VILLAGE OF ESTERO
PLANNING ZONING AND DESIGN BOARD MEETING
PACKET
MARCH 14, 2023, 04:30 PM

www.Estero-fl.gov

The Village Planning Zoning and Design Board Meeting will be conducted physically in Council Chambers at Village Hall, 9401 Corkscrew Palms Circle, with an opportunity for members to participate virtually. The meeting will be broadcasted live via the Village of Estero website https://estero-fl.gov/council/watch-meetings-online/. Please see the bottom of this agenda for further information and instructions for public participation.

AGENDA

PLANNING ZONING AND DESIGN BOARD MEETING

9401 Corkscrew Palms Circle, Estero, Florida

March 14, 2023, 04:30 pm

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **BUSINESS**

   Items on the agenda are generally treated in sequential order, and due to the length of the agenda, any or all of the items listed for discussion may be rescheduled to a later date for consideration.

   The meeting will adjourn no later than 9:00 P.M. unless extended by the Board.

   a. **Consent Agenda**

      i. **Approval of February 21, 2023 minutes**

      Attachment: 02212023_PZDB Minutes.pdf

6. **PUBLIC INFORMATION MEETING (No votes are taken at Public Information Meetings)**

   The public will have an opportunity to speak for three minutes per agenda item.

   a. **Estero Town Commons Restaurant - Development Order (Application pending) (District 4) 21301 Town Commons Drive, ± 1.4-acre vacant parcel on the corner of Corkscrew Road and Town Commons Drive in Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.**

   Applicant seeks to develop a free-standing, fast-food restaurant with a drive-thru.

   Attachment: 1. Estero Town Commons Application PIM Request.pdf
   Attachment: 2. Estero Town Commons Site Plan.pdf

Attachment: 3. Estero Town Commons East _ South Elevations.pdf
Attachment: 4. Estero Town Commons West _ North Elevations.pdf

7. PUBLIC HEARING (Quasi-Judicial)

The public will have an opportunity to speak for five minutes per agenda item.

a. Corkscrew Pines Infrastructure - Development Order (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Firehouse Lane.

Applicant is proposing to construct the backbone infrastructure for future development on a ±12-acre parcel zoned Commercial Planned Development (CPD).

- Public Information Meeting was held October 25, 2022.

- See Staff Report

- Planning Zoning and Design Board will make a decision on this case.

Attachment: 1. Corkscrew Pines Self-Storage - Staff Report.pdf
Attachment: 2. Corkscrew Pines Self- Storage - Civil Plans.pdf
Attachment: 3. Corkscrew Pines Self-Storage - Landscape Plans.pdf
Attachment: 4. Corkscrew Pines Self-Storage - Presentation.pdf

8. WORKSHOPS

a. Corkscrew Pines Self-Storage - Development Order (DOS2021-E008) (District 5) located on the south side of Corkscrew Road, east of Stoneybrook Golf Drive and west of Firehouse Lane.

Applicant is proposing 3 storage buildings totaling ±150,000 square feet.

- Public Information Meeting held October 25, 2022.

- Applicant is requesting review of the architecture.

Attachment: 1. Corkscrew Pines Self-Storage Workshop Presentation EXTERIOR MATERIALS.pdf

b. Downtown Estero Residential-- Development Order (DOS2022- E009) (District 2) Mixed Planned Development (MPD) on a 34-acre site, located on the east side of US 41, north of Broadway and east of the Broadway Shoppes.

Attachment: 1. Downtown Estero Residential Worshop.pdf

9. PUBLIC INPUT (Each individual will be given five minutes to speak)

10.BOARD COMMUNICATIONS

a. Next meeting - April 11, 2023

11.ADJOURN

General Attachments

- Transcript.pdf

PLANNING ZONING AND DESIGN BOARD MEETING
TUESDAY, MARCH 14, 2023, 4:30 P.M.

DISCLAIMER:
THIS FILE REPRESENTS AN UNEDITED VERSION OF REALTIME CAPTIONING WHICH SHOULD NEITHER BE RELIED UPON FOR COMPLETE ACCURACY NOR USED AS A VERBATIM TRANSCRIPT.
ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

04:33:23 >>Scotty Wood: I WOULD LIKE TO WELCOME EVERYONE TO THE MARCH
04:33:25 14th MEETING OF THE VILLAGE OF ESTERO PLANNING, ZONING,
04:33:29 AND DESIGN BOARD.
04:33:30 PLEASE RISE FOR THE NATIONAL -- FOR THE PLEDGE OF
04:33:33 ALLEGIANCE.
04:33:37 [PLEDGE OF ALLEGIANCE]
04:33:54 >>Scotty Wood: THANK YOU.
04:33:55 I'M NOT GOING TO SING, NO.
04:33:57 COULD YOU CALL THE ROLL, PLEASE?
04:34:01 >>Tammy Duran: BOARD MEMBER GARGANO?
04:34:03 >>Anthony Gargano: HERE.
04:34:04 >> BOARD MEMBER JEANNIN?
04:34:05 SHE'S ON ZOOM.
04:34:12 >>Michael Sheeley: YOU ARE ON MUTE, KRISTIN.
04:34:14 >>Scotty Wood: KRISTIN, YOU'RE MUTED.
04:34:16 CONTINUE THE ROLL.
04:34:23 >>Tammy Duran: BOARD MEMBERS JONES IS ABSENT TODAY.
04:34:27 >>Michael Sheeley: HERE.

04:34:28 >>James Tatooles: HERE.
04:34:32 >>Jim Wallace: HERE.
04:34:34 >>Scotty Wood: HERE.
04:34:35 NOW SHE'S UNMUTED.
04:34:38 >>Tammy Duran: KRISTIN JEANNIN, CAN YOU HEAR US?
04:34:44 >>Michael Sheeley: KRISTIN, CAN YOU HEAR US?
04:34:46 SHE CANNOT.
04:34:49 >>Tammy Duran: NANCY, CAN YOU HEAR US?
04:34:55 >> NANCY IS MUTED, TOO.
04:35:03 >>Tammy Duran: NANCY, CAN YOU HEAR US?
04:35:07 >>Scotty Wood: SHE'S ON MUTE ALSO.
04:35:09 >>Tammy Duran: JEFF, CAN YOU HEAR US?
04:35:16 >> NANCY IS OFF OF MUTE.
04:35:17 >>Tammy Duran: CAN YOU GUYS HEAR US ON ZOOM?
04:35:22 >>Kristin Jeannin: I CAN.
04:35:25 >>Scotty Wood: WELCOME.
04:35:26 >>Kristin Jeannin: THANK YOU.
04:35:27 >>Scotty Wood: COULD I GET A MOTION TO APPROVE THE AGENDA?

04:35:30 >> SO MOVED.
04:35:31 >> SECOND.
04:35:32 >>Scotty Wood: ALL IN FAVOR?
04:35:33 ANY OPPOSED?
04:35:36 THE AGENDA IS CARRIED.
04:35:37 I WOULD LIKE A MOTION TO APPROVE THE CONSENT AGENDA WHICH
04:35:41 CONSISTS OF THE FEBRUARY 21st MEETING MINUTES, OUR

04:35:46 PREVIOUS MEETING.
04:35:47 >>Michael Sheeley: SO MOVED.
04:35:49 >>Anthony Gargano: SECOND.
04:35:50 >>Scotty Wood: ANY DISCUSSION?
04:35:51 ALL IN FAVOR?
04:35:53 ANY OPPOSED?
04:35:55 MOTION CARRIES.
04:35:57 THE FIRST ITEM OF BUSINESS IS A PUBLIC INFORMATION MEETING
04:36:03 INVOLVING THE ESTERO TOWN COMMONS RESTAURANT DEVELOPMENT
04:36:08 ORDER.
04:36:08 SO I WILL LET WHOEVER, IS IT YOU, MARY?
04:36:12 OKAY.
04:36:16 >>Mary Gibbs: GOOD EVENING.
04:36:18 I'LL INTRODUCE THIS.
04:36:19 THE APPLICANT IS ON ZOOM.
04:36:23 HE HAD A MEDICAL APPOINTMENT AND COULDN'T BE HERE IN TIME.
04:36:30 THIS IS THE DEVELOPMENT ORDER FOR A KIND OF CAFE AT ESTERO
04:36:37 TOWN COMMONS, WHICH IS THE LOWE'S PLAZA, AS WE ALL KNOW IT.
04:36:42 IF YOU RECALL, THERE WAS A LOT WHERE RUBY TUESDAY'S WAS
04:36:46 LOCATED AND WAWA CAME IN AND PURCHASED THAT, AND THEY ARE
04:36:50 GOING TO BE CONSTRUCTING A WAWA.
04:36:51 THAT DEVELOPMENT ORDER WILL BE COMING BACK TO YOU FAIRLY
04:36:54 SOON.
04:36:56 WELL, THE PARCEL DIRECTLY WEST OF THAT IS VACANT AND THAT'S
04:37:02 WHERE THIS PROPOSAL IS LOCATED.

04:37:04 WE'VE HAD A LITTLE BIT OF ACTIVITY IN THE SHOPPING CENTER
04:37:06 RIGHT NOW.
04:37:06 WE'VE GOT THE WAWA UNDER REVIEW, THIS PROPOSAL COMING IN FOR
04:37:11 THE FAST FOOD RESTAURANT, AND THEN AT THE FAR WESTERN VACANT
04:37:19 LOT IS WHERE I THINK WE HAD GOODWILL COMING TO THE PUBLIC
04:37:23 INFORMATION MEETING LAST MONTH.
04:37:24 THEY ARE GOING TO MOVE FROM ACROSS THE STREET ON THE NORTH
04:37:27 SIDE OF CORKSCREW OVER TO THAT.
04:37:29 THAT WILL BASICALLY FILL IN THIS SHOPPING CENTER WITH ALL
04:37:33 THE VACANT PARCELS.
04:37:35 THIS IS A PROPOSAL.
04:37:37 I'M GOING TO LET JEFF WILLIAMS EXPLAIN IT, BUT WHEN THE
04:37:41 COUNCIL APPROVED THE WAWA GAS STATION, THERE WAS AN ODD
04:37:46 ZONING CONDITION.

04:37:47 WHEN THE COUNTY DID THE ZONING THAT ALLOWED A FAST FOOD
04:37:50 RESTAURANT, ONE FAST FOOD RESTAURANT.
04:37:52 AND SO THAT CONDITION WAS RETAINED.
04:37:56 WAWA GOT APPROVAL FOR THE GAS STATION, THERE'S AN ALLOTMENT
04:38:00 FOR ONE FAST FOOD RESTAURANT.
04:38:02 SO THIS WOULD QUALIFY FOR THAT ALLOTMENT.
04:38:06 IT DOES COMPLY WITH THE ZONING IN THAT RESPECT.
04:38:10 WE JUST GOT AN INITIAL SITE PLAN, WHAT YOU'VE GOT IN YOUR
04:38:13 PACKET.
04:38:14 WE'RE LOOKING AT THAT RIGHT NOW.
04:38:15 WE'RE TRYING TO MAKE SURE THAT WE'RE CONSISTENT BECAUSE

04:38:18 WE'VE GOT WAWA DIRECTLY TO THE EAST AND WE'VE GOT THIS
04:38:21 PARCEL AND THE GOODWILL PARCEL.
04:38:23 SO WE'RE TRYING TO BE CONSISTENT AND MAKE SURE WE HAVE A
04:38:25 COHESIVE LOOK TO THAT -- TO THOSE DEVELOPMENTS.
04:38:34 >>Anthony Gargano: MARY, I'M A LITTLE CONFUSED ON THE
04:38:37 AVAILABILITY OF THE FAST FOOD RESTAURANT.
04:38:39 YOU SAID THERE'S ONE PERMITTED.
04:38:43 >>Mary Gibbs: WHEN WAWA'S WAS APPROVED, THERE WAS AN ODD
04:38:46 CONDITION IN THE ZONING THAT THE COUNTY APPROVED, AND IT
04:38:50 SAID, IF YOU HAVE A CONVENIENCE STORE -- IF YOU HAVE A
04:38:55 CONVENIENCE STORE, THEN YOU CAN'T HAVE THE FAST FOOD
04:38:58 RESTAURANT.
04:38:59 FAST FOOD WAS ALLOWED.
04:39:00 BUT WHEN WAWA WENT BACK IN, THEY SAID WE WANT TO AMEND THIS
04:39:04 TO DO THE GAS STATION BUT ALSO RETAIN THAT FAST FOOD
04:39:08 LANGUAGE.
04:39:09 SO THE COUNCIL APPROVED IT, THEY SAID, OKAY, IT WILL JUST BE
04:39:13 ONE FAST FOOD, SO WE'RE OKAY WITH THAT.
04:39:15 SO THERE IS AN ALLOTMENT LEFT.
04:39:19 >>Anthony Gargano: SO WAWA IS A FAST FOOD.
04:39:22 >>Mary Gibbs: NO, IT'S CONSIDERED A GAS STATION.
04:39:25 GAS STATION, SLASH, CONVENIENCE STORE.
04:39:27 >>Anthony Gargano: WAWA IS NOT CONSIDERED FAST FOOD.
04:39:30 >>Mary Gibbs: CORRECT.
04:39:31 >>Anthony Gargano: THAT'S WHY THIS CAN QUALIFY.

04:39:33 >>Mary Gibbs: CORRECT.
04:39:34 >>Anthony Gargano: THANK YOU FOR THE CLARIFICATION.
04:39:37 >>Mary Gibbs: JEFF, DO YOU WANT TO START YOUR PRESENTATION?
04:39:41 >>Jeff Williams: SURE.
04:39:42 CAN YOU GUYS HEAR ME OKAY?
04:39:44 >> YES.
04:39:44 >>Jeff Williams: WE DON'T REALLY HAVE MUCH TO PRESENT
04:39:47 BECAUSE THIS IS A PRETTY STRAIGHTFORWARD PROJECT.
04:39:50 WHAT WE ARE PROPOSING IS A SINGLE FREE-STANDING
04:39:54 2800-SQUARE-FOOT BUILDING WITH A DRIVE-THROUGH.

04:39:56 THE INTENT FOR THAT BUILDING IS TO BE A HIGH-END COFFEE
04:39:59 SHOP.
04:40:00 WE CAN'T SPECIFICALLY ANNOUNCE THE SPECIFIC TENANT AT THIS
04:40:04 POINT, BUT WE'RE PRETTY CONFIDENT THAT THAT'S THE USE THAT
04:40:07 IT WILL BE.
04:40:08 WHAT YOU HAVE IN FRONT OF YOU IS OUR FIRST PASS OF THE SITE
04:40:12 PLAN AND OUR FIRST PASS ON ELEVATIONS.
04:40:16 HAPPY TO ANSWER ANY QUESTIONS ANYBODY FROM THE COMMUNITY MAY
04:40:18 HAVE.
04:40:25 >>Jim Wallace: THIS IS JIM WALLACE.
04:40:27 I'M TRYING TO UNDERSTAND HOW THIS FITS INTO THE CORKSCREW
04:40:33 OVERLAY DISTRICT BECAUSE THE DISTRICT ON THE LAND
04:40:39 DEVELOPMENT CODE, IT CLEARLY STATES THAT YOU LOOK AT FIGURE
04:40:43 3, 803-D, IT CLEARLY LOCATES THE BUILDINGS DIRECTLY ADJACENT
04:40:49 TO CORKSCREW ROAD, BUT THE PROPOSED SITE PLAN SHOWS TWO

04:40:55 LANES OF CUSTOMER DRIVE-THROUGH DIRECTLY ADJACENT TO THE
04:40:59 RIGHT-OF-WAY, AND THEN IN PARAGRAPH 803 E-1 B REQUIRES
04:41:06 MAXIMUM SETBACK OF 0 TO 25 FEET FROM THE CORKSCREW
04:41:09 RIGHT-OF-WAY.
04:41:10 IT ALSO REQUIRES THE BUILDING TO BE DIRECTLY ADJACENT TO THE
04:41:14 RIGHT-OF-WAY SIDEWALK, BUT THE PROPOSED SITE PLAN SHOWS TWO
04:41:19 LANES OF CUSTOMER DRIVE-THROUGH BETWEEN THE BUILDINGS AND
04:41:21 THE RIGHT-OF-WAY.
04:41:23 >>Jeff Williams: SURE.
04:41:24 >>Jim Wallace: THE OTHER THING WAS THAT, AND I'M SUMMARIZING
04:41:29 BEFORE I ASK MY QUESTION, PARAGRAPH 3803 E 1 C REQUIRES 40%
04:41:36 OF THE BUILDING TO BE ADJACENT TO CORKSCREW RIGHT-OF-WAY.
04:41:40 IN ESSENCE, NONE OF THE BUILDING IS ADJACENT.
04:41:42 SO CLEARLY THE LAND DEVELOPMENT CODE DID NOT WANT A
04:41:50 RESTAURANT OR A FAST FOOD DRIVE-THROUGH FRONTING CORKSCREW
04:41:55 ROAD AS IT DOES NOT WANT IT FOR U.S. 41.
04:42:02 SO THE PROPOSED SITE PLAN TO ME DOES NOT MEET THE LAND
04:42:05 DEVELOPMENT CODE WITHOUT A DEVIATION.
04:42:07 >>Jeff Williams: SURE.
04:42:08 AND IN OUR UNDERSTANDING, A DEVIATION WILL BE REQUIRED.
04:42:14 THIS IS PART OF A PREVIOUSLY APPROVED MASTER PLANNED
04:42:19 DEVELOPMENT, AND THE WAY THE LANGUAGE READS IS IF YOU DO
04:42:21 HAVE A RESTAURANT WITH FAST FOOD, AS YOU MENTIONED, THERE IS
04:42:26 A MAXIMUM SETBACK OF 25 FEET.
04:42:30 AT THE TIME THAT THAT LANGUAGE WAS PUT IN PLACE, IT WAS

04:42:35 OBVIOUSLY PRIOR TO THE INCORPORATION OF THE VILLAGE OF
04:42:37 ESTERO AND PRIOR TO THE LAND DEVELOPMENT CODE.
04:42:40 IT WAS NOT COMMON AT THAT TIME, AT LEAST NOT AS COMMON AS IT
04:42:46 IS NOW, FOR DRIVE-THROUGH USERS TO REQUIRE AN ESCAPE LANE OR
04:42:51 A BYPASS LANE.
04:42:52 THAT IS NOW A STANDARD REQUIREMENT OF ALMOST ALL

04:42:55 MUNICIPALITIES AND ALMOST ALL SPECIFIC USERS.
04:42:59 SO AT THAT TIME, THE WAY THE LANGUAGE READ WAS THAT YOU HAVE
04:43:02 A FIVE-FOOT LANDSCAPE BUFFER THAT IS REQUIRED, AND THEN YOU
04:43:07 WOULD HAVE 12 FEET OF A DRIVE-THROUGH LANE WHICH BRINGS YOU
04:43:12 TO 17 FEET, AND THAT WOULD LEAVE YOU A REMAINDER OF 8 FEET
04:43:17 TO PUT A STRIP OF LANDSCAPING AND SIDEWALK IN BETWEEN THE
04:43:20 DRIVE-THROUGH AND THE BUILDING.
04:43:22 OBVIOUSLY, WITH THE INCLUSION OF A SECOND LANE TAKING THAT
04:43:25 TO 22 OR 24 FEET, THAT'S NEXT TO IMPOSSIBLE.
04:43:30 WE'VE ALSO TRIED TO INCLUDE A 20 OR 25-FOOT, I BELIEVE
04:43:34 25-FOOT LANDSCAPE BUFFER IN THIS PLAN ALONG CORKSCREW, WHICH
04:43:40 THE EXISTING EXISTENCE OF THAT ALONE WOULD MAKE IT
04:43:44 IMPOSSIBLE FOR A 25-FOOT MAXIMUM SETBACK OF A BUILDING IN
04:43:49 ANY CASE.
04:43:50 SO WE'VE LAID OUT THE DRIVE-THROUGH WITH A BYPASS LANE AND
04:43:55 THE REQUESTED 25-FOOT LANDSCAPE BUFFER, WHICH COMES FROM THE
04:43:58 LAND DEVELOPMENT CODE.
04:43:59 IT DOES NOT COME FROM THE INTERNAL APPROVALS OF THE PUD THAT
04:44:03 REQUIRES ONLY A FIVE-FOOT LANDSCAPE PLAN.

04:44:05 SO WE WILL BE PURSUING, THAT WAS THE BEST SUGGESTED ROUTE
04:44:11 FROM CONVERSATIONS IN SEVERAL PRE-APPLICATION MEETINGS WITH
04:44:15 STAFF WAS TO LAY IT OUT IN THE MANNER THAT ACCOMMODATES THE
04:44:18 LANDSCAPE BUFFER THAT THE VILLAGE WOULD LIKE AND THEN
04:44:21 ACCOMMODATES THE REQUIREMENTS WITHIN THE PUD.
04:44:24 SO THE DIFFERENCE BETWEEN 25 FEET AND WHERE THE FINAL
04:44:28 POSITION OF THE BUILDING COMES BACK WOULD BE THE DEVIATION
04:44:31 THAT WE WOULD NEED TO PURSUE.
04:44:34 NOW, THERE IS NO WAY TO GET A DRIVE-THROUGH IN THIS PUD AND
04:44:40 MEET THE PUD REQUIREMENTS AND THE VILLAGE'S REQUIREMENTS,
04:44:45 BECAUSE SIMPLY WITH THE INCLUSION OF A BYPASS LANE AND ANY
04:44:49 EVEN MINIMAL REQUIRED LANDSCAPING IT TAKES THAT ABILITY
04:44:52 COMPLETELY OFF THE TABLE, WHICH IS WHY WE HAVE TO HAVE THE
04:44:55 DEVIATION.
04:44:56 >>Jim Wallace: ONE THING, JEFF, THE OVERLAY I'M REFERENCING
04:45:01 IS THE MOST RECENT, WHICH IS ONLY A YEAR AND A HALF, MARY?
04:45:04 YEAR OLD.
04:45:05 SO IT IS THE MOST RECENT, NOT THE ORIGINAL LAND DEVELOPMENT
04:45:12 OR OVERLAY FROM FIVE YEARS AGO, WHATEVER, BEFORE IT WAS
04:45:17 INCORPORATED.
04:45:18 AND I GUESS IF WE COME DOWN TO WHAT WAS INTENDED WHEN THE
04:45:22 LAND DEVELOPMENT CODE WAS THE MOST RECENT LAND DEVELOPMENT
04:45:26 CODE WAS WRITTEN IS THAT THE BUILDINGS ALONG CORKSCREW ROAD
04:45:29 AND U.S. 41 WOULD NOT BE SET BACK, THAT 57, 60 FEET FROM THE
04:45:35 RIGHT-OF-WAY THAT WE WOULD SEE BUILDINGS -- THE FIGURES THAT

04:45:42 ARE SHOWN ON 8033 B 1 B, IT SHOWS THE BUILDINGS AS CLOSE TO
04:45:52 THE ROAD AS POSSIBLE.

