" ht
	Ser cin	21	Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE	3 gal. 12"-18" ht

SCHEDULE AND MATERIALS NOTES:

ABOVE CODE ENHANCEMENT PLANTINGS (IF APPLICABLE) TO BE INSTALLED AT THE OPTION OF THE OWNER.

CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA SOD.

ALL PLANTINGS TO BE MULCHED WITH 2" DARK BROWN ORGANIC MULCH GRADE B OR BETTER. CYPRESS MULCH PROHIBITED.

CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES AT TIME OF BIDDING.

CONTRACTOR RESPONSIBLE FOR ALL SOD AND MULCH QUANTITIES.

PLANTINGS SHALL BE IRRIGATED PER LDC REQUIREMENTS.



DMJA

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L.A. LICENSE: LC 0000063

PROJECT INFORMATION:

ESTERO
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PARK
MAINTENANCE
FACILITY

Estero, FL

PREPARED FOR:
RESPEC
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FL 33901
Tel: 239-418-0691
Fax: 239-418-0692

CONSULTANT:

DESIGN PROFESSIONAL:

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RLA NO. 840 DATE:
STATE OF FLORIDA

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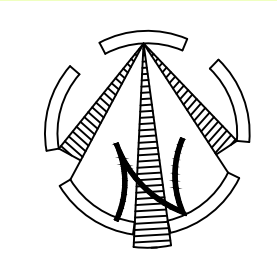
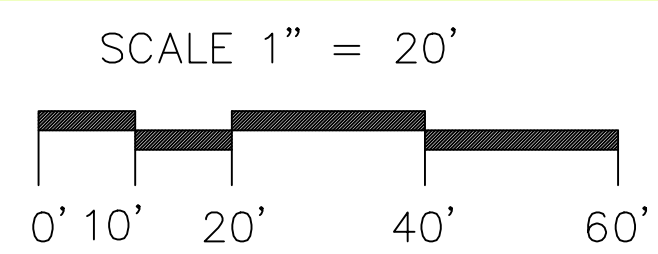
SHEET TITLE:
LANDSCAPE
PLAN AND PLANT
LIST

SHEET NUMBER:
L-2





LANDSCAPE PLAN



NOTE: MAINTENANCE PROGRAM TO ALLOW PLANTINGS TO GROW TO A HEIGHT SUFFICIENT TO SCREEN FENCE/WALL



QUERCUS VIRGINIANA-LIVE OAK



SABAL PALMETTO - SABAL PALM



Juniperus virginiana silicicola



SERENOA REPENS 'CINEREA' SILVER PALMETTO



CHRYSOBALANUS ICACO COCOPLUM



TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE GRASS



FIREBUSH



FLORIDA PRIVET



DMJA

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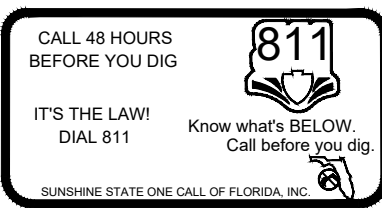
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REVISIONS:

SHEET TITLE:
PLANT IMAGE
BOARD

SHEET NUMBER:
L-3



THANK YOU!

QUESTIONS?