04:45:54 I'M LOOKING AT THE INTENT OF THE MOST RECENT LAND
04:45:57 DEVELOPMENT CODE WAS AGAINST WHAT WE'RE TRYING TO ACHIEVE.
04:46:00 AT THE SAME TIME, I UNDERSTAND THE DIFFICULTY IN HOW DO YOU
04:46:05 PUT A DRIVE-THROUGH ON THREE SIDES OF A BUILDING IF YOU
04:46:09 DON'T PUT IT ADJACENT TO THE ROAD.
04:46:12 I DON'T KNOW WHAT THE ANSWER IS THERE.
04:46:18 >>Jeff Williams: AND THAT'S THE PROBLEM.
04:46:20 AND I THINK MARY AND JIM CAN ATTEST TO THIS.
04:46:22 WE'RE HAPPY TO LOCATE THE BUILDING FIVE FEET AWAY FROM THE
04:46:24 SIDEWALK.
04:46:25 WE WANT TO COMPLY WITH THE INTENT.
04:46:27 WE WERE ASKED TO PUT IN A 25-FOOT LANDSCAPE BUFFER.
04:46:30 IF YOU GO BY THE LETTER OF THE LAW, YOU WOULD HAVE THE
04:46:32 SIDEWALK AND I BELIEVE THE WAY THE PROPERTY LINE IS LAID OUT
04:46:35 IS THAT IT STARTS TWO FEET FROM THE SIDEWALK.
04:46:39 AT THAT POINT, WE WOULD HAVE FIVE FEET, AND THEN WE WOULD
04:46:42 HAVE OUR DRIVE-THROUGH LANES, AND THEN WE WOULD HAVE OUR
04:46:45 BUILDING.
04:46:47 BUT IF WE NEED TO INCLUDE A STRIP OF LANDSCAPE AND WE NEED
04:46:50 TO INCLUDE A SIDEWALK AND WE NEED TO INCLUDE A 25-FOOT LAND
04:46:56 BUFFER, THAT MAKES THAT DIFFICULT.
04:46:57 WE WOULD BE HAPPY TO LEAVE FIVE FEET FROM THE SIDEWALK, PUT
04:47:01 A STRIP OF LANDSCAPING, PUT THE 22 FEET OF THE DRIVE-THROUGH

04:47:06 RIGHT THERE AND PUT THE BUILDING RIGHT NEXT TO IT.
04:47:08 SO WE'RE MORE THAN HAPPY TO PUT THE BUILDING AS CLOSE TO THE
04:47:11 ROAD AS YOU GUYS WOULD LIKE US TO AS LONG AS YOU INFORM US
04:47:15 WHAT DEVIATION ROUTE WE NEED TO TAKE.
04:47:17 >>Jim Wallace: I WOULD THINK AS A RETAILER YOU WOULD WANT
04:47:20 THE VISIBILITY.
04:47:21 ARE YOU SAYING IT WAS THE VILLAS THAT REQUESTED THE 25 FEET
04:47:24 OF LANDSCAPING BUFFER?
04:47:25 >>Jeff Williams: THAT'S CORRECT, THAT'S CORRECT.
04:47:26 >>Jim Wallace: AND ASKED TO YOU ADD A SECOND SIDEWALK?
04:47:30 BECAUSE THERE'S ALREADY A SIDEWALK THERE.
04:47:31 >>Jeff Williams: SO THE WAY IT IS LAID OUT RIGHT NOW, YOU
04:47:36 HAVE A MAN DOOR.
04:47:38 IF YOU LOOK AT WHERE THE DRIVE-THROUGH LANE IS AND YOU CAN
04:47:41 SEE WHERE ORDERS ARE TAKEN, THAT IS ONE OF THE
04:47:44 BACK-OF-THE-HOUSE AREAS.
04:47:45 TYPICALLY TRASH WOULD BE TAKEN OUT THAT SIDE AND WALKED DOWN
04:47:50 THAT SIDEWALK AROUND.
04:47:51 WE CAN GET RID OF THAT SIDEWALK, BUT I BELIEVE THERE'S ALSO
04:47:55 ANOTHER LANDSCAPE BUFFER THERE AS WELL, A FIVE-FOOT
04:47:58 LANDSCAPE REQUIREMENT.
04:47:59 SO TYPICALLY WHAT WOULD END UP HAPPENING, THE WAY THEY GOT
04:48:03 TO THE 25-FOOT MAX IS YOU WOULD HAVE FIVE FEET OF
04:48:07 LANDSCAPING AFTER THE SIDEWALK.

04:48:09 YOU WOULD HAVE 12 FEET OF THAT DRIVE-THROUGH LANE THAT TAKES

04:48:11 YOU TO 17 FEET.
04:48:13 THEN YOU HAVE FIVE MORE FEET OF LANDSCAPING, WHICH TAKES YOU
04:48:17 UP TO 22 FEET, AND THEN YOU HAVE THREE FEET TO SPARE.
04:48:21 >>Jim Wallace: IF I'M READING YOU RIGHT, JEFF, I THINK I AM,
04:48:25 YOU'RE SAYING OUT OF THE 57 FEET, YOUR FUNCTIONAL SPACE IS
04:48:30 22 FEET OF DRIVE-THROUGH.
04:48:34 >>Jeff Williams: THAT'S CORRECT.
04:48:34 >>Jim Wallace: WHAT NORMALLY WOULD BE FIVE FEET OF BUFFER,
04:48:40 SO YOUR 27 FEET AND THE OTHER 30 FEET IS SOMEHOW ADDED INTO
04:48:44 THE SITE PLAN.
04:48:45 >>Jeff Williams: THAT'S CORRECT.
04:48:47 AND IF YOU LOOK AT THE REQUIREMENTS WITHIN THE PUD, WHICH WE
04:48:52 HAVE TO ABIDE BY, THAT STATES A FIVE-FOOT LANDSCAPE BUFFER,
04:48:56 AND IF YOU LOOK AT THE BUILDING ADJACENT TO US, THAT'S WHERE
04:49:00 THAT BUILDING SITS AS WELL, IF YOU TAKE THE TWO FEET OFF THE
04:49:04 SIDEWALK, THEN YOU HAVE FIVE FEET TO THE BUILDING.
04:49:08 >>Jim Wallace: I UNDERSTAND.
04:49:09 I UNDERSTAND WHERE THE 57 FEET COMES FROM, AND I WAS UNDER
04:49:12 THE IMPRESSION THAT YOU WERE PUTTING IN THE 25, REQUIRING
04:49:14 THE 25 FEET OF LANDSCAPING AND THIS ADDITIONAL SIDEWALK,
04:49:17 WHICH REALLY ENDS UP BEING FIVE FEET PLUS ANOTHER SETBACK,
04:49:22 THAT BECOMES 12 FEET.
04:49:24 JUST KEEP ADDING AND ADDING.
04:49:25 >>Jeff Williams: YEAH, WE ARE HAPPY TO TAKE THAT BUILDING
04:49:29 AND THE TWO -- THE 22 FEET OF DRIVE-THROUGH LANE AND PUSH IT

04:49:33 AS FAR UP AS THE VILLAGE WOULD LIKE US TO, MOVE IT AS FAR
04:49:38 BACK AND THEN JUST INFORM US OF WHAT THE DEVIATION WOULD BE.
04:49:42 MY ONLY REQUEST WOULD BE THAT CONSIDERING THAT THIS IS AN
04:49:46 ALLOWABLE USE, AN ALLOWABLE DENSITY, AND WE CAN'T -- WE
04:49:52 WOULD LIKE THE VILLAGE TO SAY, HEY, HERE'S WHAT WE WOULD
04:49:55 LIKE YOU TO DO BECAUSE THERE'S NO SCENARIO IN WHICH WE CAN
04:49:59 ACCOMMODATE THAT 25-FOOT MAX SETBACK JUST BASED ON HAVING
04:50:02 THE BYPASS ALONE AND HAVING ANY LANDSCAPING.
04:50:06 WITH THE NEW LAND DEVELOPMENT CODE AND THE OVERLAYS AND THE
04:50:09 OLD PREEXISTING CODE, THEY DON'T MATCH 100%, SO HOWEVER YOU
04:50:13 GUYS WANT US TO RECONCILE THAT, WE'RE HAPPY TO DO.
04:50:18 >>Jim Wallace: THAT'S NOT MY DECISION TO MAKE.
04:50:20 CERTAINLY, IF YOU'RE TALKING ABOUT A 57 FEET VERSUS 25 FEET,
04:50:25 THAT'S A HUGE DEVIATION.
04:50:28 AGAIN, VERSUS WHAT YOU REALLY NEED WHICH IS 27 FEET VERSUS
04:50:32 25 FEET, WHICH IS MAYBE SOMETHING THAT STAFF WOULD
04:50:36 ACCOMMODATE OR MY COLLEAGUES WOULD ACCOMMODATE.
04:50:41 >>Anthony Gargano: SOUNDS LIKE THERE'S BEEN EXTENSIVE
04:50:43 DISCUSSION WITH STAFF.
04:50:44 CAN STAFF COMMENT ON THIS?

04:50:46 >>Mary Gibbs: YEAH, WE MET WITH JEFF A FEW TIMES AND HIS
04:50:50 ENGINEERS.
04:50:51 WHEN THEY FIRST CAME IN, THE SITE PLAN WAS A LITTLE BIT
04:50:55 DIFFERENT, AND WE REALIZED THAT IN THIS ZONING RESOLUTION,
04:50:59 IT'S VERY CONVOLUTED AND IT'S GOT SOME THINGS THAT ARE

04:51:02 CONTRADICTORY.
04:51:04 WE SUGGESTED TO JEFF THAT HE DID NEED TO HAVE THIS MEETING.
04:51:07 I DON'T KNOW IF SOME OF YOU ON THE DRB REMEMBER WHEN BURGER
04:51:10 KING CAME IN AND THEY HAD THE DRIVE-THROUGH ADJACENT TO
04:51:12 CORKSCREW AND THERE WAS SOME HEARTBURN WITH THAT.
04:51:14 SO WE SAID LET'S COME IN AND HAVE THIS MEETING AND GET SOME
04:51:18 INPUT ON WHAT THE BOARD WOULD LIKE TO SEE.
04:51:21 AT THE SAME TIME, WE WERE TRYING TO BE SOMEWHAT CONSISTENT
04:51:24 WITH WAWA, WHICH THE COUNCIL JUST APPROVED.
04:51:27 THAT HAD I THINK A 25 LANDSCAPE BUFFER ON CORKSCREW,
04:51:31 ENHANCED BUFFER.
04:51:32 WE'RE THINKING IF THE DRIVE-THROUGH LANE IS GOING TO BE NEXT
04:51:37 TO CORKSCREW, WE WANT IT TO BE OBSCURED, AND THERE IS
04:51:42 LANGUAGE IN THE ZONING THAT SAYS IT HAS TO BE OBSCURED SO
04:51:46 YOU CAN'T SEE THE DRIVE-THROUGH OR THE VEHICLES.
04:51:47 SO WE WERE LIKE, LET'S GO HAVE THE INFORMATION MEETING AND
04:51:51 SEE IF WE'VE GOT SOME INPUT BEFORE THEY GET TOO FAR ALONG IN
04:51:55 THEIR SITE PLANNING PROCESS.
04:51:58 >>Jeff Williams: MARY AND JIM WERE FOCUSED ON, LET'S PUT THE
04:52:03 SETBACK IN THERE.
04:52:04 LET'S GET IN.
04:52:05 LET'S SEE WHAT EVERYBODY'S INPUT IS BECAUSE THE DOCUMENTS
04:52:09 ARE NOT PERFECTLY CLEAR, AND LET'S GET IT DONE THE RIGHT WAY
04:52:12 BEFORE WE PROCEED WITH ANY ADDITIONAL ENGINEERING.
04:52:14 >>Jim Wallace: I HAVE ONE LAST QUESTION.

04:52:18 SORRY TO BE IGNORANT ABOUT THIS.
04:52:20 THAT SECOND PASS LANE, I DON'T KNOW WHAT IT IS, WHY IS THAT
04:52:26 REQUIRED?
04:52:27 WHY ARE THERE TWO DRIVE-THROUGH LANES RATHER THAN JUST A
04:52:30 NORMAL ONE DRIVE-THROUGH LANE?
04:52:32 >>Jeff Williams: ARE YOU TALKING ABOUT ON THE FRONT SIDE,
04:52:36 LIKE AS YOU COME IN?
04:52:37 >>Jim Wallace: NO, I'M TALKING ABOUT ON THE BACK BETWEEN
04:52:40 CORKSCREW ROAD AND THE BUILDING, THERE ARE TWO DRIVE-THROUGH
04:52:43 LANES.
04:52:44 WHAT IS THE PURPOSE OF THE SECOND ONE?
04:52:46 IS IT REQUIRED?
04:52:47 >>Jeff Williams: YEAH, THAT'S JUST YOUR STANDARD ESCAPE LANE
04:52:50 OR BYPASS LANE, HOWEVER YOU WOULD LIKE TO PHRASE IT, YOU
04:52:54 KNOW, IT ALLOWS YOU IF YOU ARE IN LINE AND IF YOU HAVE TO
04:52:58 LEAVE THE LINE FOR SOME REASON, YOU HAVE A LANE TO GET OUT.

04:53:03 >>Jim Wallace: IS THAT REQUIRED?
04:53:08 >>Mary Gibbs: YEAH, IT'S IN THE LAND DEVELOPMENT CODE.
04:53:10 IT'S AN ENGINEERING THING.
04:53:12 THEY DON'T WANT YOU TO BE STUCK AND BACK INTO SOMEBODY TO
04:53:15 GET OUT.
04:53:20 >>Jeff Williams: THAT'S A GOOD POINT.
04:53:22 THAT'S ACTUALLY ONE OF THE ITEMS THAT PREVENTS EVERYTHING
04:53:25 FROM JIVING TOGETHER.
04:53:27 WE FIGURED WE WOULD LAY IT OUT THE BEST WE COULD AND GET THE

04:53:31 TEMPERATURE OF THE ROOM AND WE CAN WORK SEVERAL DIFFERENT
04:53:36 LAYOUTS, BUT I THINK WHAT MAKES THE MOST SENSE IS PUTTING
04:53:40 THE FIVE-FOOT LANDSCAPE BUFFER THAT'S ALREADY IN THE PUD
04:53:44 CODE, LAYING OUT THE 22 FEET, AND THEN GOING FROM THERE AND
04:53:48 SEEING, DO WE NEED ANYTHING ELSE BETWEEN THE DRIVE-THROUGH
04:53:51 AND THE BUILDING TO BE ABLE TO GET WITH THE INTENT OF THE
04:53:56 OVERLAY AND THE DESIRED INTENT OF THE VILLAGE, WHICH IS TO
04:54:00 HAVE THOSE BUILDINGS UP ON THE ROAD.
04:54:05 >>Jim Wallace: IS IT REQUIRED THAT SECOND LANE?
04:54:08 >>Mary Gibbs: THAT SECOND LINE IS REQUIRED, YES.
04:54:10 >>Kristin Jeannin: I DEFINITELY WOULDN'T PUT THE BACK OF
04:54:15 HOUSE FACING CORKSCREW ROAD, ESPECIALLY IF YOU ARE PUTTING
04:54:17 IT CLOSER TO THE ROAD.
04:54:21 THE UGLIEST SIDE OF THE BUILDING IS FRONTING CORKSCREW ROAD
04:54:28 AND I FIND THAT PROBLEMATIC.
04:54:29 >>Jeff Williams: FOUR SIDED ELEVATIONS ARE REQUIRED.
04:54:32 SO ALL FOUR BUILDINGS WILL BE TREATED THE SAME.
04:54:34 AND THEN IT'S NOT SO MUCH THE BACK OF THE HOUSE AS IN ALL OF
04:54:39 THE UTILITIES ARE GOING TO BE ALONG THE WALL.
04:54:41 IT'S MORE THE BACK OF THE HOUSE ON THE INTERIOR.
04:54:44 SO AS OF RIGHT NOW, THE STAFF WOULD EXIT OUT THAT SIDE TO
04:54:49 TAKE THE TRASH OUT DOWN THAT SIDEWALK AND COME AROUND THE
04:54:53 PATIO, BUT WE CAN REROUTE THAT AND WE CAN HAVE THE UTILITIES
04:55:03 MOVED AROUND TO THE SIDE AS MUCH AS WE CAN AND SCREEN THEM.
04:55:07 ANYTIME THAT YOU HAVE A RIGHT-OF-WAY FRONTING BUILDING

04:55:12 REQUIREMENT AND THE PARKING IS ON THE INTERIOR, THE BACK OF
04:55:16 THE HOUSE OR THE BACK ELEVATION IS ALWAYS GOING TO BE ALONG
04:55:20 THAT FRONTAGE BECAUSE YOU HAVE THE ENTRANCES ON THE OTHER
04:55:23 SIDE.
04:55:23 BUT WITH THE LANDSCAPE REQUIREMENTS IN GENERAL WITH THE
04:55:27 LANDSCAPE SCREENING OF UTILITIES, AND WITH THE ABILITY THAT
04:55:31 WE HAVE TO PLACE AS MANY UTILITIES ONTO THE SIDE OF THE
04:55:35 BUILDING, WE'LL BE ABLE TO HAVE THAT AS SCREENED AS
04:55:41 POSSIBLE.
04:55:41 >>Jim Wallace: JEFF, ONE QUICK QUESTION, WHICH I'M SURE YOU
04:55:46 PROBABLY DID, IF YOU TURN THAT BUILDING 90 DEGREES, THEN THE
04:55:50 MAJORITY OF THAT DRIVE-THROUGH WOULD BE ON THE WEST SIDE OF

04:55:54 THE BUILDING AND NOT BE FACING CORKSCREW.
04:55:56 IS THERE A PROBLEM WITH THAT?
04:55:58 OR DID YOU NOT LOOK AT THAT?
04:56:00 >>Jeff Williams: THERE IS A PROBLEM BECAUSE WITHIN THE PUD
04:56:03 DOCUMENTS, THERE IS A NO-BUILD AREA THAT REQUIRES THE
04:56:07 ENTIRETY OF THE BUILDING TO BE IN A SECTION.
04:56:10 SO KIND OF THE TRADITIONAL DRIVE-THROUGH LAYOUT, WHAT YOU'RE
04:56:13 DESCRIBING, IS NOT ABLE TO BE DONE HERE BECAUSE OF THE
04:56:17 CURRENT -- BECAUSE OF THE SHOPPING CENTER'S REQUIREMENTS.
04:56:21 >>Jim Wallace: YOU CAN'T JUST TAKE THAT WHOLE DESIGN AND
04:56:23 TURN IT 90 DEGREES?
04:56:25 >>Jeff Williams: YOU CAN'T.
04:56:26 WE WOULD BE OUTSIDE OF THE NO-BUILD AREA.

04:56:28 AND THAT WAS I BELIEVE -- THAT WAS PUT IN PLACE TO MATCH THE
04:56:37 INTENT OF LIKE THE OVERLAY DISTRICT THAT YOU JUST MENTIONED
04:56:40 HAVING THE BUILDINGS UP ON THE ROAD.
04:56:42 >>Jim Wallace: MAKES NO SENSE.
04:56:45 >>Kristin Jeannin: MY FEELING IS IF WE'RE GOING TO KEEP THAT
04:56:48 SIDE FACING CORKSCREW ROAD, I WOULD KEEP THE WIDER LANDSCAPE
04:56:51 BUFFER AND THE SETBACK.
04:56:52 I WOULDN'T PUT IT CLOSER.
04:56:55 >>Michael Sheeley: IS STAFF SATISFIED WITH THIS PLAN IN
04:57:01 GENERAL, HOW IT IS NOW AND YOU'LL TELL HIM WHAT DEVIATIONS
04:57:04 HE NEEDS TO FURTHER APPLY FOR?
04:57:06 >>Mary Gibbs: THIS PLAN WE JUST RECEIVED A FEW DAYS AGO.
04:57:09 WE HAD BEEN LOOKING AT A LITTLE BIT DIFFERENT PLAN.
04:57:13 I THINK FROM THE STAFF'S POINT OF VIEW, WE PREFER A WIDER
04:57:18 BUFFER.
04:57:18 THE THING IS, WITH THESE BUILDINGS UP TO THE ROAD, COUNCIL
04:57:23 HAS NOT -- PREVIOUS COUNCILS HAVE NOT BEEN CONSISTENT WITH
04:57:27 THE APPLICATION.
04:57:28 YOU HAVE SOME UP TO THE ROAD AND SOME AREN'T.
04:57:30 NOW YOU HAVE THE WAWA ABOUT 40 FEET BACK, I THINK.
04:57:33 DO YOU REALLY WANT THIS ONE UP TO THE ROAD.
04:57:36 MY MAIN CONCERN IS TO MAKE SURE THAT IF THE DRIVE-THROUGHS
04:57:42 ARE ON CORKSCREW, THAT IT IS OBSCURED AND YOU'RE NOT SEEING
04:57:45 THAT.
04:57:47 THAT YOU HAVE A NICE BUFFER TO HIDE THAT.

04:57:50 >>Michael Sheeley: [INAUDIBLE]
04:57:51 >>Jeff Williams: FROM OUR SIDE, THAT'S WHERE IT GETS A BIT
04:57:54 CONFUSING ON THE DEVELOPMENT SIDE WHEN YOU HAVE THESE TYPES
04:57:56 OF LAYOUT REQUIREMENTS, WHICH ARE FAIRLY TYPICAL THESE DAYS
04:58:00 IS THAT YOU HAVE THE INTENT IS TO HAVE THAT BUILDING UP ON
04:58:03 THE ROAD.
04:58:05 SO YOU HAVE LIKE A STREETSCAPE, IT CREATES A NICER, WALKABLE
04:58:09 ENVIRONMENT UP ON THE MAIN RIGHT-OF-WAY, BUT THEN YOU WANT

04:58:11 TO PUT IN LANDSCAPING OVERLAYS TO HIDE EVERYTHING, AND YOU
04:58:15 HAVE TO HIDE THE ELEVATIONS IF THERE'S ANYTHING THAT DOESN'T
04:58:19 LOOK AS GOOD AS THE OTHER THREE MAIN SIDES ON THERE AS WELL.
04:58:22 YOU'RE SETTING UP WHERE YOU HAVE A CRITERIA THAT YOU WANT
04:58:24 THE BUILDINGS TO BE UP ON THE ROAD TO BE ABLE TO ACCOMMODATE
04:58:28 THE CODE, BUT THEN YOU DON'T WANT ANYBODY TO SEE ANY OF THE
04:58:30 BUILDINGS OR THE CARS.
04:58:31 IT WAS CONFUSING FOR US, SO WE DIDN'T MAKE ANY DECISIONS ON
04:58:37 WHAT TO DO.
04:58:38 I WOULD SAY, THOUGH, THAT THE INTERNAL CODE IN THE PUD ONLY
04:58:46 REQUIRES A FIVE-FOOT LANDSCAPE BUFFER.
04:58:49 SO AN INCREASE ACROSS AN ENTIRE SITE FROM 5 TO 25 FEET, YOU
04:58:56 HAVE A 500% INCREASE IN THAT REQUIREMENT, WHICH IS A PRETTY
04:59:04 EXTENSIVE CHANGE.
04:59:08 >>Jim Wallace: I'M STILL KIND OF LOST HERE.
04:59:10 HOW COME WAWA WAS ABLE TO PUT THE BUILDING NORTH-SOUTH BUT
04:59:16 YOU'RE SAYING THAT THIS APPLICANT CANNOT DO THE BUILDING

04:59:20 IMMEDIATELY ADJACENT TO WAWA NORTH-SOUTH AND PROVIDE PARKING
04:59:26 ON THE EAST SIDE OF THE BUILDING.
04:59:30 IT ACTUALLY WORKS BETTER IN TERMS OF TRAFFIC PATTERNS AND
04:59:33 FLOW.
04:59:33 >>Mary Gibbs: I WAS GOING TO ASK ABOUT THAT BECAUSE I DON'T
04:59:35 THINK THERE'S ANYTHING -- I DON'T KNOW WHAT JEFF WAS
04:59:38 REFERRING TO.
04:59:38 IT SOUNDED LIKE SOMETHING WITH THE KITE REALTY OR THE OWNERS
04:59:43 OF THE SHOPPING CENTER.
04:59:44 IT DOES NOT SOUND LIKE ANY ZONING ISSUE.
04:59:46 SO, JEFF, YOU MENTIONED SOMETHING ABOUT A NO-BUILD ZONE.
04:59:49 AND I DON'T KNOW WHAT THAT IS.
04:59:50 >>Jeff Williams: I BELIEVE IT'S IN THE ORIGINAL ZONING
04:59:53 APPROVAL DOCUMENTS.
04:59:53 I'LL HAVE TO DOUBLE CHECK.
04:59:56 THAT COMBINED WITH THE OVERLAY DISTRICT REQUIREMENTS ARE WHY
05:00:00 WE HAVE THE BUILDING UP ON THE ROAD.
05:00:02 HAD WE STARTED FROM SCRATCH AND LET'S JUST SAY THIS WAS AN
05:00:06 ACRE AND A HALF FREE-STANDING, NOT ATTACHED TO ANY PREVIOUS
05:00:09 APPROVALS AND NO INTERNAL DESIGN REQUIREMENTS, WHICH THIS
05:00:14 HAS BOTH FOR SITE PLAN AND FOR ARCHITECTURE, WE WOULD HAVE
05:00:17 LAID IT OUT JUST AS TYPICALLY SUGGESTED.
05:00:19 YOU'D HAVE YOUR KIND OF VERTICAL LAYOUT INSTEAD OF THE
05:00:24 HORIZONTAL LAYOUT, WHAT YOU TYPICALLY SEE WITH THE
05:00:27 DRIVE-THROUGH WRAPPING AROUND THE REAR OF THE BUILDING.

05:00:30 BUT THE WAY THAT THE BUILDING LAYS OUT WHEN YOU TURN IT, IT
05:00:35 HITS THAT THRESHOLD AND GOES ACROSS THAT NO-BUILD AREA.
05:00:39 AND THEN WE ALSO HAVE TWO PREEXISTING ACCESS POINTS TO
05:00:42 CONTEND WITH.

05:00:43 THE ACCESS POINT ON THE EAST SIDE OF THE BUILDING IS
05:00:48 ACTUALLY THE ONLY CROSS-ACCESS FOR THAT WAWA.
05:00:52 SO THAT ACCESS POINT IS 100% ON OUR PARCEL, BUT WAWA HAS TO
05:01:00 USE THAT FOR THEIR TRUCKS.
05:01:02 SO THEIR FUEL TRUCKS AND THEIR DELIVERY TRUCKS ARE GOING TO
05:01:04 BE GOING IN AND OUT CROSSING OVER THE PARCEL ONTO OUR
05:01:08 PROPERTY AND EXITING OUT OF THE REAR BECAUSE THEY ONLY HAVE
05:01:11 A RIGHT-IN, RIGHT-OUT -- OR RIGHT-IN ONLY COMING OFF OF
05:01:15 CORKSCREW.
05:01:16 WHAT THE DEVELOPER, BRIGHTWORKS TOLD ME, WHO IS DOING THE
05:01:24 WAWA DEVELOPMENT, THEY WERE NOT ABLE TO GET ALTERNATE ACCESS
05:01:27 BECAUSE THEY WERE TOLD THIS ROAD NEEDED TO BE TREATED LIKE A
05:01:31 REGULAR MUNICIPAL ROAD AND NEEDED TO ADHERE TO THOSE ACCESS
05:01:38 POINT SEPARATION STANDARDS.
05:01:39 WE MADE THE DECISION TO JUST INSTEAD OF TRY TO GO DOWN THE
05:01:43 ROAD OF TRYING TO AMEND THEIR ACCESS AND GETTING A LITTLE
05:01:46 BIT MORE FLEXIBILITY OF JUST LEAVING IT AS-IS AND TRY TO
05:01:51 PULL THE MAIN ACCESS INTO THE SITE FROM THE WEST END.
05:01:58 WE ANTICIPATE THIS WOULD BE THE MOST BUSY IN THE MORNING.
05:02:01 SO AS YOU'RE TRAVELING EAST OUT TOWARDS 75, AND YOU TURN
05:02:06 INTO THE BUILDING OR YOU TURN INTO THE SHOPPING CENTER AND

05:02:10 THEN YOU TURN IN TO OUR PARCEL, THAT'S WHY WE HAVE THE
05:02:13 DOUBLE LOADED DRIVE-THROUGH LANE RIGHT THERE, SO THAT WE CAN
05:02:16 FIT 20 CARS' WORTH OF STACKING IMMEDIATELY IN THERE WITHOUT
05:02:20 INTERFERING WITH THAT CROSS-ACCESS POINT TO THE WAWA
05:02:24 DEVELOPMENT.
05:02:25 SO SURPRISINGLY THERE'S A LOT OF VERY UNIQUE AND KIND OF
05:02:33 INTRICATE DETAILS TO A VERY SMALL PARCEL HERE THAT WE'RE
05:02:37 TRYING TO NAVIGATE TO GET -- OBVIOUSLY, WE NEED TO GET
05:02:41 SOMETHING THAT WORKS WITH THE CODE AND GET SOMETHING THAT
05:02:43 WORKS FOR THE TENANT, BUT, MORE IMPORTANTLY, WE WANT THE
05:02:47 SAFEST TRAFFIC FLOW THAT WE CAN GET.
05:02:51 >>Jim Wallace: IT JUST WOULD WORK SO MUCH BETTER VERTICALLY.
05:02:58 >>Scotty Wood: ANYBODY ELSE?
05:03:00 >>Michael Sheeley: I'LL SPEAK TO THE ARCHITECTURE.
05:03:02 I THINK THAT THE OVERALL DESIGN IS QUITE GOOD IN TERMS OF
05:03:07 MASSING AND MOVEMENT.
05:03:11 ALL FOUR ELEVATIONS WOULD RECOMMEND THAT YOU MAKE SURE THAT
05:03:16 THIS, WHEN IT COMES BACK, THAT IT IS CONSISTENT WITH COLORS
05:03:22 CLOSE BY AND PART OF THE CENTER AND PERHAPS ANY DETAILS THAT
05:03:24 EXIST IN THE CENTER.
05:03:25 OVERALL, I THINK IT'S A WELL LAID-OUT DESIGN.
05:03:30 >>Jeff Williams: ABSOLUTELY.
05:03:31 THANK YOU.
05:03:35 >>Scotty Wood: ANYBODY ELSE?
05:03:38 >>Jeff Williams: I WILL -- NEVER MIND.

05:03:41 I'M FINE.
05:03:42 THANK YOU.
05:03:42 I APPRECIATE ALL THE COMMENTS.
05:03:44 WE'LL WORK THROUGH ALL THESE CHALLENGES WITH STAFF MOVING
05:03:46 FORWARD.
05:03:47 >>Scotty Wood: YEAH, I THINK THE LANDSCAPING IS IMPORTANT.
05:03:50 >>Jeff Williams: YEAH, ABSOLUTELY.
05:03:51 >>Scotty Wood: WE DON'T WANT TO SEE A WHOLE BUNCH OF CARS
05:03:56 FROM CORKSCREW ROAD.
05:03:59 ALREADY TOO MANY CARS.
05:04:00 ANYONE ELSE?
05:04:02 THANK YOU, JEFF.
05:04:05 >>Mary Gibbs: I THINK WE ASK ABOUT PUBLIC.
05:04:09 >>Scotty Wood: I WAS JUST NOW GOING TO OPEN IT UP FOR PUBLIC
05:04:14 INPUT.
05:04:15 ANYBODY WANT TO SPEAK TO THIS?
05:04:17 >>Tammy Duran: WE DON'T HAVE ANY CARDS.
05:04:18 >>Scotty Wood: NO CARDS.
05:04:21 >>Jeff Williams: THANKS EVERYBODY.
05:04:22 WE'LL DO OUR BEST TO MAKE EVERYBODY HAPPY WITH WHAT WE END
05:04:25 UP WITH.
05:04:26 APPRECIATE IT.
05:04:29 >>Scotty Wood: OUR NEXT ITEM IS A PUBLIC HEARING.
05:04:34 AND WHEN THIS BOARD IS SCHEDULED TO CONSIDER AND VOTE ON A
05:04:37 ZONING APPLICATION, DEVELOPMENT ORDER, OR OTHER

05:04:42 SITE-SPECIFIC APPLICATION LIKE THIS ONE, IT SITS IN A
05:04:45 QUASI-JUDICIAL CAPACITY.
05:04:46 IF YOU INTEND TO PROVIDE TESTIMONY ON THE QUASI-JUDICIAL
05:04:51 MATTER, BEFORE THE MATTER IS CALLED, YOU MUST FILL OUT A
05:04:54 PUBLIC SPEAKER'S CARD AND GIVE IT TO THE BOARD CLERK AND
05:04:57 MUST BE SWORN IN BY THE BOARD ATTORNEY.
05:04:59 BEFORE THE MATTER BEGINS, ANY WRITTEN COMMUNICATIONS THAT
05:05:02 HAVE BEEN RECEIVED BEFORE THE CUTOFF DATE WILL BE PLACED
05:05:05 INTO THE PUBLIC RECORD.
05:05:10 BOARD MEMBERS WILL BE ASKED TO DISCLOSE ANY EX PARTE
05:05:12 COMMUNICATIONS.
05:05:13 BOARD MEMBERS WILL BE ASKED IF THEY HAVE A CONFLICT
05:05:15 REGARDING THE MATTER AND MUST DECLARE IT.
05:05:17 IF THEY DO, THEY WILL NOT BE ALLOWED TO PARTICIPATE IN BOARD
05:05:21 DISCUSSION OR VOTE ON THE MATTER.
05:05:22 THE VILLAGE DIRECTOR OF COMMUNITY DEVELOPMENT OR A STAFF
05:05:28 DESIGNEE WILL INTRODUCE THE MATTER AND THEN ASK THE
05:05:31 APPLICANT TO MAKE A PRESENTATION AND SUMMARIZE ANY RELATED
05:05:34 AFFIDAVITS FROM APPLICANT'S EXPERTS IN ATTENDANCE.
05:05:38 FOLLOWING THIS, THE DIRECTOR WILL MAKE A PRESENTATION
05:05:41 PROVIDING THE STAFF REPORT FINDINGS AND RECOMMENDATIONS.
05:05:44 AFTER THIS, THE PUBLIC HEARING IS OPENED AND ANYONE WHO HAS

05:05:50 BEEN SWORN IN MAY PROVIDE TESTIMONY.
05:05:53 IT'S IMPORTANT TO BE CONCISE AND LIMIT TESTIMONY TO FIVE
05:05:56 MINUTES OR LESS.

05:05:57 THE APPLICANT HAS THE RIGHT TO CROSS-EXAMINE ANY WITNESS,
05:06:01 INCLUDING THE PUBLIC, AND MAY PROVIDE REBUTTAL.
05:06:04 THE PUBLIC MAY NOT CROSS-EXAMINE WITNESSES, BUT MAY REQUEST
05:06:08 THE BOARD TO DIRECT QUESTIONS ON THEIR BEHALF TO EITHER THE
05:06:12 APPLICANT OR THE COMMUNITY DEVELOPMENT STAFF.
05:06:15 PERSONS WHO HAVE BEEN DETERMINED BY THE BOARD TO BE
05:06:19 INTERESTED PARTIES MAY CROSS-EXAMINE WITNESSES.
05:06:21 IF A PERSON REPRESENTS AN ORGANIZATION, EVIDENCE OF THEIR
05:06:24 AUTHORITY TO SPEAK FOR THE ORGANIZATION MUST BE PROVIDED.
05:06:28 IN MAKING ITS RECOMMENDATION OR DECISION, THE BOARD SHALL
05:06:33 CONSIDER THE EVIDENCE IN THE RECORD, THE PUBLIC'S INPUT, AND
05:06:36 ANY RECOMMENDATIONS FROM VILLAGE STAFF.
05:06:39 THE BOARD'S RECOMMENDATION OR DECISION SHALL BE BASED ON
05:06:43 COMPETENT, SUBSTANTIAL EVIDENCE IN THE RECORD OF THE
05:06:46 PROCEEDING AND THE APPLICABLE LAW.
05:06:51 SHOULD ANY APPLICATION BE DENIED, THE BOARD SHALL STATE
05:06:54 FINDINGS IN REGARD TO THE CRITERION OR CRITERIA THAT ARE NOT
05:06:57 MET.
05:06:58 NOW, WILL ALL OF THOSE WHO INTEND TO TESTIFY IN THIS MATTER,
05:07:03 PLEASE STAND AND RAISE YOUR RIGHT HAND, AND NANCY STROUD,
05:07:06 BOARD ATTORNEY, WOULD YOU PLEASE ADMINISTER THE OATH.
05:07:12 >>Nancy Stroud: YES.
05:07:12 DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU ARE
05:07:15 GIVING TONIGHT WILL BE THE TRUTH, THE WHOLE TRUTH, AND
05:07:18 NOTHING BUT THE TRUTH?

05:07:20 >>Scotty Wood: THANK YOU.
05:07:21 ANY LETTERS OR OTHER WRITTEN COMMUNICATIONS, HAVE THEY BEEN
05:07:28 RECEIVED BY THE VILLAGE?
05:07:30 >>Mary Gibbs: NOT FOR THIS CASE.
05:07:34 >>Scotty Wood: BOARD MEMBERS.
05:07:35 DO YOU HAVE ANY EX PARTE COMMUNICATIONS ON THIS MATTER?
05:07:38 >> NO.
05:07:38 >> NO.
05:07:39 >> NO.
05:07:39 >>Scotty Wood: ANY CONFLICTS?
05:07:41 >> NO, NO.
05:07:42 >>Kristin Jeannin: NO.
05:07:57 >>Mary Gibbs: YOU ALL MAY RECALL SEEING THIS BEFORE,
05:08:00 CORKSCREW PINES DEVELOPMENT ORDER LOCATED AT STONEYBROOK,
05:08:04 JUST EAST OF STONEYBROOK GOLF DRIVE AND CORKSCREW ROAD.
05:08:08 YOU MAY REMEMBER IT BEFORE.
05:08:10 I THINK THE PLANNING AND ZONING BOARD HAD THE REQUEST WHEN
05:08:13 THEY CAME IN AND THEY HAD THE 7-ELEVEN GAS STATION AND SOME

05:08:17 ZONING AMENDMENTS, AND THEN THAT WAS WITHDRAWN.
05:08:19 AND THEN THEY CAME BACK AND FILED DEVELOPMENT ORDERS FOR THE
05:08:22 7-ELEVEN GAS STATION AND FURTHER EAST, THE MINI-WAREHOUSE
05:08:29 DEVELOPMENT, AT THE EAST END OF THIS PROJECT.
05:08:31 IN THE MEANTIME, THE INFRASTRUCTURE DEVELOPMENT ORDER IS
05:08:37 WHAT'S BEFORE YOU TODAY BECAUSE THE GAS STATION, 7-ELEVEN
05:08:42 GAS STATION WAS TAKEN OUT OF THIS APPLICATION.

05:08:46 SO IT WASN'T OFFICIALLY WITHDRAWN BECAUSE IT WAS PART -- WE
05:08:50 DIDN'T WANT TO WITHDRAW THE WHOLE THING BECAUSE WE WANTED
05:08:52 THE INFRASTRUCTURE TO PROCEED, THE ROADS, THE DRAINAGE, THE
05:08:55 STORMWATER MANAGEMENT.
05:08:57 BUT THE 7-ELEVEN GAS STATION IS NOT PART OF THIS
05:09:00 APPLICATION.
05:09:02 SO WHAT YOU HAVE BEFORE YOU TONIGHT IS JUST THE
05:09:04 INFRASTRUCTURE, AND I JUST WANTED TO MAKE SURE THAT
05:09:09 EVERYBODY UNDERSTOOD THAT BECAUSE THERE'S BEEN A LOT OF
05:09:12 INTEREST FROM STONEYBROOK, AND THERE'S EVEN SOME INTEREST
05:09:15 FROM GRANDEZZA.
05:09:16 I TRIED TO MAKE SURE THAT I NOTIFIED PEOPLE SO THEY WOULDN'T
05:09:19 THINK THE GAS STATION WAS BACK AND COME OUT WITH A LARGE
05:09:21 CROWD THAT YOU MIGHT REMEMBER FROM A PRIOR TIME.
05:09:24 THE STAFF IS RECOMMENDING APPROVAL OF THE DEVELOPMENT ORDER
05:09:28 FOR THE INFRASTRUCTURE, BUT THAT IS WITH A CONTINGENT UPON
05:09:34 GETTING AUTHORIZATION FROM THE CDD, THE COMMUNITY
05:09:37 DEVELOPMENT DISTRICT FOR THE ROAD BECAUSE THE COMMUNITY
05:09:40 DEVELOPMENT DISTRICT HAS AUTHORITY OVER THE ROAD.
05:09:44 IT'S JUST AN APPROVAL BUT CONTINGENT ON THAT.
05:09:48 ALSO, LEE COUNTY UTILITIES, WE DIDN'T GET ALL THEIR FINAL
05:09:51 COMMENTS.
05:09:51 THEY ARE A LITTLE BIT BEHIND, BUT THEIR COMMENTS ARE VERY
05:09:54 OPERATIONAL.
05:09:55 SO THIS WOULD BE AN APPROVAL, BUT CONTINGENT ON THOSE TWO

05:09:58 THINGS.
05:09:59 THE CDD IS HERE TONIGHT.
05:10:01 I KNOW THEY HAVE BEEN WORKING WITH THE APPLICANT TO GET THIS
05:10:03 ALL RESOLVED.
05:10:05 THEY DIDN'T QUITE GET IT DONE IN TIME, BUT I KNOW THAT THEY
05:10:08 ARE WORKING ON IT AND WE FEEL PRETTY CONFIDENT THAT THIS IS
05:10:11 GOING TO GET WORKED OUT.
05:10:12 I CAN TURN IT OVER TO THE APPLICANT, AND THEY CAN EXPLAIN IT
05:10:20 A LITTLE BIT IN MORE DETAIL, UNLESS YOU HAVE ANY QUESTIONS
05:10:23 FOR ME.
05:10:25 >>Jim Wallace: DID YOU SAY THE CDD HAS NOT APPROVED THIS?
05:10:28 >>Mary Gibbs: THEY HAVE TO PROVIDE AN AUTHORIZATION BECAUSE
05:10:31 IT AFFECTS THE ROAD, AND THEY HAVE NOT DONE THAT YET.
05:10:35 THEY HAVE TO HAVE A MEETING TO DO THAT, AND THEY HAVE BEEN

05:10:39 NEGOTIATING BACK AND FORTH ON THE 7-ELEVEN.
05:10:43 SO IT'S ALL KIND OF TIED TOGETHER.
05:10:45 >>Jim Wallace: HOW ARE WE DOING THAT BEFORE THE CDD SIGNED
05:10:48 OFF ON IT?
05:10:49 >>Mary Gibbs: WE'RE SAYING CONTINGENT.
05:10:51 BASICALLY YOU ARE APPROVING IT CONTINGENT ON THAT.
05:10:54 IF THEY DON'T DO THAT, IT'S NOT APPROVED.
05:10:56 YOUR OTHER OPTION IS YOU COULD CONTINUE IT AND COME BACK.
05:11:00 BUT THOSE ARE THE TWO OPTIONS.
05:11:02 WE HAVE AL QUATTRONE WHO IS GOING TO START THE PRESENTATION.
05:11:14 >>Nancy Stroud: IF I COULD, MR. CHAIR, I CAN'T SEE THE

05:11:18 PRESENTATION OR THE BOARD, AND I'M WONDERING IF THAT --
05:11:22 THAT'S NOT USUALLY HOW THE MEETING IS CONDUCTED.
05:11:27 >>Tammy Duran: I HAVEN'T SHARED IT YET, NANCY.
05:11:29 I'M DOING IT RIGHT NOW.
05:11:30 GIVE ME ONE SECOND.
05:11:31 CAN YOU SEE IT, NANCY?
05:11:52 >>Nancy Stroud: YES, THANK YOU.
05:12:02 >> GOOD AFTERNOON.
05:12:03 FOR THE RECORD, MY NAME IS AL QUATTRONE, PRESIDENT OF
05:12:05 QUATTRONE AND ASSOCIATES.
05:12:06 WE'VE BEEN HIRED BY THE APPLICANT, OUR CLIENT TO PURSUE THIS
05:12:10 PROJECT.
05:12:10 AS MARY HAD MENTIONED, ORIGINALLY, WHEN WE CAME TO THE
05:12:15 P AND Z AND HAD PREVIOUS MEETINGS, WE WERE SHOWING THE
05:12:19 7-ELEVEN AND THE ASSOCIATED INFRASTRUCTURE FOR THIS ENTIRE
05:12:22 SUBDIVISION.
05:12:23 NEALE MONTGOMERY IS THE ATTORNEY WORKING WITH OUR CLIENT ON
05:12:54 THIS PROJECT.
05:12:55 SHE'S UNABLE TO MAKE IT TONIGHT.
05:12:57 BUT I AM HERE, OBVIOUSLY, AND GREG DISERIO IS OUR LANDSCAPE
05:13:02 ARCHITECT.
05:13:02 PRESENTATION, OVERVIEW, LOCATION OF THE PROJECT, THE CURRENT
05:13:11 ZONING, CURRENT MASTER CONCEPT PLAN, THE SITE PLAN FOR THE
05:13:14 INFRASTRUCTURE AND THEN A LANDSCAPE.
05:13:16 WE HAVE A NUMBER OF SLIDES FOR THE LANDSCAPE THAT I'LL LET

05:13:18 GREG PRESENT.
05:13:19 IN SUMMARY, THIS IS A 12.03-ACRE PARCEL ZONED COMMERCIAL
05:13:24 PLANNED DEVELOPMENT WITHIN THE STONEYBROOK DRI.
05:13:27 THE PROJECT IS BEING SUBDIVIDED INTO FOUR DEVELOPMENT TRACTS
05:13:31 AND ONE ROAD TRAGIC TRACT.
05:13:33 TRACT S-2 IS PROPOSED 137,000 SQUARE FOOT SELF-STORAGE
05:13:37 FACILITY AND THREE BUILDINGS.
05:13:38 TWO ARE ONE STORY AND ONE IS TWO STORY.
05:13:41 THAT IS GOING TO BE PART OF OUR PRESENTATION AFTER THIS,
05:13:43 WHICH IS MORE OF A WORKSHOP, AND THAT'S UNDER ITS OWN

05:13:46 DEVELOPMENT ORDER THAT WE'RE APPLYING FOR.
05:13:47 THE PROPERTY TO THE NORTH ABUTS CORKSCREW ROAD.
05:13:52 TO THE WEST IS STONEYBROOK GOLF DRIVE, EAST IS FIREHOUSE
05:13:56 LANE AND TO THE SOUTH IS A CONSERVATION TRACT.
05:13:59 AGAIN, FOR EVERYBODY'S REFERENCE, THIS IS WHERE THE PROJECT
05:14:03 IS LOCATED.
05:14:03 LITTLE MORE BLOWUP OF IT.
05:14:07 SO THIS PORTION RIGHT HERE, THIS IS WHERE THE SELF-STORAGE
05:14:11 FACILITY IS.
05:14:12 AGAIN, THAT IS A SEPARATE DEVELOPMENT ORDER APPLICATION.
05:14:15 WE'LL PRESENT THE ARCHITECTURALS THROUGH THE WORKSHOP AFTER
05:14:17 THIS.
05:14:18 THIS LOCATION IS WHERE THEY WERE GOING TO PROPOSE THE
05:14:21 7-ELEVEN AND DECIDED TO WITHDRAW THAT PART OF THE
05:14:25 DEVELOPMENT FROM THE PROJECT.

05:14:27 AND THEY ARE MAKING A COMMITMENT TO NOT PUT A GAS STATION
05:14:30 THERE.
05:14:31 ALONG WITH THAT, THERE ARE TWO OTHER PARCELS.
05:14:34 THIS PORTION RIGHT HERE IS THE REVERSE FRONTAGE ROAD, AND
05:14:37 THAT IS WHAT IS PART OF THE INFRASTRUCTURE.
05:14:40 RIGHT NOW, IF YOU WERE TO GO OUT THERE, YOU WOULD SEE A DIRT
05:14:44 BASE ROCK TYPE ROAD.
05:14:45 IT'S NOT PAVED.
05:14:47 SO IT'S PART OF OUR PROJECT THAT WE'RE ASKING FOR THIS
05:14:49 DEVELOPMENT ORDER IS TO PUT IN ALL THE INFRASTRUCTURE
05:14:52 ASSOCIATED WITH THAT.
05:14:52 THIS WAS A SUMMARY OF THE PREVIOUS ZONING THAT WAS ON THE
05:14:58 PROJECT BACK IN 1985.
05:15:00 IT WAS AMENDED IN 2002 AND THEN -- IN 2008.
05:15:04 AND THEN WE LISTED SOME OF THE PRIMARY USES.
05:15:07 AGAIN, CONVENIENCE FOOD AND BEVERAGE STORES WAS PART OF IT,
05:15:11 BUT MAKING THAT COMMITMENT TO NO LONGER ASK FOR THAT.
05:15:15 THIS IS THE CONCEPT PLAN THAT WAS PART OF THE ORIGINAL
05:15:22 ZONING.
05:15:22 FOR THE MOST PART, IT IS STAYING THE SAME.
05:15:24 AGAIN, SELF-STORAGE OVER HERE AND THE THREE PARCELS TO THE
05:15:27 WEST SIDE.
05:15:28 AND THEN THIS IS THE INFRASTRUCTURE.
05:15:29 SO THIS APPLICATION IS SOLELY FOR THE INFRASTRUCTURE.
05:15:33 IT'S FOR THE PAVING, THE UTILITIES, THE DRAINAGE.

05:15:36 WE WILL BE PUTTING IN A LIFT STATION UP IN THIS CORNER OF
05:15:39 THE PROJECT RIGHT HERE.
05:15:41 THAT WE'RE PERMITTING THROUGH LCU.
05:15:43 WE'VE BEEN GOING BACK AND FORTH WITH THEM TO RESOLVE THEIR
05:15:45 COMMENTS.
05:15:46 PART OF OUR PROCESS OR PROJECT, WE'RE ALSO DOING SOME

05:15:49 IMPROVEMENTS TO STONEYBROOK GOLF DRIVE.
05:15:52 ON SOME OF THE OLDER PLANS, IF YOU MAY HAVE SEEN THEM, WHEN
05:15:55 WE HAD THE GAS STATION HERE, WE WERE SHOWING A DRIVEWAY STUB
05:15:59 OFF OF STONEYBROOK GOLF DRIVE, WE HAVE REMOVED THAT FROM OUR
05:16:02 PLANS AS WELL FOR THE TIME BEING.
05:16:04 ALL THIS APPROVAL IS JUST FOR THE CONSTRUCTION OF THIS ROAD.
05:16:08 THE RIGHT-TURN LANE OFF OF CORKSCREW INTO THE PROJECT AND
05:16:11 THEN THE IMPROVEMENTS TO STONEYBROOK GOLF DRIVE.
05:16:13 AGAIN, HERE IS THE SITE PLAN OF THE INFRASTRUCTURE.
05:16:20 WE ARE PROPOSING TO DO SOME IMPROVEMENTS TO THE ROAD.
05:16:23 PART OF THIS IS TO, BECAUSE WE KNOW WE HAD THE ISSUE WITH
05:16:26 THE SCHOOL AND THE STACKING OF THE TRAFFIC THAT COMES FROM
05:16:29 THE SCHOOL, SO SOME OF THESE IMPROVEMENTS ARE HERE INTENDED
05:16:32 TO TRY TO RELIEVE OR ALLEVIATE SOME OF THOSE CONCERNS.
05:16:37 PART OF IT IS TO HAVE A LEFT-TURN LANE THAT GOES INTO OUR
05:16:40 REVERSE FRONTAGE ROAD AND STRIPING OUT THE MEDIAN SO CARS
05:16:45 CAN'T TURN LEFT, PARTICULARLY DURING SCHOOL HOURS WHEN THAT
05:16:48 TRAFFIC GETS BACKED UP.
05:16:51 SO THE NEXT SET OF SLIDES ARE RELATED TO THE LANDSCAPING,

05:16:55 BUT IF THERE ARE ANY QUESTIONS REGARDING THE INFRASTRUCTURE
05:16:57 PROJECT, BE HAPPY TO ANSWER THEM.
05:17:04 >>Scotty Wood: I HAVE ONE QUESTION.
05:17:05 TIMES CHANGE, AND HOPEFULLY THEY WON'T HERE.
05:17:07 IT'S GOOD THAT YOU HAVE WITHDRAWN THE GAS STATION FROM THE
05:17:12 PLAN, BUT SOME FUTURE BOARD MIGHT BE ASKED IF FOR SOME
05:17:19 REASON YOU MOVE ON TO SOMETHING ELSE AND THE PROJECT NEVER
05:17:22 HAPPENS TO CONSTRUCT A GAS STATION, AND THE CURRENT ZONING
05:17:27 IT IS A PERMITTED USE.
05:17:31 MAYBE IT'S MORE OF A QUESTION FOR MARY.
05:17:33 HOW COULD WE PREVENT THAT FROM HAPPENING IF THAT'S NOT WHAT
05:17:36 THE RESIDENTS WANT?
05:17:39 >>Mary Gibbs: WELL, THE GAS STATION IS NOT 24/7, IS ALLOWED
05:17:46 IN THE ZONING.
05:17:46 BUT I THINK THE CDD AND THE APPLICANT ARE GOING TO WORK OUT
05:17:50 SOME DEED RESTRICTIONS SO THAT IT CAN'T BE USED FOR A GAS
05:17:55 STATION AND THEN THEY WILL LOOK FOR ALTERNATIVE USES.
05:17:57 I KNOW THEY HAVE BEEN CONVERSING A LITTLE BIT WITH THE CDD
05:18:01 AND THE NEIGHBORS TO SEE IF THEY CAN FIND A USE THAT IS A
05:18:05 LITTLE BIT MORE SUITABLE FOR STONEYBROOK.
05:18:07 NEVER SAY NEVER.
05:18:12 EVERYTHING COULD FALL THROUGH AND SOMEBODY COULD COME BACK
05:18:15 FOR A GAS STATION, BUT I THINK EVERYBODY RIGHT NOW IS MAKING
05:18:18 THEIR BEST EFFORTS TO KIND OF WORK TOGETHER SO THEY HAVE A
05:18:21 GOOD RESULT.

05:18:23 >>Scotty Wood: THANK YOU.
05:18:23 >>Al Quattrone: JUST TO CLARIFY.

05:18:27 AT THE ONE MEETING WE DID GO TO AT THE CDD, WE DID STILL
05:18:30 HAVE THE GAS STATION ON THERE, THAT'S WHY WE DIDN'T GET
05:18:33 THEIR SUPPORT.
05:18:33 RALPH HAS DECIDED SINCE THAT MEETING TO GO AHEAD AND
05:18:37 WITHDRAW IT.
05:18:37 WE ARE MAKING ARRANGEMENTS TO GO PRESENT AT THE NEXT CDD
05:18:40 MEETING AND THAT'S WHERE ALL THE DETAILS THAT MARY IS
05:18:43 REFERRING TO WILL BE WORKED OUT.
05:18:46 >>Jim Wallace: I HAVE ONE QUESTION.
05:18:47 HOW DO YOU GET ACCESS TO TRACT S-4?
05:18:50 WHAT IS YOUR ACCESS TO TRACT F-4?
05:18:55 >> THIS TRACT RIGHT HERE?
05:18:59 >>Jim Wallace: NORTHWEST TRACT.
05:19:01 >>Al Quattrone: THIS ONE RIGHT HERE?
05:19:02 THE NORTHWEST TRACT.
05:19:03 ORIGINALLY, THERE WAS GOING TO BE A SHARED DRIVEWAY --
05:19:09 >>Jim Wallace: WHAT IS IT NOW?
05:19:11 WHAT IS IT GOING TO BE NOW?
05:19:13 MAKE SURE THE DRIVEWAY DOESN'T COME BACK IN THE FUTURE.
05:19:16 >>Al Quattrone: THE SHARED DRIVEWAY WOULD STILL COME BACK.
05:19:18 BECAUSE WE DON'T HAVE AN END USER FOR THE THREE PARCELS,
05:19:21 WE'RE JUST NOT CONSTRUCTING IT RIGHT NOW.
05:19:23 SO THE INTENT WOULD BE WHEN S-4 GETS DEVELOPED, THEY WOULD

05:19:27 HAVE A SHARED ACCESS HERE AND MOST LIKELY INTERCONNECTED
05:19:30 PARKING LOTS TO GIVE ACCESS TO THE REVERSE FRONTAGE ROAD.
05:19:33 >>Jim Wallace: EVEN THOUGH YOU ARE NOT SHOWING THE SHARED
05:19:39 ACCESS, THE DRIVEWAY, YOU INTEND THAT WOULD BE THERE.
05:19:43 >>Al Quattrone: YEAH, THAT WOULD BE NECESSARY FOR THERE.
05:19:48 >>Jim Wallace: DOESN'T THAT COMPLICATE THE DOUBLE LINE ON
05:19:51 THE MAIN ROAD?
05:19:53 >>Al Quattrone: STONEYBROOK GOLF DRIVE.
05:19:56 NO, WHAT IT WOULD MEAN IS THE CARS HAVE ABILITY TO TURN
05:19:59 RIGHT IN, RIGHT OUT.
05:20:00 AT ONE TIME WE DID HAVE ABILITY FOR VEHICLES TO TURN LEFT
05:20:03 INTO HERE.
05:20:03 AS PART OF THE INFRASTRUCTURE, WE'RE NOT PROPOSING A LEFT
05:20:05 TURN INTO THAT.
05:20:07 THE THOUGHT BEING THAT WHEN SOMETHING GOES TO BE BUILT ON
05:20:10 THE THREE LOTS OR THIS ONE LOT, STAFF WOULD HAVE THE ABILITY
05:20:13 TO ANALYZE --
05:20:14 >>Jim Wallace: YOU'RE CURRENTLY SHOWING THAT AS DOUBLE
05:20:16 STRIPED.
05:20:17 YOU'RE SAYING THERE WILL NOT BE A SOUTHBOUND LEFT IN.
05:20:22 THERE WILL BE NO LEFT IN OFF THAT ROAD.
05:20:24 >>Al Quattrone: AS PART OF THE INFRASTRUCTURE IMPROVEMENTS
05:20:26 WE'RE DOING RIGHT NOW, WE ARE NOT PROPOSING THAT, BUT IF THE
05:20:30 TIME COMES WHERE SOMEBODY GOES TO DEVELOP ONE OR THREE OF

05:20:32 THESE LOTS, WE WOULD TURN IN A NEW TRAFFIC ANALYSIS AND

05:20:35 STAFF WOULD HAVE THE ABILITY AT THAT TIME.
05:20:37 >>Jim Wallace: IF I REMEMBER, WASN'T THAT ONE OF THE ISSUES
05:20:39 WITH THAT BEING A GAS STATION IS THAT PEOPLE -- YOU'D HAVE A
05:20:43 LOT OF LEFT TURNS INTO THAT GAS STATION AND THEN STACKING
05:20:47 BACK UP TO CORKSCREW ROAD.
05:20:50 >>Al Quattrone: WELL, WE HAD WORKED OUT AT THAT TIME
05:20:52 CONDITIONS WITH STAFF TO WHERE ACCESS TO THAT ROAD WOULD BE
05:20:55 LIMITED TO HOURS --
05:20:57 >>Jim Wallace: I THOUGHT THAT'S WHY WE TOOK AWAY OR THAT YOU
05:21:00 TOOK AWAY THAT SHARED ACCESS WAS BECAUSE YOU WERE WORRIED
05:21:03 ABOUT LEFT-IN STACKING BACKING UP TO CORKSCREW ROAD.
05:21:07 AND NOW YOU'RE SAYING IN THE FUTURE YOU MAY PUT IT BACK IN.
05:21:10 >>Al Quattrone: BUT ONLY AFTER WE TURN IN NEW TRAFFIC
05:21:13 STUDIES AND DEMONSTRATE THAT IT WOULDN'T CREATE AN ISSUE.
05:21:15 SO ONE OF THE CONCERNS WAS THAT THE GAS STATION IS A HEAVY
05:21:19 TRAFFIC GENERATOR, THAT WAS ONE OF THE CONCERNS.
05:21:21 AND THAT'S WHY WE WORKED OUT CONDITIONS WHERE THAT LEFT-TURN
05:21:24 LANE WOULD ONLY BE USED AT CERTAIN TIMES OF THE DAY.
05:21:27 THEY WOULDN'T BE ABLE TO USE IT -- AGAIN, IF A LOWER TRAFFIC
05:21:31 GENERATOR WORKS OUT THERE AND STAFF IS COMFORTABLE AND FEELS
05:21:33 LIKE THAT WOULD BE ALLOWED, THEN WE WOULD --
05:21:36 >>Jim Wallace: I HEAR WHAT YOU'RE SAYING.
05:21:38 MY COLLEAGUE SCOTTY, WE'RE LOOKING DOWN THE ROAD AND IF THE
05:21:42 SAME PROBLEMS ARISE THAT WERE AT THE LAST MEETING THAT WE
05:21:46 HAD DISCUSSING THIS, I WANT TO BE SURE THAT THOSE THINGS,

05:21:49 WE'RE NOT -- BECAUSE THIS IS QUASI-JUDICIAL, I BELIEVE.
05:21:54 WE DON'T WANT TO BE SIGNING OFF GIVING RIGHTS THAT WE DIDN'T
05:21:58 GIVE BEFORE.
05:22:00 >>Al Quattrone: YES.
05:22:01 AS OF RIGHT NOW, WE'RE NOT ASKING FOR A LEFT IN RIGHT NOW.
05:22:04 >>Jim Wallace: YOU'RE SAYING RIGHT NOW, WHICH MEANS YOU
05:22:09 INTEND TO DO IT IN THE FUTURE.
05:22:11 >>Al Quattrone: THEY MAY AND WE HAVE TO COME BACK AND
05:22:13 DEMONSTRATE TO STAFF AND THE BOARD THAT IT MAKES SENSE AND
05:22:16 FROM AN ENGINEERING STANDPOINT WOULD WORK.
05:22:18 IF WE CAN'T DEMONSTRATE THAT, THEN OBVIOUSLY THE BOARD --
05:22:21 >>Jim Wallace: JUST AS LONG AS WE'RE CLEAR IN THIS APPROVAL,
05:22:24 IF IT IS APPROVED, THAT THAT SHARED ACCESS IS NOT APPROVED
05:22:28 WITH THIS APPROVAL.
05:22:29 >>Al Quattrone: THAT'S CORRECT.
05:22:31 >>Mary Gibbs: AND ANYTHING THAT'S DEVELOPED ON THESE LOTS,
05:22:34 WHETHER IT IS ONE OR THREE OR HOWEVER THEY COME BACK, THAT
05:22:37 HAS TO COME BACK AND GET ITS OWN DEVELOPMENT ORDER AND THAT
05:22:40 WILL COME BACK TO THIS BOARD AND THEN WE REVIEW IT AT THAT
05:22:43 TIME AND FIGURE OUT WHAT --

05:22:44 >>Jim Wallace: I WANT TO BE SURE THIS ISN'T PERCEIVED TO BE
05:22:48 AN APPROVAL OF THAT SHARED ACCESS.
05:22:56 >>Al Quattrone: ANY QUESTIONS?
05:22:57 WITH THAT -- [INAUDIBLE]
05:23:04 >>Greg Diserio: GOOD EVENING.

05:23:04 FOR THE RECORD, GREG DISERIO WITH DAVE JONES AND ASSOCIATES
05:23:08 LANDSCAPE ARCHITECTS.
05:23:10 THIS IS THE SAME LANDSCAPING THAT WAS SHOWN ON ALL THE
05:23:16 PREVIOUS SUBMITTALS PRIOR TO THE ACTUAL VERTICAL
05:23:23 CONSTRUCTION BEING REMOVED.
05:23:25 SIMPLE STREETSCAPE PLANTING WITH SOME ALEXANDER PALMS AND
05:23:29 SOME BUTTONWOODS AND THEN WE HAVE A STRUCTURAL BUFFER
05:23:32 RUNNING THE ENTIRE LENGTH ALONG THE WETLAND ALONG THE BACK
05:23:37 HERE.
05:23:38 AS PART OF THIS INFRASTRUCTURE, WE'RE ALSO PUTTING IN SOME
05:23:43 OF THE BUFFER ALONG THE FRONTAGE, ALONG CORKSCREW ROAD HERE
05:23:50 AND IN PLANNING THE DETENTION AREA, ESTABLISHING THE SORT OF
05:23:56 STANDARD AND THE LANDSCAPE THEME FOR THE OVERALL
05:24:00 DEVELOPMENT.
05:24:01 ALSO LANDSCAPING THE ENTRANCE WAY AND OF COURSE SCREENING
05:24:05 THE LIFT STATION.
05:24:07 PLANT MATERIAL-WISE, ALEXANDER PALMS, BUTTONWOOD, BALD
05:24:12 CYPRESS IN THE DETENTION AREA.
05:24:15 I THINK WE DO HAVE SOME OAKS AND SOME OTHER THINGS ALONG
05:24:21 CORKSCREW AS WELL.
05:24:22 A VARIETY OF NATIVE AND NON-NATIVE SHRUBS.
05:24:27 PRETTY SIMPLE PLANT PALETTE.
05:24:39 THESE WERE SOME LINE OF SIGHTS THAT WERE ORIGINALLY
05:24:43 DEVELOPED, AGAIN, WHEN THE VERTICAL INFRASTRUCTURE WAS PART
05:24:46 OF THIS AND JUST INCLUDED HERE, JUST TO SHOW THE INTENT.

05:24:51 I WILL BE HAPPY TO ANSWER ANY QUESTIONS.
05:25:06 >>Scotty Wood: HEARING NO QUESTIONS, THANK YOU.
05:25:08 >>Greg Diserio: THANK YOU.
05:25:12 >>Mary Gibbs: KRISTIN HAD NO QUESTIONS ON LANDSCAPING?
05:25:14 JUST CHECKING TO MAKE SURE --
05:25:19 >>Kristin Jeannin: NO.
05:25:20 I'M HERE.
05:25:23 >>Scotty Wood: ON THAT NOTE, I'LL OPEN THE PUBLIC HEARING.
05:25:27 DO YOU HAVE A CARD?
05:25:27 >>Tammy Duran: I DO NOT.
05:25:28 >>Scotty Wood: NO CARDS AT ALL.
05:25:30 THEN I'LL CLOSE THE PUBLIC HEARING.
05:25:32 >>Mary Gibbs: SHOULD WE ASK IF ANYONE IN THE AUDIENCE WANTS
05:25:34 TO SPEAK?
05:25:35 >>Scotty Wood: I'M GOING TO NOW.
05:25:37 IF THERE'S ANYONE IN THE AUDIENCE WHO WOULD LIKE TO SPEAK --

05:25:40 >> I DON'T UNDERSTAND THE LANDSCAPING.
05:25:43 CAN I GO THROUGH THAT ONE MORE TIME?
05:25:45 [NOT SPEAKING AT A MICROPHONE]
05:26:10 >> THIS LANDSCAPING IS STRICTLY A STREETSCAPE PLANTING.
05:26:14 THIS DOES NOT REFLECT ANY BUFFERS THAT ARE GOING TO BE
05:26:16 REQUIRED WHEN THE ACTUAL LOTS COME IN FOR DEVELOPMENT.
05:26:19 THOSE WILL BE UNDER SEPARATE DEVELOPMENT ORDERS.
05:26:22 WHAT WE'RE PROPOSING ON THE STREETSCAPE IS CLUSTERING OF
05:26:29 PALMS INTERMIXED WITH BUTTONWOODS.

05:26:32 WE TRIED TO SHOW WHERE WE ANTICIPATE FUTURE DRIVES INTO
05:26:38 THOSE DEVELOPMENT LOTS BEING.
05:26:40 AGAIN, JUST A MIXTURE OF THE ALEXANDER PALMS AND BUTTONWOODS
05:26:45 IN THE AREA BETWEEN THE WALK AND THE CURBING.
05:26:49 >>Jim Wallace: IS THERE ANY UNDERPLANTING THERE?
05:26:51 I DIDN'T SEE ANY ON ANY DRAWING.
05:26:56 >> NOT WITHIN THIS RIGHT-OF-WAY.
05:26:57 AGAIN, IT'S A NARROW AREA BETWEEN THE STREET -- BETWEEN THE
05:26:57 CURB AND THE SIDEWALK.
05:27:02 LANDSCAPE BUFFERS AND THAT, WE'LL COME IN WITH INDIVIDUAL
05:27:04 PROPERTY OWNERS.
05:27:05 WE ALSO TRY TO KEEP UP WITH SIGHT VISIBILITY IN AND OUT OF
05:27:09 THE DRIVEWAYS.
05:27:12 >>Jim Wallace: I'M ASKING BECAUSE TREES BY THEMSELVES SORT
05:27:14 OF LIKE THE BLACK DRESS WITHOUT THE LIPSTICK AND EARRINGS.
05:27:20 >>Greg Diserio: THIS BACK SPINE ROADWAY IS -- PARALLELS THE
05:27:25 WETLAND AND THE PRESERVE AREA, WHICH IS FULLY VEGETATED,
05:27:30 WHICH IS WHY WE DIDN'T PLANT ANYTHING ON THE SOUTHERN SIDE,
05:27:32 AGAIN, OTHER THAN A STRUCTURAL BUFFER WITH NATIVE SPARTINA
05:27:37 GRASSES ALONG THE WAY.
05:27:48 >>Tammy Duran: NANCY, DO WE HAVE TO SWEAR THE PUBLIC IN?
05:27:50 BECAUSE NOW WE'RE GETTING COMMENT CARDS AND NOBODY STOOD
05:27:54 WHEN YOU SWORE THEM IN.
05:27:55 >>Nancy Stroud: IF THE MEMBERS OF THE PUBLIC WHO WANT TO
05:27:58 SPEAK HAVE NOT YET BEEN SWORN.

05:28:00 >>Tammy Duran: NO, NOBODY STOOD UP WHEN WE DID IT THE FIRST
05:28:03 TIME.
05:28:03 >>Nancy Stroud: THEN I'LL ASK YOU, MA'AM, TO RAISE YOUR
05:28:08 RIGHT HAND.
05:28:09 >>Tammy Duran: ANYBODY WHO IS GOING TO SPEAK, CAN YOU PLEASE
05:28:11 STAND NOW SO WE CAN SWEAR YOU IN, PLEASE.
05:28:13 >>Mary Gibbs: COME ON UP, EVERYBODY.
05:28:18 >>Tammy Duran: THERE ARE FOUR PEOPLE STANDING NOW, NANCY.
05:28:20 >>Nancy Stroud: THANK YOU.
05:28:21 I'LL ASK, DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY THAT YOU
05:28:26 ARE ABOUT TO GIVE WILL BE THE TRUTH, THE WHOLE TRUTH AND
05:28:29 NOTHING BUT THE TRUTH?

05:28:33 >>Mary Gibbs: THEY ALL SAID YES.
05:28:35 >>Nancy Stroud: THANK YOU.
05:28:38 >>Tammy Duran: ANN IS GOING TO SPEAK NOW.
05:28:43 >> IS THAT THE DIRT ROAD?
05:28:45 THAT'S NOT THE ROAD THAT RUNS BEHIND OUR HOUSE, CORRECT, TO
05:28:48 THE SCHOOL?
05:28:48 IS THAT THE DIRT ROAD OR IS THAT THE ROAD THAT GOES TO THE
05:28:52 SCHOOL?
05:28:52 THAT'S WHERE I'M CONFUSED AT YOUR DIAGRAM.
05:29:03 >>Al Quattrone: SO THIS IS THE ROAD RIGHT HERE.
05:29:06 THIS IS THAT EXISTING DIRT ROAD.
05:29:08 THAT'S THE ROAD THAT WE'RE IMPROVING TO PAVE IT TO MAKE IT A
05:29:12 BONA FIDE ROAD.

05:29:13 THE LANDSCAPING GREG IS PROPOSING WILL BE ON THE NORTH SIDE
05:29:16 OF THAT AND THOSE ARE JUST THE STREET TREES.
05:29:18 >> SO YOU'RE NOT LANDSCAPING THE ROAD BEHIND, THAT GOES TO
05:29:22 THE SCHOOL.
05:29:23 >>Al Quattrone: NO.
05:29:24 STONEYBROOK GOLF DRIVE, NO.
05:29:26 >> YOU'RE JUST TOUCHING THE DIRT ROAD ONCE YOU DO -- OKAY.
05:29:30 THANK YOU.
05:29:34 >>Greg Diserio: AGAIN, JUST SO YOU'RE AWARE, THAT ROAD
05:29:37 COMING INTO THE SCHOOL, THAT WILL BE PART OF FUTURE
05:29:41 DEVELOPMENT ORDER AND LANDSCAPE WHENEVER THOSE PROPERTIES
05:29:44 ARE DEVELOPED.
05:29:45 >> WE'RE LOOKING TO FIND OUT WHAT'S GOING TO HAPPEN BEHIND
05:29:48 OUR HOUSE IS OUR CONCERN.
05:29:50 >>Mary Gibbs: WHERE IS YOUR HOUSE?
05:29:53 >> -- RUN WHICH RUNS UP BY THE SCHOOL.
05:29:58 THAT'S WHERE OUR COMMUNITY IS.
05:30:00 YEP, THOSE ARE OUR HOMES RIGHT THERE THAT YOU CAN SEE ALL OF
05:30:05 THE STREET NOW AND CORKSCREW, AND WE'RE VERY CONCERNED.
05:30:10 WE HAVE SO MUCH DIRT ALL OVER OUR HOMES, OUR WINDOWS, OUR
05:30:15 ROOFS, IN OUR SWIMMING POOLS.
05:30:17 THIS HAS BEEN GOING ON FOR TWO YEARS.
05:30:20 WE JUST WANT TO KNOW WHEN ARE THEY GOING TO PUT UP A WALL OR
05:30:24 SOME PUSHES, PALM TREES ARE NOT GOING TO MAKE IT.
05:30:27 YOU CAN PUT ALL THE PALM TREES YOU WANT, IT'S NOT BLOCKING

05:30:31 -- WE HAVE SO MUCH NOISE, DIRT, AND NOW YOU'RE GOING TO GIVE
05:30:34 US MORE DIRT.
05:30:36 WHEN ARE WE -- WHEN IS SOMEBODY GOING TO CARE ABOUT US?
05:30:41 TOOK DOWN ALL OUR VEGETATION.
05:30:43 WE'RE OPEN TO EVERYTHING.
05:30:44 >>Mary Gibbs: ARE YOU TALKING ABOUT WHEN THEY WERE DOING THE
05:30:47 WIDENING AND THE COUNTY TOOK DOWN PART OF THAT BY MISTAKE?
05:30:52 >> -- PROPOSING HERE.

05:30:53 ARE THEY GOING TO BLOCK OFF OUR HOMES?
05:30:56 >>Mary Gibbs: IF I CAN ANSWER, WHAT IS PROPOSED HERE NOW,
05:30:59 WHEN THESE THREE PARCELS COME IN FOR DEVELOPMENT ORDER,
05:31:03 THEY'LL HAVE TO PUT BUFFERS, THEY'LL HAVE TO PUT A BUFFER ON
05:31:06 THE WEST SIDE OF THEIR PROPERTY AND ALONG THE SOUTH, ALL
05:31:11 AROUND.
05:31:11 THE BUFFERS WILL GO ALL AROUND.
05:31:13 THAT WILL BE EAST OF STONEYBROOK GOLF DRIVE.
05:31:16 WHAT THEY WOULD ADDRESS WOULD BE THE BUFFERS EAST OF
05:31:18 STONEYBROOK GOLF DRIVE, BUT NOT ANYTHING WEST.
05:31:23 YOU'RE LOOKING I THINK FOR THE COUNTY OR WHOEVER TOOK --
05:31:26 RIPPED THE STUFF DOWN --
05:31:29 >> AND THE ROAD TO THE SCHOOL, ALL OF THAT.
05:31:36 [NOT SPEAKING INTO A MICROPHONE]
05:31:45 >>Mary Gibbs: THESE PEOPLE WILL BE RESPONSIBLE FOR THESE
05:31:47 PARCELS HERE, NOT THE REST OF IT.
05:31:50 >> THAT'S WHY I'M ASKING WHAT THEY ARE TALKING ABOUT.

05:31:52 THANK YOU.
05:31:53 >>Tammy Duran: ELAINE.
05:31:59 >> EILEEN, I AM THE CHAIR OF THE STONEYBROOK CDD.
05:32:03 AND TO ANSWER YOUR QUESTION, THAT'S PART OF THE COMMON
05:32:08 GROUND LANDSCAPING WHICH WE'RE IN THE PROCESS OF DOING.
05:32:11 IT HAS NOTHING TO DO WITH THIS PROJECT AT ALL.
05:32:13 SO WE WILL BE DOING THAT.
05:32:14 AND CORKSCREW ROAD A YEAR AGO AUGUST, I DID SPEAK WITH THE
05:32:18 VILLAGE, THE COUNTY.
05:32:20 AND THE CONSTRUCTION PEOPLE AND THEY WILL BE PARTICIPATING
05:32:24 WITH US TO REDO THE LANDSCAPING ON CORKSCREW.
05:32:26 THAT'S NOT PART OF THIS PROCESS HERE.
05:32:29 >> RIGHT.
05:32:30 THAT'S WHY I WANTED A BETTER UNDERSTANDING OF WHAT ROAD THEY
05:32:32 WERE TALKING ABOUT.
05:32:33 >> RIGHT.
05:32:33 OKAY.
05:32:34 WE ARE WORKING ON THAT WITH THE COUNTY, THE VILLAGE, AND
05:32:36 WITH THE COMMON GROUND LANDSCAPING THAT WE'RE CURRENTLY
05:32:39 DOING AT STONEYBROOK.
05:32:40 THAT WILL ALL BE TAKEN CARE OF.
05:32:42 WE'RE WORKING ON THAT.
05:32:44 >> OKAY.
05:32:44 NO ONE HAS GIVEN US ANY ANSWERS.
05:32:47 >> IT'S IN THE NEWSLETTER, BUT WE'LL TALK ABOUT IT.

05:32:49 I'M SORRY.
05:32:52 I HAVE BEEN IN TOUCH WITH THE DEVELOPER, AND I UNDERSTAND
05:32:57 YOUR CONCERN ABOUT THAT ROAD, WHEN THEY DO THAT.
05:33:00 WE HAVE BEEN TALKING ABOUT THAT, AND WE HAVE A GOOD

05:33:04 RELATIONSHIP RIGHT NOW WITH THE DEVELOPER, SO WE WILL BE
05:33:06 WORKING WITH THEM ON THAT.
05:33:08 I JUST WANTED TO CLARIFY THAT BECAUSE I KNOW YOU HAD A
05:33:10 QUESTION ABOUT THAT.
05:33:11 I DON'T WANT THEM TO USE THAT ROAD, BUT EVENTUALLY THEY
05:33:14 WILL.
05:33:16 >> THANK YOU VERY MUCH.
05:33:17 >>Tammy Duran: SHARON.
05:33:18 WE NEED YOU TO WAIT UNTIL YOU GET TO THE MIKE.
05:33:26 I'M SORRY.
05:33:28 >> I WOULD LIKE TO UNDERSTAND FROM THAT PICTURE THERE,
05:33:30 YOU'RE TELLING ME THAT THE STORAGE SHEDS ARE GOING ON THE
05:33:37 RIGHT SIDE?
05:33:39 >> CORRECT.
05:33:40 >> OR THE LEFT SIDE BY STONEY, THAT DRIVE THAT GOES BACK TO
05:33:43 THE SCHOOL.
05:33:44 >>Mary Gibbs: ON THE RIGHT SIDE.
05:33:47 >> SO IF A GAS STATION COMES IN, IT WILL BE ON THE LEFT
05:33:51 SIDE.
05:33:51 I'M SORRY.
05:33:52 >>Tammy Duran: YOU'RE FINE.

05:33:53 NO WORRIES.
05:33:54 >> IS THAT CORRECT?
05:33:55 >>Mary Gibbs: YES, BUT THEY DON'T -- THEY ARE WITHDRAWING
05:34:00 THE GAS STATION.
05:34:01 THEY HAVE WITHDRAWN THE GAS STATION FROM THIS REQUEST.
05:34:04 >> BUT SOMEBODY ELSE CAN COME IN AND WANT TO PUT A GAS
05:34:07 STATION.
05:34:07 >>Mary Gibbs: BUT THEN THEY WILL HAVE TO DEAL WITH ALL OF
05:34:10 YOU, SO THEY MIGHT NOT WANT TO DO THAT.
05:34:15 >> WHY DON'T THEY REVERSE IT?
05:34:17 >>Mary Gibbs: BECAUSE THERE IS A LEGAL ARGUMENT, BUT THERE
05:34:19 ARE OTHER WAYS THEY CAN DO THAT THROUGH DEED RESTRICTIONS
05:34:22 AND ALSO LOOKING FOR OTHER USES WHICH I HOPE YOU LIKE
05:34:25 BETTER.
05:34:25 >> OH, GOOD.
05:34:26 THANK YOU.
05:34:26 THAT'S ALL I NEEDED TO KNOW.
05:34:29 >>Scotty Wood: THANK YOU.
05:34:29 >>Tammy Duran: THAT'S ALL I HAVE.
05:34:30 >>Scotty Wood: THAT'S IT.
05:34:31 NOW I'LL CLOSE THE PUBLIC, PUBLIC PORTION OF THE PUBLIC
05:34:37 HEARING.
05:34:37 ANY COMMENTS FROM THE BOARD?
05:34:41 THEN I WILL ENTERTAIN A MOTION TO APPROVE THE INFRASTRUCTURE
05:34:49 PLAN CONTINGENT UPON THE AUTHORIZATION OF THE CDD AND THE

05:34:54 COMPLETION OF THE UTILITY SIGN-OFFS.
05:34:59 >>Michael Sheeley: SO MOVED.
05:35:01 >>Anthony Gargano: SECOND.
05:35:02 >>Scotty Wood: ANY DISCUSSION?
05:35:02 TAMMY, PLEASE CALL THE ROLL.
05:35:07 >>Anthony Gargano: YES.
05:35:09 >>Kristin Jeannin: YES.
05:35:12 >>Michael Sheeley: YES.
05:35:14 >>James Tatooles: YES.
05:35:16 >>Jim Wallace: YES.
05:35:17 >>Scotty Wood: YES.
05:35:18 NOW WE MOVE OUT OF A QUASI-JUDICIAL HEARING AND BACK INTO
05:35:34 WHAT IS A WORKSHOP.
05:35:35 AND WE DO NOT MAKE ANY DECISIONS AT A WORKSHOP.
05:35:40 THIS IS BASICALLY FOR INFORMATION.
05:35:45 OKAY, MARY.
05:36:45 >>Mary Gibbs: ALL RIGHT.
05:36:47 APPARENTLY THE CROWD IS NOT EXCITED ABOUT THE ARCHITECTURE
05:36:50 OF THE STORAGE UNITS, BUT WE ARE.
05:36:52 WE HAD SUGGESTED TO THE APPLICANT THAT THEY COME BACK AND
05:37:00 HAVE A WORKSHOP, SINCE THEY ARE ALREADY GOING TO BE HERE
05:37:02 ANYWAY FOR THE INFRASTRUCTURE, THAT IT WILL BE HELPFUL TO
05:37:05 COME BACK AND DO A WORKSHOP ON THE ARCHITECTURE BECAUSE THE
05:37:08 LAST TIME YOU ALL HAD SEEN IT, I THINK THERE WERE SOME
05:37:11 COMMENTS ABOUT SOME OF THE EXPANSIVE, SOME OF THE FLAT ROOFS

05:37:16 AND SOME OF THOSE THINGS.
05:37:17 AND ALSO THEY HAVE COLORS SO WE WANTED YOU TO LOOK AT THAT.
05:37:20 SO WE'RE HOPING THAT THEY WANT TO COME BACK SOON, SO THEY
05:37:25 ARE HOPING THEY CAN GET FEEDBACK FROM YOU ALL TONIGHT SO
05:37:28 THEY CAN REVISE WHATEVER NEEDS TO BE REVISED.
05:37:32 I'LL TURN IT OVER TO THE ARCHITECT.
05:37:37 >> GOOD EVENING.
05:37:37 MY NAME IS BRANDON KLINE WITH GEIS COMPANIES.
05:37:43 WE WERE HERE IN MID-OCTOBER TO PRESENT THIS PROJECT THE
05:37:47 FIRST TIME IN FRONT OF YOU.
05:37:49 AT THAT MEETING, WE HAD SOME VERY GOOD CONSTRUCTIVE
05:37:52 CRITICISM, COMMENTS, FEEDBACK, AND SUGGESTIONS.
05:37:54 PRETTY MUCH ALL OF THOSE COMMENTS WERE INCORPORATED INTO THE
05:37:59 PROPOSAL THAT YOU'RE SEEING HERE TODAY, INCLUDING WITH ALSO
05:38:03 REDUCING THE BUILDING WIDTH ALONG THE FRONTAGE ROAD BY 15
05:38:07 FEET.
05:38:08 I THINK THE ORIGINAL PROPOSAL HAD IT ABOUT 545 FEET LONG.
05:38:11 IT'S BEEN REDUCED TO 530 FEET TO TRY TO CUT DOWN ON SOME OF
05:38:16 THAT LINEAR LENGTH.
05:38:17 ADDITIONALLY, WE WERE ABLE TO FINALLY GET SOME
05:38:20 CLARIFICATIONS FROM THE CITY OR THE VILLAGE ON THE MAX
05:38:25 HEIGHT ALLOTMENTS AS FAR AS LOCATIONS WITH HEIGHT THAT HAVE

05:38:30 SLOPED ROOFS.
05:38:31 AND IN THIS PACKAGE, I THINK IT IS ON THE THIRD PAGE, THERE
05:38:36 IS A GOOD DESCRIPTION.

05:38:40 SORRY, IT IS THE FOURTH PAGE.
05:38:44 SHOWS DIAGRAMMATIC SECTION, AN ELEVATION, AND THEN THE
05:38:55 EXCERPTS FROM THE VILLAGE CODE ON MAX BUILDING HEIGHT.
05:38:59 SO THE PITCHED ROOF MAX BUILDING HEIGHT GOES TO A MEDIUM
05:39:04 SLOPED HEIGHT LIMIT, WHICH ALLOWED US TO EXTEND THE BUILDING
05:39:09 A LITTLE HIGHER TO GIVE A LITTLE BIT MORE ARCHITECTURAL
05:39:12 FEATURE TO THE MAIN BUILDING THAT FRONTS CORKSCREW.
05:39:18 GOING BACK TO THE FIRST PAGE, SOME OF THE ELEMENTS THAT WERE
05:39:22 TALKED ABOUT AT THE PREVIOUS DESIGN MEETING THAT WE HAD WAS
05:39:25 THE LENGTH AND BREAKING OF THAT LENGTH OF BUILDING.
05:39:29 IN THAT REGARD, WE CREATED TWO DIMENSIONAL PIERS IN THE
05:39:34 CENTER OF THE BUILDING AND CREATED A DARKER SHADOW LINE WITH
05:39:37 THE DARK BROWN TO ALLOW FOR THE APPEARANCE OF A BREAK, AS WE
05:39:41 DISCUSSED AT THAT LAST MEETING, TO TRY TO BREAK UP THE
05:39:44 BUILDING, ALLOW IT TO HAVE ONE FACADE BUT TO VISUALLY HAVE
05:39:48 IT BROKEN SO THAT IT CREATED TWO DISTINCT BUILDINGS, EVEN
05:39:52 THOUGH THEY ARE TRULY CONNECTED, BUT VISUALLY SEPARATED.
05:39:55 ADDITIONALLY, WE ADDED ADDITIONAL PITCHED ROOF ELEMENTS AT
05:39:59 THE CORNERS, AND THEN ALSO ADDED SOME OF THE ADDITIONAL
05:40:04 POP-UP FEATURES ALONG THAT FACADE.
05:40:08 AND ADDITIONALLY HAD ADDED SOME OF THE ADDITIONAL PAINTED
05:40:13 FAUX WINDOWS TO FURTHER BREAK UP THAT FACADE AS WELL.
05:40:17 SOME OF THE ELEMENTS THAT HAVE BEEN INCORPORATED IN THIS
05:40:20 SPEAK TO THE SPANISH MISSION REVIVAL STYLE OF ARCHITECTURE,
05:40:28 WHICH HAS TO DO WITH REMOVING OR LOWERING DETAILED COPING.

05:40:34 THE SPANISH-STYLE ROOFS WITH THE DENTIL TOOTH ACCENTS AT THE
05:40:39 BOTTOM UNDERNEATH THAT ALONG WITH THE STYLE AND COLOR OF THE
05:40:44 BUILDINGS THEMSELVES.
05:40:45 WE DID ALSO INCLUDE AN ELEVATION THAT SHOWS THE TWO
05:40:49 BUILDINGS BACK TO BACK FROM STREET VIEW.
05:40:54 IN THE COLOR DEPICTION ABOVE, YOU CAN SEE BASICALLY
05:40:57 BUILDINGS ONE, ALONG THE FRONT WITH BUILDING TWO IN THE
05:41:00 BACKGROUND TO SHOW THE STEPPING UP IN HEIGHT.
05:41:02 THE FRONT BUILDINGS HAVE A MAX HEIGHT OF 25 FEET TO THAT
05:41:05 MEDIAN SLOPED ROOF AND THEN THE BUILDINGS BEHIND ARE AT 35
05:41:10 HEIGHT LIMITS.
05:41:12 HAPPY TO GO THROUGH ANY MORE DETAIL, BUT JUST WANTED TO KIND
05:41:16 OF EMPHASIZE THE ADJUSTMENTS AND COMMENTS THAT WERE MADE AT
05:41:19 THE FIRST MEETING AND HOW THEY WERE ADJUSTED AND
05:41:22 INCORPORATED INTO THE DESIGN THAT YOU'RE SEEING TODAY.
05:41:30 >>Jim Wallace: LET ME START OFF.
05:41:32 THE ONLY THING I SEE HERE AND I'LL DEFER TO MICHAEL ON THE
05:41:35 RANDOM ROOFLINES AND THINGS LIKE THAT, BUT IT APPEARS YOU

05:41:38 HAVE THIS EXTERIOR PAINT, EXTRA WHITE AND NUANCED.
05:41:43 THEY ARE SO SIMILAR THAT I THINK IN A BUILDING THAT IS 530
05:41:46 FEET LONG, IT BECOMES LOST THAT THERE'S AN AWFUL LOT OF
05:41:55 WHITE AND AWFUL LOT OF BEIGE.
05:41:58 AND THESE TWO COLORS, WHETHER THERE SHOULD BE A THIRD ACCENT
05:42:03 COLOR OR WHATEVER, IT JUST FEELS LIKE IT'S SORT OF WHITE ON
05:42:06 WHITE ON WHITE WITH A TEENY HINT OF ACCENT.

05:42:11 AND I THINK 530 FEET OF THAT IS AN AWFUL LOT.
05:42:15 >> WE CAN TAKE A LOOK AT THAT.
05:42:16 THAT WAS ACTUALLY ONE OF THE COMMENTS MADE AT THE LAST BOARD
05:42:19 MEETING, OR PZDB MEETING IS THAT THERE NEEDED TO BE A
05:42:23 LIGHTER CONTRAST BETWEEN THOSE TWO PAINT COLORS.
05:42:26 SO THAT WAS THE ADJUSTMENT THAT WAS MADE TO MAKE THEM A
05:42:30 LITTLE BIT LESS CONTRASTING THAN THE ORIGINAL SUBMISSION.
05:42:36 >>Jim Wallace: YOU MADE THEM LESS CONTRASTING?
05:42:38 >> YEAH, IT WAS SUPPOSED TO BE A LITTLE BIT LIGHTER
05:42:40 CONTRAST.
05:42:42 >> NUANCE AND EXTRA WHITE LAST TIME WERE DEEMED TO BE TOO
05:42:46 CONTRASTING?
05:42:47 >> THE NUANCE AND THE BALANCED BEIGE WERE -- STOOD OFF A
05:42:56 LITTLE BIT DIFFERENT, AND WE WERE ASKED TO BACK DOWN THE
05:42:58 NUANCE.
05:42:59 >>Jim Wallace: I JUST THINK THE NUANCE FEELS SO MUCH LIKE
05:43:02 THE EXTRA WHITE THAT IT'S JUST -- WHEN I LOOK AT YOUR NORTH
05:43:09 ELEVATION, I GET ONE FEELING.
05:43:11 WHEN I LOOK AT YOUR PROSPECTIVE RENDERING, I GET A VERY,
05:43:16 VERY DIFFERENT FEELING.
05:43:18 ARE THEY THE SAME?
05:43:19 >> THEY ARE THE SAME, YEP.
05:43:23 >>Scotty Wood: I SHOULD POINT OUT TO YOU IN OUR LAND
05:43:25 DEVELOPMENT CODE, A BUILDING MAY NOT BE PREDOMINANTLY WHITE
05:43:29 OR GRAY.

05:43:29 AND THAT PARTICULAR RENDERING THAT'S ON THE SCREEN AREA
05:43:33 RIGHT NOW, IT'S PREDOMINANTLY WHITE.
05:43:37 >> OKAY.
05:43:37 WE CAN EASILY ADJUST THE PAINT ORDER.
05:43:40 THAT'S ONE OF THE EASIEST THINGS TO DO.
05:43:42 >>Jim Wallace: IF I LOOK AT THE RENDERING, I THINK THERE ARE
05:43:46 LOST OPPORTUNITIES THERE, THAT'S ALL.
05:43:48 WHAT DO YOU THINK, MICHAEL?
05:43:49 >>Michael Sheeley: I AGREE WITH YOU, JIM.
05:43:52 THE BUILDING KIND OF WHITE WHEREAS THE ELEVATION SHOW A LOT
05:43:59 MORE CONTRAST THAN WHAT THE RENDERING SHOWS.
05:44:01 I'M STILL A LITTLE BIT CONCERNED PERSONALLY ON THE 530-FOOT
05:44:06 LONG BUILDING.
05:44:07 I APPRECIATE WHAT YOU TRIED TO DO BY TRYING TO CREATE A

05:44:11 VISUAL BREAK WITHOUT BREAKING THE BUILDING.
05:44:13 NOT SURE WHY IF YOU REDUCE THE LENGTH BY 15 FEET WHY YOU
05:44:17 JUST DIDN'T BREAK THE BUILDING.
05:44:19 >> BECAUSE OF THE PROGRAM WITHIN.
05:44:21 THE ONE THING I WILL KIND OF STATE IS THE ORIGINAL D.O.
05:44:24 ASSOCIATED WITH THIS PROJECT ALWAYS HAD A SINGLE FRONTING
05:44:27 BUILDING OF THIS LENGTH AND CHARACTER.
05:44:30 SO, AGAIN, TRYING TO VISUALLY BREAK AND PROVIDE AND IN THIS
05:44:35 RENDERING YOU CAN SEE THAT DEEP SHADOW AS A MEDIUM BREAK.
05:44:40 THE BUILDING FOOTPRINT ITSELF HAS ALWAYS BEEN A SINGLE
05:44:42 BUILDING FOOTPRINT ALONG THE FRONTAGE ROAD.

05:44:44 THAT WAS THE APPROVED D.O. THAT WE'VE BEEN WORKING FROM AND
05:44:47 WITHIN.
05:44:49 >>Michael Sheeley: I WOULD SAY THAT HELPS, HOWEVER, THE LACK
05:44:51 OF UNDULATION OF THE FACADE ON THE STREET SIDE, IT LOOKS
05:44:57 LIKE THE MAXIMUM IS MAYBE A FOOT DIFFERENCE.
05:45:00 MAYBE EIGHT INCHES OR A FOOT DIFFERENCE IN DEPTH WHERE THE
05:45:03 PROJECTED ELEMENTS ARE.
05:45:04 I WOULD ENCOURAGE YOU TO TRY TO FIND A WAY MAYBE AT TOWER
05:45:10 ELEMENTS.
05:45:11 YOU'LL GIVE UP SQUARE FOOTAGE TO DO IT BUT YOU HAVE TO
05:45:15 CREATE SOME RELIEF IN MY OPINION AND SOME SHADOWS IN THIS
05:45:18 FACADE TO REALLY HELP YOU BREAK UP THE MASSIVE LENGTH OF
05:45:22 THIS BUILDING.
05:45:23 I GUESS YOU ARE AT THE MAX HEIGHT ON YOUR TOWERS.
05:45:26 25 FEET, MARY?
05:45:27 >> ON THE FIRST FRONT BUILDING.
05:45:29 >>Mary Gibbs: I THINK WE TALKED ABOUT THAT AT A PRIOR
05:45:31 MEETING, AND I THINK BOARD MEMBER JONES BROUGHT THAT UP TO
05:45:34 SEE IF WE HAD ANY FLEXIBILITY TO INCREASE THE TOWER HEIGHT
05:45:39 SO THAT IT WOULD PROVIDE A LITTLE BIT BETTER.
05:45:44 I DON'T REMEMBER --
05:45:45 >> AND WE DID.
05:45:46 OUR ORIGINAL SUBMISSION IT WAS 25 FEET TO THE TOP OF THE
05:45:49 PITCH.
05:45:51 NOW IT'S AT THE MEDIAN HEIGHT.

05:45:53 THEY DID GET RAISED PRETTY SIGNIFICANTLY.
05:45:55 >>Michael Sheeley: IF THERE WAS A WAY THE VILLAGE WOULD
05:45:57 ALLOW IT TO GO TALLER, IT WOULD CERTAINLY HELP.
05:46:00 >>Mary Gibbs: I THINK WE CAN MAYBE PROVIDE A LITTLE
05:46:03 FLEXIBILITY IF THEY WANT TO GO BACK AND LOOK AT IT, WE'LL GO
05:46:07 BACK AND LOOK TO SEE.
05:46:10 >>Michael Sheeley: MORE RELIEF IN THE FACADE AND MORE
05:46:13 CONTRAST WE MIGHT GET TO WHERE YOU'RE TRYING TO GET.
05:46:16 >>Jim Wallace: THE ONLY OTHER COMMENT THAT I HAVE IS WHEN
05:46:18 YOU LOOK AT THE SOUTH ELEVATION OF BUILDING -- SOUTH

05:46:24 ELEVATION OF BUILDING TWO AND SUBSEQUENT TO THE DISCUSSION
05:46:30 THAT WE JUST HAD ABOUT THE SPINE ROAD THAT'S GOING THROUGH
05:46:33 THERE, AND THEY ARE PUTTING NO UNDERPLANTINGS, VERY LIMITED
05:46:37 NUMBER OF TREES ALONG THAT INFRASTRUCTURE ROAD, WHAT DO YOU
05:46:43 INTEND TO DO?
05:46:44 I MEAN, THIS IS 530 FEET OF JUST GARAGE DOORS.
05:46:49 SO WHAT DO YOU INTEND TO DO TO HIDE THOSE GARAGE DOORS
05:46:54 BECAUSE IT'S 530 FEET OF IT BECAUSE ON THE INFRASTRUCTURE
05:46:57 ROAD, THEY ARE ONLY PLANNING A VERY, VERY MINIMUM AMOUNT
05:47:05 OF --
05:47:05 >> SO THERE IS A BUILDING THREE THAT IS 300 FEET THAT
05:47:09 SHIELDS BUILDING TWO.
05:47:13 >>Jim Wallace: IS IT GOING TO HAVE THE SAME FACADE AS THE
05:47:16 FRONT OF BUILDING ONE?
05:47:17 THE NORTH SIDE OF BUILDING ONE, OR IS IT GOING TO BE JUST

05:47:21 GARAGES?
05:47:26 >> IT'S A WALL.
05:47:31 IT'S THE REAR OF A SITE, REAR OF A BUILDING.
05:47:34 WE DO HAVE A BUFFER, OBVIOUSLY, THE NATURAL PRESERVE BEHIND
05:47:37 US.
05:47:37 >>Jim Wallace: IS IT GOING TO BE JUST GARAGE DOORS?
05:47:39 >> NO, IT'S NOT GARAGE DOORS.
05:47:41 IT'S A BLANK WALL.
05:47:42 >>Kristin Jeannin: SOUTH ELEVATION WE'RE SEEING?
05:47:44 >> IT'S ON THE SCREEN.
05:47:46 IT IS THE UPPER PORTION SOUTH ELEVATION.
05:47:48 THE GARAGE DOORS FACE INWARD TO BUILDING NUMBER TWO.
05:47:50 >>Jim Wallace: MAYBE SOMEHOW I DIDN'T SEE IT.
05:47:53 MY APOLOGIES.
05:47:53 >>Michael Sheeley: AND THAT FRONTS TO THE PRESERVE, IS THAT
05:47:55 CORRECT?
05:47:56 >> CORRECT.
05:47:58 >>Jim Wallace: I DON'T SEE IT HERE.
05:47:59 >>Michael Sheeley: NOBODY REALLY SEES IT.
05:48:01 >>Jim Wallace: I GUESS IT WASN'T IN OUR PACKAGE.
05:48:03 HOW ARE YOU GOING TO BUFFER THAT?
05:48:05 HERE IT IS.
05:48:11 I'M SORRY.
05:48:11 MY APOLOGIES.
05:48:16 >>Mary Gibbs: DID YOUR LANDSCAPE ARCHITECT LEAVE?

05:48:19 >> IT WOULD BE NATURALLY BUFFERED BY THE PRESERVE THAT
05:48:21 SEPARATES THIS DEVELOPMENT FROM ANY OTHER DEVELOPMENT.
05:48:24 I DON'T HAVE A SITE PLAN, I DON'T THINK, IN THIS PACKAGE.
05:48:28 I DON'T KNOW IF WE CAN OPEN UP THE AERIAL.
05:48:30 BUT, YEAH, THERE IS A LARGE WETLAND PRESERVE AREA THAT
05:48:35 SEPARATES THIS DEVELOPMENT FROM ANYTHING BEHIND IT.

05:48:39 AND THEN, OBVIOUSLY --
05:48:40 >>Jim Wallace: SO THAT'S YOUR LANDSCAPE BUFFER.
05:48:42 >> WELL, PARTIALLY, AND THEN OUR PROJECT WE'LL BE SUBMITTING
05:48:45 WHEN WE SUBMIT FORMALLY WILL HAVE THE FULL SHAPE PACKAGE
05:48:48 THAT'S INCLUDED THAT IS COMPLIANT AS WELL WITH OUR BUFFERS.
05:48:54 >>Jim Wallace: OKAY.
05:48:58 >>Mary Gibbs: I THINK THE LANDSCAPE ARCHITECT LEFT.
05:49:02 I GOT THE NAMES MIXED UP.
05:49:07 NEVER MIND.
05:49:08 ISN'T THE FIRE STATION BEHIND, SOUTH OF THIS?
05:49:11 YEAH.
05:49:30 >>Scotty Wood: ANYONE ELSE?
05:49:36 >> THANK YOU GUYS VERY MUCH.
05:49:37 WE'LL BE BACK SOON WITH REVISIONS THAT WILL COME BACK FOR
05:49:42 APPROVAL.
05:49:42 THANK YOU.
05:49:44 >>Scotty Wood: DON'T GO YET.
05:49:45 IS THERE ANY PUBLIC INPUT?
05:49:49 >> WE DON'T HAVE A GAS STATION, SO --

05:49:51 >>Scotty Wood: WE ALWAYS ASK FOR PUBLIC INPUT.
05:49:53 [LAUGHTER]
05:49:53 NO PUBLIC INPUT.
05:49:55 THANK YOU.
05:49:56 >> THANK YOU.
05:50:20 >>Mary Gibbs: WE MAY NEED A MINUTE TO SEE IF OUR APPLICANT
05:50:22 IS IN THE HALLWAY FOR THE LAST CASE.
05:50:25 WE'RE GOING TO HAVE JIM HART INTRODUCE.
05:50:57 I DIDN'T WANT HIM JUMPING UP AND DOWN WITH HIS FOOT IN THE
05:51:02 BOOT FROM THE SKI ACCIDENT OR WHATEVER IT WAS.
05:51:05 >>Scotty Wood: IT'S YOUR BALL, JIM.
05:51:07 >>Jim Hart: OKAY.
05:51:08 THIS IS THE DOWNTOWN ESTERO RESIDENTIAL, AND THIS IS U.S. 41
05:51:13 NORTH OF BROADWAY AND WEST OF THE RAILROAD TRACK.
05:51:16 SO THEY HAVE ACCESS BOTH ON 41 AND BROADWAY.
05:51:19 THIS IS 300 UNITS MULTIFAMILY.
05:51:23 THEY HAVE THREE AND FOUR-STORY BUILDINGS.
05:51:25 TWO OF THE BUILDINGS HAVE 5,000-SQUARE-FOOT EACH OF
05:51:29 COMMERCIAL, SLASH, NONRESIDENTIAL.
05:51:33 THERE'S PUBLIC SPACES, INCLUDING A PUBLIC PARK AND GATHERING
05:51:36 AREA.
05:51:37 AND WE DID HAVE P.I.M. I THINK IT WAS NOVEMBER 9th OF 2021
05:51:43 AND THEN A WORKSHOP ON 3/8/22.
05:51:47 SO I THINK JOHN WOJDAK OF DELISI FITZGERALD WILL WALK YOU
05:52:02 THROUGH WHAT THEY ARE PROPOSING.

05:52:05 >> GOOD EVENING.
05:52:12 JOHN WOJDAK WITH DELISI FITZGERALD.

05:52:15 THANK YOU FOR THE INTRO, JIM.
05:52:17 AS JIM MENTIONED, THIS IS DOWNTOWN ESTERO PROJECT.
05:52:21 WE'VE BEEN HERE TWICE BEFORE ON THIS FOR A PUBLIC
05:52:24 INFORMATION MEETING AND A WORKSHOP, KIND OF FOR THE OVERALL
05:52:30 PROJECT.
05:52:30 SINCE THEN, WE'VE SUBMITTED AN INFRASTRUCTURE DEVELOPMENT
05:52:33 ORDER AND DEVELOPMENT ORDER FOR JUST THE APARTMENT
05:52:38 BUILDINGS.
05:52:39 SO THOSE TWO DEVELOPMENT ORDERS ARE IN THE DOOR.
05:52:59 WE'RE ABOUT WRAPPED UP WITH BOTH OF THOSE.
05:53:02 HOPE TO BE BACK NEXT MONTH FOR THE INFRASTRUCTURE D.O.
05:53:05 AND THEN THE RESIDENTIAL D.O., WE HAD A COUPLE OF
05:53:08 ARCHITECTURAL COMMENTS FROM MR. HART, WHICH WE RESUBMITTED
05:53:12 LAST WEEK.
05:53:13 SO HE'S LOOKING AT IT, AND BEFORE WE COME BACK TO YOU HAVING
05:53:17 NOT SEEN IT FOR A YEAR, WE WANTED TO KIND OF SHOW YOU HOW
05:53:22 IT'S PROGRESSED AND GET ANY FEEDBACK BEFORE WE'RE KIND OF --
05:53:27 SHAKE OUT ANY ISSUES BEFORE WE'RE BACK HERE LOOKING TO GET
05:53:31 IT APPROVED.
05:53:31 JIM KIND OF TOLD YOU WHERE THE SITE IS AT.
05:53:40 BASICALLY WRAPS AROUND BROADWAY SHOPPES WHERE THE --
05:53:44 EVERYBODY REFERS TO IT AS RICK JOHNSON, EVEN THOUGH IT IS
05:53:47 NOT RICK JOHNSON ANYMORE.

05:53:48 THIS IS A COLORED VERSION OF THE SITE PLAN.
05:53:52 SO THE INFRASTRUCTURE D.O. IS THE SPINE ROAD.
05:53:58 THE BACKBONE WATER MANAGEMENT SYSTEM, INDIGENOUS PRESERVES,
05:54:01 PERIMETER BUFFERS ALL THE WAY AROUND.
05:54:03 AND THEN THE RESIDENTIAL D.O. IS THESE THREE APARTMENT
05:54:10 BUILDINGS AND THEN THE TOWN HOUSES WERE THE WORKSHOP WE DID
05:54:13 I THINK A MONTH OR TWO AGO.
05:54:15 WE HAVE NOT YET SUBMITTED THAT DEVELOPMENT ORDER.
05:54:18 WE ACTUALLY JUST MET WITH SOME CYPRESS BEND FOLKS AGAIN THAT
05:54:26 WERE HERE, VERY SUPPORTIVE OF THE PROJECT.
05:54:30 WE MET WITH CASCADES LAST WEEK OR LAST MONTH AT THEIR
05:54:34 REGULAR ASSOCIATION MEETING.
05:54:42 AND THEN, LIKE I SAID, WE'RE MAINLY HERE TO GO THROUGH THE
05:54:44 RESIDENTIAL ARCHITECTURE AND JUST KIND OF PRESENT HOW IT'S
05:54:50 PROGRESSED TO GET ANY FEEDBACK.
05:54:52 I'LL HAND IT OVER TO CINDY WITH LRK TO GO THROUGH THE
05:54:55 ELEVATIONS.
05:54:56 >>Michael Sheeley: HOW MANY UNITS IS THIS AGAIN?
05:54:58 >>John Wojdak: 3 BUILDINGS, 300 UNITS, 100 EACH.
05:55:01 JUST TO KIND OF RECAP THAT, THE ORANGE SPACE IN EACH
05:55:08 BUILDING IS NONRESIDENTIAL SPACE.
05:55:11 SO IT'S RETAIL SPACE IN THESE TWO BUILDINGS, AND THEN SALES
05:55:14 AND AMENITY IN THIS BUILDING HERE.
05:55:16 >>Michael Sheeley: THANK YOU.

05:55:24 >> HI, I'M CINDY SESSUMS WITH LRK, THE ARCHITECTS ON THIS

05:55:33 PROJECT.
05:55:34 THE RENDERING THAT WE'RE LOOKING AT RIGHT NOW IS ONE THAT WE
05:55:36 SHOWED IN I BELIEVE FEBRUARY OF LAST YEAR.
05:55:41 SO YOU CAN SEE THE APARTMENTS IN THE BACKGROUND.
05:55:46 WE'RE SHOWING SOME RETAIL OUTPARCELS IN THE FOREGROUND, BUT
05:55:50 ALL MEDITERRANEAN REVIVAL AESTHETIC THROUGHOUT THE
05:55:53 DEVELOPMENT.
05:55:54 AFTER THIS WAS SUBMITTED TO -- SUBMITTED FOR THE DEVELOPMENT
05:56:02 ORDER, WE GOT SOME COMMENTS BACK REGARDING THE ARCHITECTURAL
05:56:06 EXPRESSION OF THE PARAPETS, THE CUPOLAS, AND SOME OF THE
05:56:13 OFFSETS IN THE ROOF PLAIN AND THE FACADE.
05:56:20 I'LL BE SHOWING YOU HOW WE ADDRESSED THOSE COMMENTS AND HOW
05:56:25 WE DEVELOPED THE REST OF THE ELEVATIONS.
05:56:28 THIS IS THE BUILDING ONE ELEVATION.
05:56:32 YOU'LL SEE THAT ALL OF THESE ARE FAIRLY SIMILAR IN THEIR
05:56:38 DETAILING.
05:56:38 WE'VE GOT INSETS THAT EVOKE A HEAVY TIMBER AESTHETIC AND A
05:56:44 LIGHTER STUCCO FIELD COLOR.
05:56:47 WE'VE GOT BALCONIES, AND ALL OF THESE REDUCE THE SCALE, THE
05:56:52 IMPLIED SCALE OF THE BUILDING.
05:56:54 AS MEDITERRANEAN REVIVAL, WE'VE GOT A SYMMETRICAL
05:57:02 COMPOSITION.
05:57:03 YOU'LL SEE THE TOWERS THAT ALSO PROVIDE AS WAYFINDING.
05:57:06 THEY HELP ORIENT BECAUSE THE TOWERS ARE UNIQUE FROM BUILDING
05:57:10 TO BUILDING AND THEY ARE OVER THE RETAIL AND LEASING SPACES.

05:57:15 YOU'LL ALSO SEE THAT THERE IS A PASEO THAT CONNECTS THE
05:57:20 PEDESTRIAN AREA TO THE PARKING AREA BEHIND SO THAT GUESTS
05:57:26 AND RESIDENTS COULD USE THAT FOR CIRCULATION.
05:57:31 ONE THING I'M GOING TO POINT OUT ON THIS ELEVATION IS IT'S
05:57:35 FACING THE PARKING AREA AND IT'S HOW WE ADDRESSED THE
05:57:41 MECHANICAL UNITS.
05:57:45 ON ALL THREE OF OUR APARTMENTS, WE HAVE MECHANICAL LOCATED
05:57:52 ON THE ROOF.
05:57:54 GOT THEM OFF OF THE GROUND TO IMPROVE THE PEDESTRIAN
05:57:58 EXPERIENCE, ALLOW THEM TO GET CLOSER -- ALLOW US TO HAVE
05:58:04 STOOPS, LANDSCAPING, AND GET THE -- ALL THE MECHANICAL
05:58:08 SERVICES UP HIGH.
05:58:12 SO WE ARE SCREENING THOSE FULLY WITH A METAL SCREEN THAT'S
05:58:19 COLOR PAINTED TO BLEND IN WITH THE ROOF.
05:58:23 SO WE'LL HAVE TO PICK A SPECIFIC COLOR DURING MOCKUPS ONCE
05:58:29 WE GET THE ROOF TILE SELECTED, BUT OUR INTENT IS THAT FROM A
05:58:35 DISTANCE IT WILL KIND OF GO AWAY.
05:58:39 >>Michael Sheeley: THESE COLORS APPEAR FAR LIGHTER IN THE
05:58:43 COMPUTER THAN THE PRINTED FORM YOU HAVE PROVIDED.
05:58:47 BECAUSE WHEN I FIRST LOOKED AT THIS, I SAID, WOW, THIS IS

05:58:51 REALLY DARK.
05:58:51 THE WHOLE THING IS REALLY DARK.
05:58:53 THE ORIGINAL RENDERINGS THEY LOOKED LIKE WHITE BUILDINGS.
05:58:56 I GUESS YOU'RE SOMEWHERE IN BETWEEN IN REALITY.
05:58:58 SO WHEN WE GET FURTHER DOWN THE ROAD, I ENCOURAGE YOU TO

05:59:02 HAVE SOME GOOD QUALITY RENDERINGS DONE TO SHOW BECAUSE I
05:59:06 REALLY LIKE WHAT YOU'RE DOING WITH THESE BUILDINGS.
05:59:08 >>Cindy Sessums: OKAY.
05:59:09 AND WE DO HAVE A PALETTE SELECTED.
05:59:15 IT'S A SHERWIN WILLIAMS COLOR REALIST BEIGE.
05:59:20 AND SO THAT'S AS LIGHT AS WE CAN GET WITHOUT BEING WHITE.
05:59:25 BECAUSE WE LIKE THE CONTRAST BETWEEN THE HEAVY TIMBER
05:59:31 AESTHETIC AND THE STUCCO FEEL COLOR.
05:59:35 I'LL GO THROUGH THE REST OF THE ELEVATIONS RATHER QUICKLY
05:59:45 BECAUSE THEY ARE VERY SIMILAR IN THEIR EXPRESSION.
05:59:48 >>Michael Sheeley: GO BACK TO THE ONE WITH THE GARAGE DOORS
05:59:51 DOWN BELOW.
05:59:52 HOW DO THE GARAGES WORK IN THESE BUILDINGS?
05:59:54 ARE THEY INDIVIDUAL SPACES, INDIVIDUAL GARAGES?
05:59:56 >>Cindy Sessums: THEY ARE.
05:59:57 >>Michael Sheeley: YOU DON'T HAVE PARKING UNDER THE
05:59:58 BUILDING, JUST THOSE GARAGES.
06:00:00 >>Cindy Sessums: JUST THE GARAGES.
06:00:01 >>Michael Sheeley: THANK YOU.
06:00:10 >>Jim Wallace: CAN I SAY SOMETHING?
06:00:13 I HAVE REALLY ONLY TWO COMMENTS.
06:00:15 I THINK IT'S VERY NICE.
06:00:17 THREE COMMENTS, I GUESS.
06:00:19 I HAVE ALWAYS LIKED THIS.
06:00:22 I SEE YOU HAVE -- OBVIOUSLY, YOU HAVE TO HAVE METERS ON THE

06:00:27 BUILDING, SO YOU HAVE LARGE MASSES OF METERS WITH SUCH
06:00:33 BEAUTIFUL BUILDINGS.
06:00:34 I WOULD HATE TO SEE THIS PIMPLE ON THE NOSE OF THE BUILDING.
06:00:38 HOW DO YOU INTEND TO HIDE ALL THOSE METERS?
06:00:42 >>Cindy Sessums: WELL, I AM NOT IN CHARGE OF LANDSCAPING,
06:00:45 BUT I WILL TELL YOU THAT WE ARE LOCATING THEM ON THE ENDS OF
06:00:47 THE BUILDING.
06:00:49 SOME OF THEM ON -- I DON'T KNOW IF I CAN GO BACK TO THE SITE
06:00:54 PLAN.
06:00:58 >>Jim Wallace: IS IT ALWAYS ON THE END OF THE BUILDING?
06:01:00 DOESN'T LOOK LIKE IT.
06:01:01 >>Cindy Sessums: YEAH.
06:01:03 SO THAT'S THE VERY END OF THE L, AND THEN ON THIS END,
06:01:13 THAT'S THE SAME.
06:01:15 >>Jim Wallace: MAYBE YOU HAVEN'T DETERMINED THAT YET.
06:01:17 THE THIRD COMMENT I HAVE IS I FEEL LIKE THE BUILDINGS HAVE

06:01:22 SUCH INTERESTING THINGS, THE COPPER DOME AND THINGS LIKE
06:01:25 THAT, THAT THE AMENITIES, WHICH ARE DOWN, WE TALK ABOUT
06:01:28 BEING HUMAN SCALE, WHICH WE REALLY BELIEVE STRONGLY ABOUT
06:01:32 AND THE STREETSCAPE, THE AMENITIES, THINGS LIKE THE MAIL
06:01:37 PAVILION, TO ME, THERE IS A LOST OPPORTUNITY HERE TO DO
06:01:41 SOMETHING.
06:01:42 VERY SIMPLE HIP ROOF WHICH MAYBE IS YOUR INTENTION, BUT
06:01:48 BECAUSE IT IS DOWN AT THE HUMAN SCALE AND WE'RE NOT GOING TO
06:01:50 BE SEEING UNLESS WE'RE A LONG WAY AWAY, WE'RE NOT GOING TO

06:01:52 BE SEEING THE COPPER DOMES AND SOME OF THE OTHER NICE THINGS
06:01:56 YOU'RE DOING, TO ME THERE SEEMS TO BE A LOST OPPORTUNITY
06:01:59 WITH THE EVENT PAVILION AND THE MAINTENANCE BUILDINGS AND
06:02:02 OTHER THINGS, THE MAIL PAVILION, WHICH EVERYBODY IS GOING TO
06:02:06 SEE AT LEAST ONCE A DAY.
06:02:08 THERE'S AN OPPORTUNITY THERE TO DO SOMETHING THAT IS SPECIAL
06:02:11 AND SYMBOLIC AND MAYBE A SIGNATURE OF THE COMMUNITY AND IT'S
06:02:17 CHEAP TO DO AND IT'S NOT BEING DONE.
06:02:20 I DON'T KNOW IF YOU WOULD AGREE, MIKE.
06:02:21 I THINK IT IS A LOST OPPORTUNITY.
06:02:24 >>Cindy Sessums: OKAY.
06:02:28 WE ARE MINDFUL THAT THEY ARE VERY, VERY SMALL, THOSE
06:02:32 BUILDINGS.
06:02:33 THERE IS A CERTAIN SIMPLICITY.
06:02:35 >>Jim Wallace: I'M TALKING ABOUT THE HUMAN EXPERIENCE OF
06:02:38 GOING TO MY MAILBOX EVERY DAY AND DO I WANT IT TO LOOK LIKE
06:02:41 A CHEAP RENTAL COMMUNITY OR I WANT IT TO LOOK LIKE DOWNTOWN
06:02:45 ESTERO AND BE SOMETHING SPECIAL.
06:02:48 I JUST THINK WITH THE INVESTMENT GOING INTO IT, IT'S A LOST
06:02:52 OPPORTUNITY THERE.
06:02:53 STREETSCAPE IS WHAT SO OFTEN MAKES IT OR BREAKS IT.
06:02:59 >>Cindy Sessums: OKAY.
06:02:59 I WILL POINT OUT ONE OTHER UPDATE THAT WE'VE MADE BASED ON
06:03:14 THE COMMENTS WE RECEIVED.
06:03:18 WE REMOVED A LOT OF THE SHAPED PARAPETS TO LOOK MORE

06:03:23 MEDITERRANEAN AND LESS MISSION.
06:03:24 AND WE REMOVED THE CUPOLAS BUT WE ADDED SOME INSETS IN THE
06:03:30 ROOF PLAIN SO THAT WE'RE SURE THAT WE'RE MEETING THE LDC
06:03:36 REQUIREMENTS FOR BREAKING THE BRIDGE LINE AND BREAKING THE
06:03:43 FACADES.
06:03:43 THIS IS BUILDING THREE.
06:03:59 THIS IS THE ONE THAT HAS THE AMENITY.
06:04:01 IT'S THE ONE LOCATED ADJACENT TO THE POND.
06:04:03 AND WE DO HAVE A COLONNADE ON THIS ONE THAT DIFFERENTIATES
06:04:06 IT FROM THE OTHERS.
06:04:08 IT PROVIDES AN ENTRY PIECE AND MAKES THAT FEEL A LITTLE BIT
06:04:11 MORE SPECIAL, TO YOUR POINT.

06:04:13 WE'RE USING SOME OF THE SAME AESTHETIC IN THESE.
06:04:21 I KNOW THAT THEY ARE SIMPLE, BUT WE'RE USING THE SAME DORIC
06:04:28 COLUMN AND WE'RE TRYING TO ELEVATE, ESPECIALLY THE ONES THAT
06:04:35 ARE IN THE PUBLIC SPHERE IN THE FRONT OF THE COMMUNITY THAT
06:04:42 ARE VISIBLE FROM THE STREET.
06:04:44 THE MAINTENANCE BUILDING, WHILE WE HAVE PAID SPECIAL
06:04:50 ATTENTION TO THE PROPORTION AND THE MASSING OF THIS
06:04:53 BUILDING, IT IS A UTILITARIAN STRUCTURE THAT WILL BE BEHIND
06:04:59 A GATE NEAR THE PICKLEBALL COURTS AND THE DOG RUNS.
06:05:07 IT'S GOT A MORE UTILITARIAN TREATMENT.
06:05:11 WE'RE USING A METAL ROOF, BUT WE'RE CONTINUING TO USE THE
06:05:14 SAME STUCCO AND COLOR AND COLUMNS WHERE APPROPRIATE.
06:05:21 UPDATED THIS RENDERING WITH THE LATEST ELEVATION.

06:05:38 PRIMARY CHANGES ARE AT THE ROOF AGAIN, AND AT THE TOWERS,
06:05:45 BUT IT'S STILL IN KEEPING WITH THE SAME MEDITERRANEAN
06:05:48 REVIVALIST THAT WE BROUGHT A YEAR AGO.
06:05:54 >>Michael Sheeley: IT DOESN'T REFLECT IN THE COLORATION.
06:05:58 IT DOESN'T REFLECT THE CURRENT COLORATION.
06:06:04 >>Cindy Sessums: OKAY.
06:06:06 >>Michael Sheeley: I THINK THE PROJECT IS VERY NICE.
06:06:08 I THINK IT'S VERY NICELY DESIGNED.
06:06:11 BEEN VERY CAREFUL WITH IT.
06:06:12 I ALSO WOULD LIKE TO COMMEND THE DEVELOPER FOR, LARGE
06:06:17 BUILDINGS, BUT IT COMES OFF TO ME AS KIND OF A LOW DENSITY
06:06:21 DEVELOPMENT.
06:06:21 AND I THINK THAT'S REALLY -- A LOT OF GREENSPACE.
06:06:33 >>Scotty Wood: ANY OTHER COMMENTS?
06:06:34 MARY.
06:06:34 >>Mary Gibbs: I HAVE A QUESTION, I GUESS, FOR THE BOARD,
06:06:37 BECAUSE I NOTICED THE SAME THING WHEN I LOOKED AT THIS, IT
06:06:40 LOOKED LIGHTER AND THE OTHER ONES LOOKED KIND OF DARKER.
06:06:44 DOES THE BOARD HAVE A PREFERENCE?
06:06:46 BECAUSE IF THEY COME BACK, I THINK WITH THE COLOR SAMPLES,
06:06:50 MAYBE WE CAN GIVE THEM A HINT IF YOU HAVE A PREFERENCE.
06:06:53 >>Michael Sheeley: IN MY VIEW, THE LIGHTER COLORS THAT WERE
06:06:56 SHOWN IN THE ELEVATIONS ON THE COMPUTER WERE -- [INAUDIBLE]
06:07:02 I PERSONALLY DON'T OBJECT TO EVEN THIS RENDERING, THE WHITE
06:07:07 AND THE RED ROOF THAT IS APPARENTLY IN VIOLATION OF THE

06:07:09 CODE, BUT MAYBE THERE IS A WAY TO DO SOME LIGHTER AREAS WITH
06:07:14 SOME CONTRASTING IN OTHER AREAS.
06:07:18 I THINK IT JUST LOOKS GREAT.
06:07:21 >>Mary Gibbs: I HAVE TO SAY I LIKED THAT ONE BETTER MYSELF.
06:07:23 NOT THAT MY OPINION MATTERS.
06:07:30 >>Scotty Wood: ANYTHING ELSE?
06:07:30 ANY PUBLIC COMMENT?
06:07:32 YES.

06:07:34 WELCOME.
06:07:36 COME UP.
06:07:40 >>Tammy Duran: I NEED A CARD WHEN YOU GET DONE, PLEASE.
06:07:43 WHEN YOU GET DONE, CAN YOU FILL ONE OUT, PLEASE?
06:07:46 WHEN YOU GET DONE.
06:07:50 >> BOB NEWHOUSE.
06:07:52 RESIDENT AT CYPRESS BEND.
06:07:54 THE NORTHWEST CORNER OF THE PARK NEXT TO THE PARK AREA
06:07:56 THERE.
06:07:56 I'M VERY CONCERNED ABOUT THE NOISE LEVEL THAT'S GOING TO
06:07:59 COME WHEN ALL OF THE TREES ARE TAKEN OUT THERE.
06:08:02 IRMA TOOK SOME OUT SIX, SEVEN YEARS AGO AND THE SOUND LEVEL
06:08:06 DOUBLED.
06:08:06 SOME OF IT GREW BACK AND IAN TOOK CARE OF THAT AGAIN.
06:08:09 I WOULD LIKE TO SEE A BERM OR A WALL OR SOMETHING GOING UP.
06:08:13 IS THERE ANY PLANS FOR THAT?
06:08:21 >>Scotty Wood: GO AHEAD AND REPLY.

06:08:31 >>John Wojdak: SO THIS IS -- YOU'RE IN THE NORTHWEST --
06:08:38 >> NEXT TO THE PARK.
06:08:39 >>John Wojdak: SO THIS DARKER GREEN AREAS ARE INDIGENOUS
06:08:43 PRESERVE, WHICH IS ABOUT 75 FEET WIDE, WHICH BASICALLY IS
06:08:46 THE EXISTING STRAND OF TREES THERE, THAT WILL REMAIN LESS
06:08:51 ANY EXOTIC MELALEUCA.
06:08:54 BUT THERE'S NO WETLANDS ON THE SITE, SO IT'S ACTUALLY A
06:08:57 PRETTY NICE PINE.
06:08:59 ABOUT 35 FEET TALL.
06:09:02 SO ALL THAT STAYS.
06:09:03 WE WILL HAVE A PERIMETER BERM RIGHT ALONG THE PROPERTY LINE
06:09:09 THAT WILL BE, HAVE OUR PERIMETER BUFFER ON IT.
06:09:15 I DON'T REMEMBER THE EXACT TREE COUNT AND HEDGE, BUT THERE
06:09:19 WILL BE A BUFFER COMPLETELY AROUND THE CYPRESS BEND, ALL
06:09:24 ALONG HERE AND THEN ALL THE WAY UP TO THE NORTHERN TIP OF
06:09:26 THE PROPERTY.
06:09:31 >> NO OTHER BREAK -- I DON'T SEE THAT MUCH ON THE NORTH END.
06:09:35 >>John Wojdak: WE REALLY DON'T HAVE ANYTHING UP HERE.
06:09:37 THIS IS OUR INDIGENOUS PRESERVE THAT STAYS, AND THEN THERE
06:09:41 IS A SMALL INDIGENOUS PIECE UP IN THE VERY NORTHERN
06:09:45 TRIANGLE, AND THEN THIS IS BUFFER AND THEN THE LAKE.
06:09:51 SO WE'RE NOT -- THERE'S NO NOISE BEING GENERATED AT THAT
06:09:57 LOCATION.
06:09:59 >> 41 HIGHWAY MAKES NOISE.
06:10:01 >>John Wojdak: I AGREE.

06:10:02 BUT IT IS ON THE OTHER SIDE OF THE PROJECT.
06:10:05 >> HOW LONG WILL IT TAKE ALL THESE TREES TO GROW UP?
06:10:08 I'M 76 AND I DON'T REALLY WANT TO WAIT UNTIL I'M 90.
06:10:13 >>John Wojdak: LIKE I SAID, THESE ARE ALL HERE.

06:10:15 WHAT'S THERE NOW WILL STAY.
06:10:17 THE BUFFER TREES, AGAIN, I'M NOT THE LANDSCAPE ARCHITECT,
06:10:20 BUT I THINK THEY ARE 14 FEET ON INSTALL, 36-INCH HEDGE.
06:10:30 >> YOU'RE JUST DEVELOPING THE SOUTHERN PART OF THE PROPERTY,
06:10:34 AT LEAST AT THE MARCH MEETING.
06:10:36 >>John Wojdak: THESE TWO SPOTS HERE?
06:10:38 >> YEAH.
06:10:38 >>John Wojdak: THOSE ARE FUTURE AREAS FOR DEVELOPMENT THAT
06:10:42 WOULD LIKELY BE, YOU KNOW, NONRESIDENTIAL, SOME SORT OF
06:10:46 RETAIL OFFICE, SOMETHING LIKE THAT.
06:10:48 AND THOSE BUILDINGS WOULD ALSO AS REQUIRED IN THE ZONING
06:10:53 KIND OF FRONT OUR INTERNAL STREET OR 41, NOT BE PUSHED BACK
06:10:58 TOWARD CYPRESS BEND.
06:11:02 >> OKAY.
06:11:03 I DID A SURVEY OF THE PEOPLE ON PEPPER WOOD, THE WESTERN
06:11:06 SIDE AND ALL OF THEM WANTED A WALL JUST FOR THE SOUND AND
06:11:12 SOME WANTED IT FOR SECURITY.
06:11:14 SOME WANTED IT FOR SOUND.
06:11:15 >>John Wojdak: WE'RE HAPPY TO COME MEET WITH YOU GUYS TO
06:11:18 TALK ABOUT THAT.
06:11:19 WE TALKED TO THREE GENTLEMEN OUT IN THE HALL EARLIER.

06:11:23 HAPPY TO COME AND TALK TO YOU GUYS AND WORK IT OUT.
06:11:33 >> THOSE ARE THE COMMENTS I HAVE.
06:11:35 >>Mary Gibbs: IF I COULD ADD SOMETHING, JUST FROM THE
06:11:37 STAFF'S POINT OF VIEW, THE WALL IS NOT REQUIRED, AND WE
06:11:41 TYPICALLY PREFER LIKE VEGETATION OR KEEPING THE EXISTING
06:11:44 VEGETATION IF POSSIBLE.
06:11:49 >>Scotty Wood: ISN'T IT TRUE THAT WALLS, PER SE, GENERALLY
06:11:53 DON'T DO A WHOLE LOT TO BUFFER SOUND?
06:11:55 >>Mary Gibbs: IT DEPENDS.
06:11:56 WHEN WE HAD MILAN VILLAS AND THEY TOLD THE COUNCIL, COUNCIL
06:12:00 WANTED A WALL AND THEY SAID THE WALLS TYPICALLY DON'T BUFFER
06:12:04 THE NOISE.
06:12:05 THEY HAD A THREE-TIERED LANDSCAPE BUFFER.
06:12:07 >>Scotty Wood: TAKE THE SOUND WAVES AND ABSORB THEM, A LOT
06:12:11 OF DEPTH.
06:12:13 IF THEY HAVE ADEQUATE DEPTH.
06:12:15 >> LIGHTHOUSE BAY WE HAD TO DO A 98-FOOT WIDE BERM, 13-FOOT
06:12:20 HIGH WITH AN EIGHT FOOT WALL ON TOP.
06:12:22 EFFECTIVELY 21 FEET TO BUFFER I-75.
06:12:26 AND WE DID, BUT IT ATE UP A HUNDRED FEET BY HALF A MILE TO
06:12:32 DO IT.
06:12:32 TAKES A LOT.
06:12:37 >>Scotty Wood: OKAY.
06:12:39 ANY OTHER COMMENTS?
06:12:43 I THINK WE'RE DONE.

06:12:47 >>Mary Gibbs: WE SHOULD THANK THEM FOR COMING BECAUSE I
06:12:49 THINK THEY HAVE SET THE RECORD NOW FOR THE MOST APPEARANCES,
06:12:53 AND MAYBE SOME OF THE MOST APPEARANCES FOR A FUTURE
06:12:58 DEVELOPMENT.
06:12:58 MAYBE THE SECOND-MOST.
06:13:05 >>Scotty Wood: WE THINK THE ARCHITECTURE IS REALLY GOOD.
06:13:07 WORK THE COLORS.
06:13:09 BUT THE ARCHITECTURE LOOKS LIKE --
06:13:14 >>Jim Wallace: I THINK WE ALL AGREE THAT THIS IS SOMETHING
06:13:18 ESTERO WILL BE PROUD OF.
06:13:24 >>Scotty Wood: OKAY.
06:13:25 THAT CONCLUDES OUR AGENDA.
06:13:27 I WILL ACCEPT A MOTION TO ADJOURN OTHER THAN TO ADVISE
06:13:34 EVERYONE THAT OUR NEXT MEETING IS APRIL 11, BUT MOTION TO
06:13:40 ADJOURN?
06:13:41 >> SO MOVED.
06:13:42 >> SECOND.
06:13:43 >>Scotty Wood: ALL IN FAVOR?
06:13:44 >> AYE.
06:13:44 >>Scotty Wood: WE'RE ADJOURNED.

DISCLAIMER:
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ANY PERSON WHO NEEDS A VERBATIM TRANSCRIPT OF THE PROCEEDINGS MAY NEED TO HIRE A COURT REPORTER.

Final Action Agenda/Minutes are supplemented by audio and video recordings of the meetings, as well as transcripts. Video recordings of Design Review Board meetings from June 8, 2016, forward, as well agendas, staff reports, resolutions, ordinances, and other documents related to the meetings can be viewed online at https://estero-fl.gov/agendas/ at the corresponding meeting date.

DRAFT MINUTES

Planning Zoning and Design Board Meeting

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928
February 21, 2023 4:30 p.m.

1. CALL TO ORDER: 4:35 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Present: Chairman Scotty Wood, Vice Chair Anthony Gargano, Board Members, James Tatooles, Barry Jones (arrived 4:35 pm), Michael Sheeley, and Kristin Jeannin. Absent Board Member Jim Wallace.

Also present: Village Land Use Counsel Nancy Stroud (via Zoom), Community Development Director Mary Gibbs, Development Review Manager Jim Hart, and Deputy Village Clerk Tammy Duran.

4. APPROVAL OF AGENDA:

A motion to approve the agenda was made and duly passed.

5. BUSINESS:

(a) Consent Agenda

(1) Approval of January 10, 2023, meeting minutes.

A motion to approve the consent agenda was made and duly passed.

6. PUBLIC INFORMATION MEETINGS

(a) Estero River Park Development Order (Application pending) (District 4)
Village property located on the northeast corner of US 41 and Corkscrew Road.

The Village plans to develop as a first phase, an access drive, parking area and walking paths.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
David Willems, Public Works Director

Presentation/Information by
Brian Smith, Ensite

Public Comment
Clark McKenzie, Estero

Board Questions or Comments
Board Members Jones, Jeannin, Tatooles, Vice Chairman Gargano, and Chairman Wood.

(b) Woodfield Estero Planned Development - Rezoning (DCI2022-E005) (District 6)
Vacant parcels at the northwest corner of US 41 and Coconut Road.

Applicant seeks to rezone ±45.6 acres from Mixed Use Planned Development (MPD) to Estero Planned Development (EPD) to allow 596 dwelling units, office, retail, restaurants, and related uses.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Presentation/Information by
Richard Yovanovich, Esq., CYK Law Firm
Ross Abramson, Woodfield Development
Alexis Crespo, AICP, RVi Planning + Landscape Architecture
Luiza Leite, AIA, Dover Kohl & Partners

Public Comment
Mario Dibenedetto, Meadowbrook
Allen Hergenon, Coconut Shores
Connie Mansfield, Marsh Landing Community
Richard Piester, Coconut Shores

Board Questions or Comments
Board Members Tatooles, Jones, Sheeley, Jeannin, Vice Chairman Gargano, and Chairman Wood.

(c) Goodwill Industries – Development Order (Application pending) (District 5)
±2.69-acre vacant parcel located at the southeast corner of Corkscrew Road and Three Oaks Parkway in the Estero Town Center Commercial Planned Development (CPD) Also known as Lowes Plaza.

Applicant seeks to construct a 21,800 square foot, one-story building with a drive-thru.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Village Land Use Attorney

Presentation/Information by
Jack Morris, P.E. Morris, Depew Associates
Zachary Smith, GMA Architects
Matt Lincolnhol, PLA, Morris-Depew Associates
Ramon Acevedo, GMA Architects

Public Comment
None.

Board Questions or Comments
Board Members Tatooles, Jones, Sheeley, Jeannin, Vice Chairman Gargano, and Chairman Wood.

7. PUBLIC HEARINGS (Quasi-Judicial)

Chairman Wood provided information regarding Board business and quasi-judicial hearings. All audience members and staff providing testimony for the hearing were sworn in by Village Land Use Counsel Stroud.

(a) Estero Eyebuild at Corkscrew Palms – Development Order (DOS2022-E010) (District 5)
9441 Corkscrew Palms Circle - A vacant parcel east of Village Hall, surrounded by parking in the Corkscrew Palms Commercial Planned Development (CPD) on Corkscrew Road.

Applicant proposes to construct a ±14,800 square-foot, 2-story commercial building with tenant spaces on the first floor and medical offices on the second floor.

Public Information Meeting was held May 10, 2022. (Development name at that time was Ginsberg Eye at Corkscrew Palms)

No ex parte communication or conflicts of interest were noted.

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Jim Hart, Development Review Manager

Presentation/Information by
Stacy Ellis Hewitt, AICP, Banks Engineering

Carlos Marcet, AIA, Studio+

Public Comment
Dr. Alexandra Konowal, Konowal Vision Center

Board Questions or Comments
Board Members Jones, Sheeley, Vice Chairman Gargano, and Chairman Wood

Motion: Motion to approve the Development Order with no cupola required unless the applicant wants one.

Motion by: Board Member Sheeley
Seconded by: Vice Chair Gargano

Action: Approved the Development Order with no cupola required unless the applicant wants one.

.

Vote:
Aye: Board Members Tatooles, Jones, Jeannin, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

(b) Village Initiated Rezoning – 9000 Williams Road Property (District 5)
Village proposes to rezone +19 acres on the north side of Williams Road that includes the Golf Coast Driving Range and a vacant parcel from Agriculture & Commercial Planned Development to Estero Planned Development. Continued from January 10th meeting)

Applicant is requesting a continuance of this case to a future date.

Staff Presentation/Comments
Mary Gibbs, Community Development Director

Public Comment
None.

Board Questions or Comments
None.

Motion: Motion to continue.

Motion by: Board Member Sheeley
Seconded by: Vice Chair Gargano

Action: Approved continuance.

.

Vote:
Aye: Board Members Tatooles, Jones, Jeannin, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay:
Abstentions:

(c) Ordinance 2023-02 - Standards for Elevated Single-Family Homes
Amendment to the Land Development Code

Staff Presentation/Comments
Mary Gibbs, Community Development Director
Nancy Stroud, Land Use Attorney

Public Comment
In-Person
Randy Rodeheaver, Riverside Drive

eComment
Randy Rodeheaver, Riverside Drive

Board Questions or Comments
Board Members Tatooles, Jones, Jeannin, Sheeley, Vice Chairman Gargano, and Chairman Wood.

Motion: Motion recommend approval to Council Ordinance 2023-02 with the substitution of an 80% opaque visual barrier in lieu of a wall and that it be covered over three sides of the structure.

Motion by: Board Member Jones
Seconded by: Board Member Sheeley

Action: Recommended approval to Council Ordinance 2023-02 with the substitution of an 80% opaque visual barrier in lieu of a wall and that it be covered over three sides of the structure.

.

Vote:
Aye: Board Members Tatooles, Jones, Sheeley, Vice Chairman Gargano, and Chairman Wood
Nay: Board Member Jeannin
Abstentions:

8. PUBLIC INPUT

9. **BOARD COMMUNICATIONS**

(a) Next meeting – March 14, 2023

10. ADJOURNMENT: 7:36 pm.

_____
Tammy Duran
Deputy Village Clerk

APPLICATION FOR PUBLIC INFORMATION MEETING
PLANNING ZONING AND DESIGN BOARD
VILLAGE OF ESTERO

REQUEST IS FOR: Public Information Meeting pursuant to LDC Section 2-401

1. Applicant/Project Name: Estero Town Commons. Fast Casual/ Restaurant
2. Address: 21301 Town Commons Dr.
3. Strap Number: 354625E1330080000
4. Application Number:

5. Type of Application (check appropriate type(s)):

- ☐ Comprehensive Plan Amendment
- ☐ Planned Development - Amendment or Final Plan Approval
- ☐ Conventional Rezoning
- ☐ Bar Special Permit
- ☐ Planned Development Zoning
- ☐ Variance
- ☐ Special Exception
- ☒ Development Orders

6. Project Description (Brief description of project and need for application.)

Single Tenant, free standing, fast casual restaurant w/ Drive Thru & by-pass lane.

7. Application shall be accompanied by an electronic copy of the site plans drawn to scale, illustrating a detailed overview of the project. The plans shall define what is being requested and the deviation or change from the permitted and/or existing conditions.

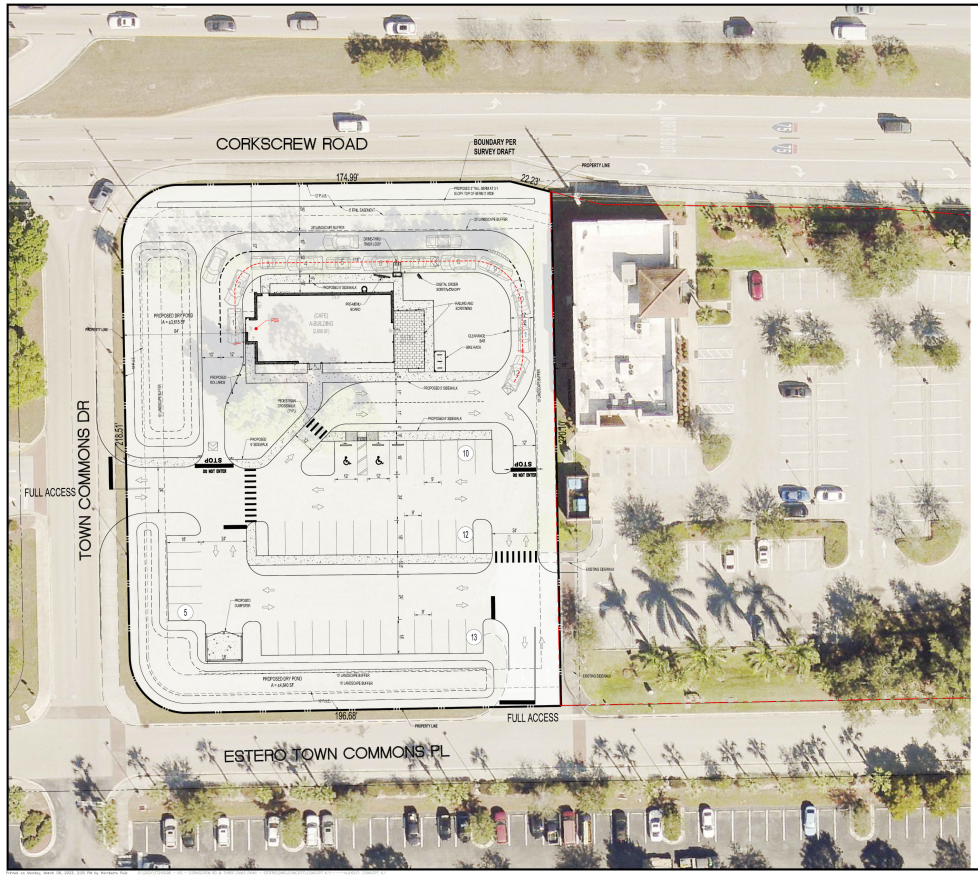
Signature

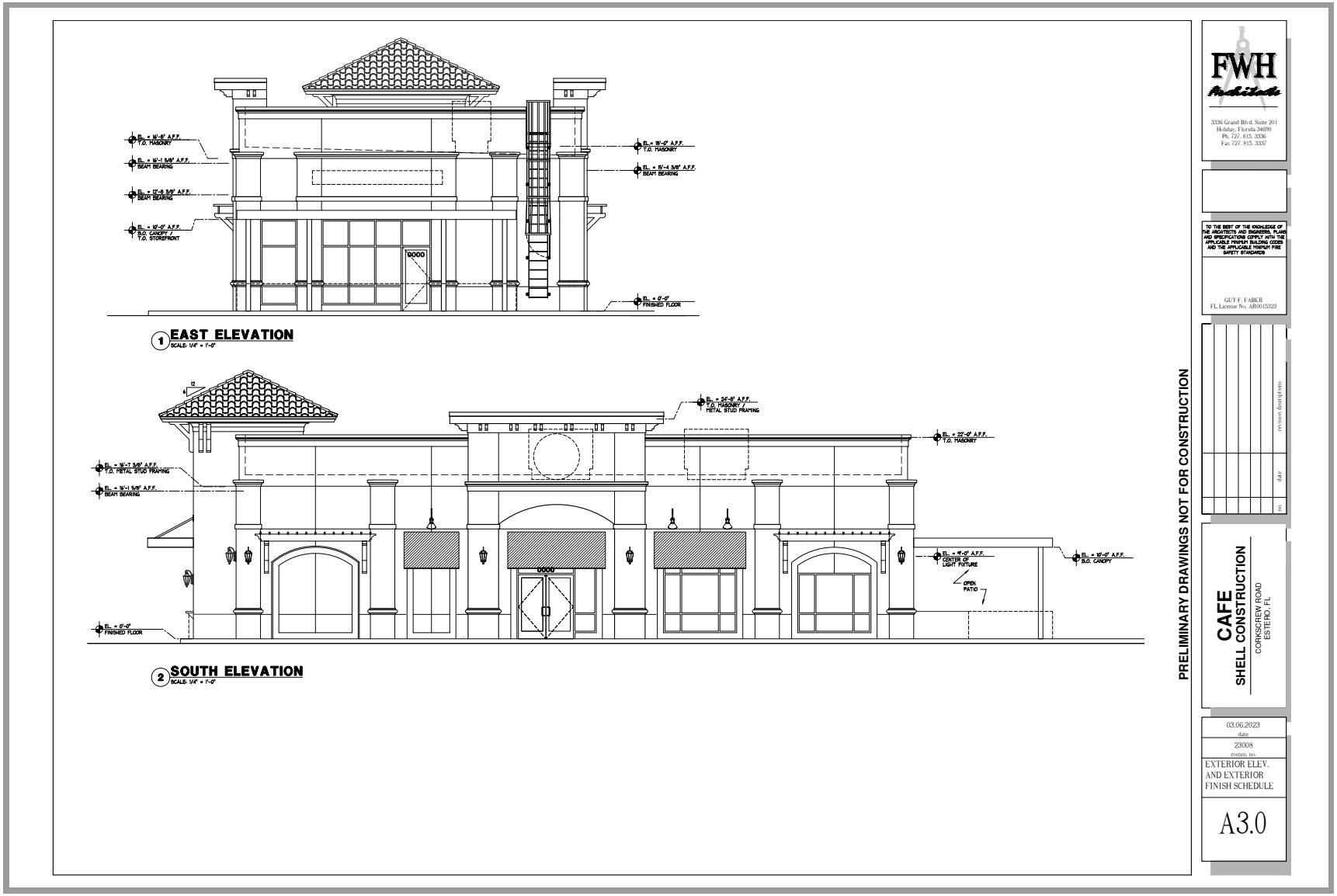
2.3.23
Date

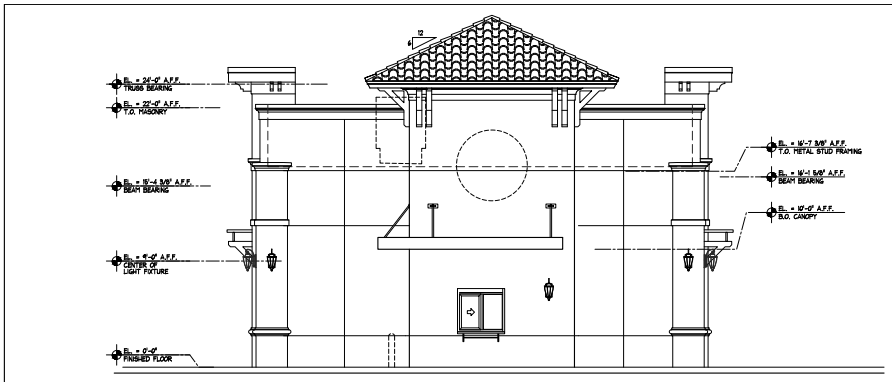
Jeff Williams
Print Name

Village of Estero 9401 Corkscrew Palms Circle | Estero, FL 33928 Phone: 239.221.5035 | Fax: 239.494.5343 www.Estero-fl.gov

Updated 11/17/2021

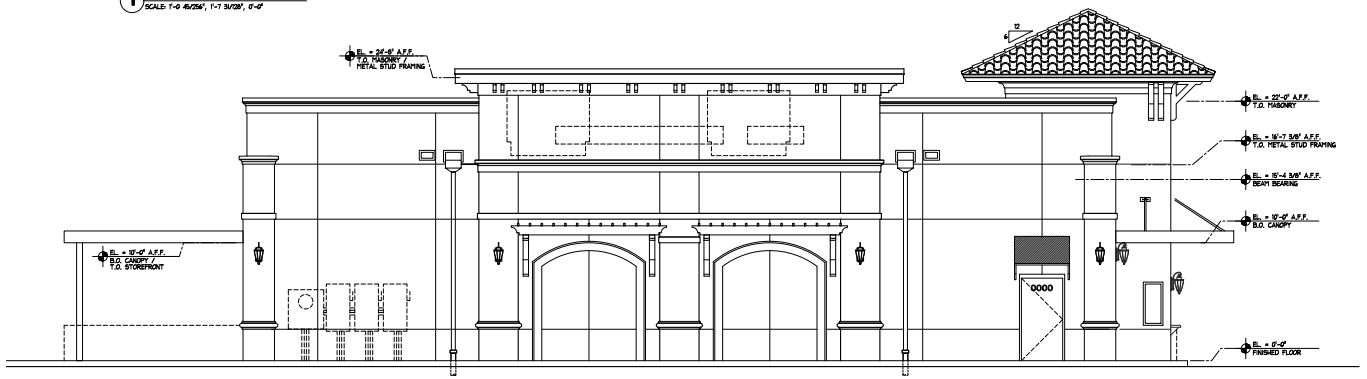

CORKSCREW ROAD
BOUNDARY PER SURVEY DRAFT
PROPERTY LINE
174.99'
72.23'
TOWN COMMONS DR
218.51'
FULL ACCESS
STOP
ESTERO TOWN COMMONS PL
196.66'
FULL ACCESS
N
W
E
S
SITE
SITE DATA:
SITE AREA: ±1.426 AC (±61,955 SF))
SITE ADDRESS: 21301 TOWN COMMONS DR, VILLAGE OF ESTERO, FL 33928
JURISDICTION: VILLAGE OF ESTERO
ZONING DISTRICT: CPD (COMMERCIAL PLAN DEVELOPMENT)
MAX. BLDG. HEIGHT: 35'
LANDSCAPE BUFFERS:
FRONT 25' (SECTION 3-803.D)
SIDE 10'
SIDE STREET 10'
REAR 10'
REQUIRED SETBACKS:
FRONT 25' MAX - Per Z-03-032 DEVIATION
SIDE 20' MIN
SIDE STREET 20' MIN
REAR 10' MIN
PARKING RATIO: REQUIRED
REST. W/DRIVE THRU (2,989 SF - @ 10/1000) 37 SPACES
PROVIDED SPACES (TOTAL) 140 SPACES (INCLUDED 2 ADA AND 4 MOP CURBSIDE PARKING SPACES)
BIKE RACK: X RACKS REQUIRED
X RACKS PROVIDED
NOTES:
1. CONCEPT PLAN CREATED WITH DRAFT OF SURVEY.
2. BUILDING FOOTPRINT USED 2,500 SF PROTO STRETCHED TO 2,858 SF
3. 10 FEET BUFFER ON WEST AND SOUTH OUTSIDE OF PUE
4. DEVIATIONS:
DEVIATIONS 1 AND 2B OF RESOLUTION Z-03-032 REMAIN IN FULL FORCE.
DEVIATION 2 - SEEKS RELIEF FROM LDC SECTION 3-803.D WHICH REQUIRES THAT BUILDINGS LOCATED ON STREET CORNERS HAVE A MAXIMUM SETBACK OF 25 FT FROM EACH ADJACENT STREET, TO INSTEAD ALLOW FOR A MAXIMUM SETBACK OF 55 FT TO CORKSCREW ROAD ONLY.
THOMAS
FOR CONCEPTUAL PURPOSES ONLY
CORKSCREW RD AND THREE OAKS PKWY
FOR
KONOVER SOUTH
VILLAGE ESTERO
LEE COUNTY
THOMAS
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
Phone (813) 375-4500
Fax (813) 375-4502
www.ThomasEngineeringGroup.com
SHEET TITLE:
CONCEPT PLAN
SHEET NUMBER
K.1


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337
TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FBC/FBV BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS
GUY F. FABER
FL License No. AR0015323
CAFE
SHELL CONSTRUCTION
CORKSCREW ROAD
ESTERO, FL
03.06.2023
date
23008
comm. no.
EXTERIOR ELEV. AND EXTERIOR FINISH SCHEDULE
A3.0



1 **WEST ELEVATION**

SCALE: 1'-0 45/256", 1'-7 31/128", 0'-0"



2 **NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
Fax 727. 815. 3337

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MIN/FLW BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323

no.	date	revision description

CAFE
SHELL CONSTRUCTION
CORKSCREW ROAD
ESTERO, FL

03.06.2023
date
23008
comm. no.
EXTERIOR ELEVATIONS

A3.1

Village of ESTERO

Planning, Zoning and Design Board

Staff Report

PROJECT NAME
Corkscrew Pines
CASE NUMBER
DOS2021-E008
MEETING DATE
March 14, 2023
REQUEST
Development Order for the construction of the backbone infrastructure with associated landscaping, drainage, reverse frontage road, and utilities.
APPLICANT
Midgard Self Storage Estero FL, LLC & MGRC Group, LLC
LOCATION
Located at the southeast corner of Corkscrew Road and Stoneybrook Golf Drive
PROPERTY SIZE
12.03 acres
ZONING
Parcel is zoned Commercial Planned Development (CPD) by Lee County Resolution Z-08-053 and ADD2012-00005, ADD2009-00043.
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a Public Information Meeting on October 25, 2022

Staff Recommendation

Staff recommends approval of the Development Order contingent on Stoneybrook CDD approval of Stoneybrook Golf Drive improvements (widen, and install turn lane to reverse frontage road) and Lee County Utility final approval.

Background

Applicant is requesting a development order for the construction of the backbone infrastructure with associated landscaping, drainage, reverse frontage road, and utilities. The application initially included a 7-Eleven convenience store and car wash which have been eliminated from the application.

Project Summary

This project is a Development Order for the construction of backbone infrastructure with associated landscaping, drainage, reverse frontage road, and utilities. The total project area is 12.03 acres. The project is bounded by Corkscrew Road on the north, Stoneybrook Golf Drive on the west, Fire House Lane on the east, and the Pinewoods Elementary School on the south.

Transportation/Parking

The project has access from Corkscrew Road and access from Stoneybrook Golf Drive.

The projected trips generated by development at full buildout are 531 PM Peak Hour.

Stormwater

The surface water management system for the property consists of catch basins, pipes and swales to capture stormwater runoff and convey to the lake system for water quality treatment and attenuation.

The proposed surface water management system design and calculations have been reviewed by the Village staff, and a SFWMD ERP modification (ERP #36-01685-S, Application #220119-32759) is in review.

Lighting

Site lighting is not included with this application.

Landscaping

Buffers and landscaping comply with the zoning Resolutions and the LDC.

Monument Sign

Monument sign is not included with this application.

DEVELOPMENT ORDER PLANS

FOR

CORKSCREW PINES

CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

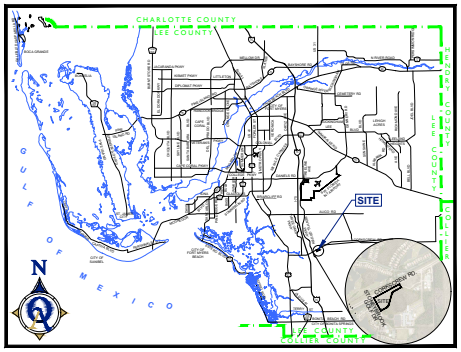
OWNER / DEVELOPER:

CYPRESS CREEK PROPERTIES LTD.
1110 EUCLID AVE STE 300
CLEVELAND, OH, 44115

440-796-7261

SITE PERMIT REQUIREMENTS		
AGENCY	STATUS	NOTES
VILLAGE OF ESTERO DEVELOPMENT ORDER	REQUIRED	DOS 2021-E008
LEE COUNTY DEVELOPMENT ORDER	REQUIRED	LDO 2022-00086
LEE COUNTY UTILITY	REQUIRED	
S.F.W.M.D. ENVIRONMENTAL RESOURCE	REQUIRED	APP #220119-32759
S.F.W.M.D. WATER USE	REQUIRED	
HRS WATERLINE EXTENSION PERMIT	REQUIRED	
F.D.E.P. SEWER PERMIT	REQUIRED	

LOCATION MAP



LEE COUNTY, FLORIDA

SECTION 25, TOWNSHIP 46S, RANGE 25E

QUATTRONE PROJECT No.: 191201

SHEET INDEX

SITE DEVELOPMENT: SD

SD-01	COVER SHEET
SD-02	MASTER EXISTING CONDITION PLAN
SD-03 & SD-04	EXISTING CONDITIONS & DEMO PLAN (A & B)
SD-05	AERIAL & FLUCCS PLAN
SD-06	EROSION CONTROL PLAN
SD-07	EROSION CONTROL NOTES & DETAILS
SD-08	MASTER SITE PLAN
SD-09 & SD-11	SITE PLAN (A, B & C)
SD-12	MASTER GRADING PLAN
SD-13 TO SD-15	GRADING PLAN (A, B & C)
SD-16	MASTER DRAINAGE PLAN
SD-17	DRAINAGE PLANS (A)
SD-18 & SD-19	PROJECT CROSS SECTIONS (A, & B)
SD-20 & SD-21	PROJECT DETAILS (A & B)
SD-22	PROJECT NOTES
SD-23	MASTER UTILITY PLAN
SD-24 TO SD-26	PLAN & PROFILES (B, C, D & E)
SD-27 TO 29	LEE COUNTY UTILITY DETAILS (A, B & C)
SD-30	LCU LIFT STATION NOTES & DETAILS
SD-31	OFFSITE TURN LANE EROSION CONTROL PLAN
SD-32	OFFSITE TURN LANE EROSION CONTROL DETAILS
SD-33	OFFSITE TURN LANE SITE PLANS (A & B)
SD-34 & SD-35	OFFSITE TURN LANE GRADING PLANS (A & B)
SD-36 & SD-37	OFFSITE TURN LANE GRADING NOTES & DETAILS
SD-38	OFFSITE TURN LANE NOTES
SD-39	OFFSITE TURN LANE UTILITY PLAN
SD-40	OFFSITE TURN LANE PAVEMENT MARKING PLAN

ELECTRICAL: LIFT STATION

E-1	ELECTRICAL DRAWING INDEX
E-2	ELECTRICAL SYMBOLS LEGEND
E-3	STANDARD 240V-3Ø (0-30HP) DUPLEX PUMP STATION POWER
E-4	STANDARD 240V-3Ø (0-30HP) DUPLEX PUMP STATION ELEC. EQUIP. RACK
E-5	STANDARD 240V-3Ø (0-30HP) DUPLEX PUMP STATION ELEC. RISER DIAG.
E-6	STANDARD 240V-3Ø (0-30HP) DUPLEX PUMP STATION CONT. PAN. ELEV.
E-7 TO E-10	STANDARD 240V-3Ø (0-30HP) DUPLEX PUMP STATION CONT. PAN. ELEV.

LANDSCAPING: L - (DAVID M. JONES & ASSOC., INC.)

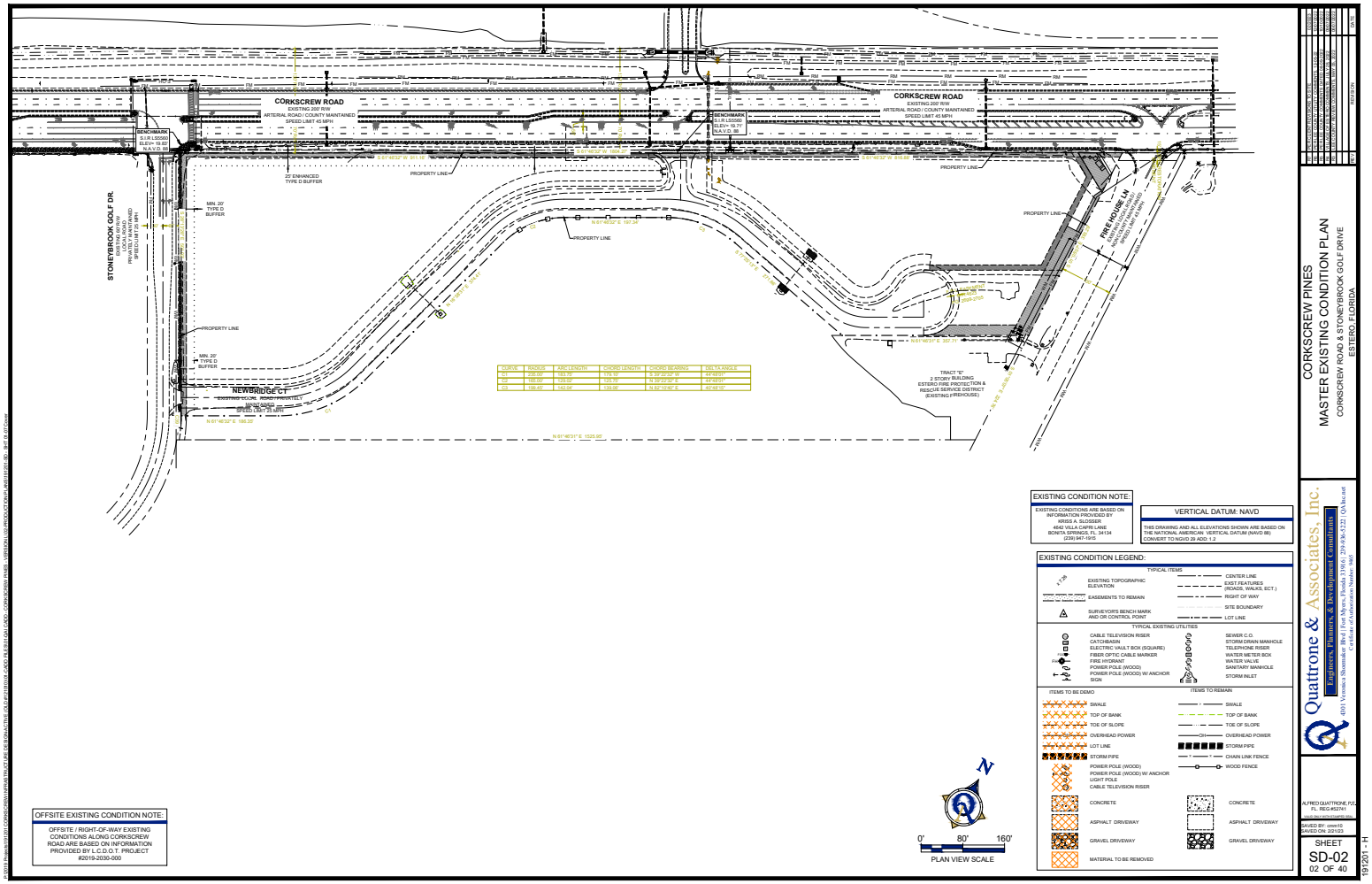
L-01 TO L-05	LANDSCAPING PLANS & DETAILS
IR-01 TO IR-02	IRRIGATION PLANS & DETAILS

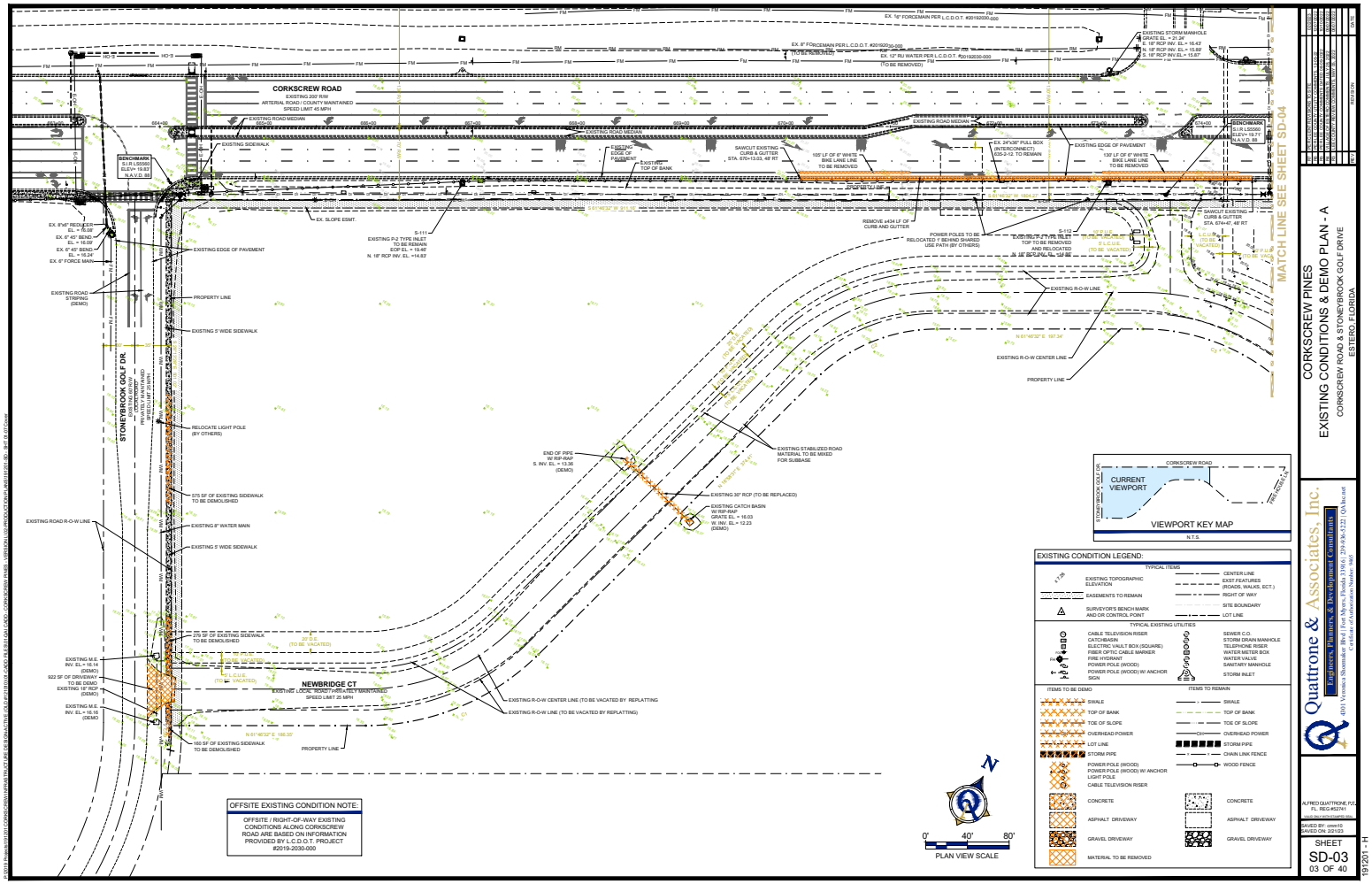
CONTRACTOR STAKEOUT SHALL BE FROM THE APPROVED CAD FILE BY QUATTRONE AND ASSOCIATES

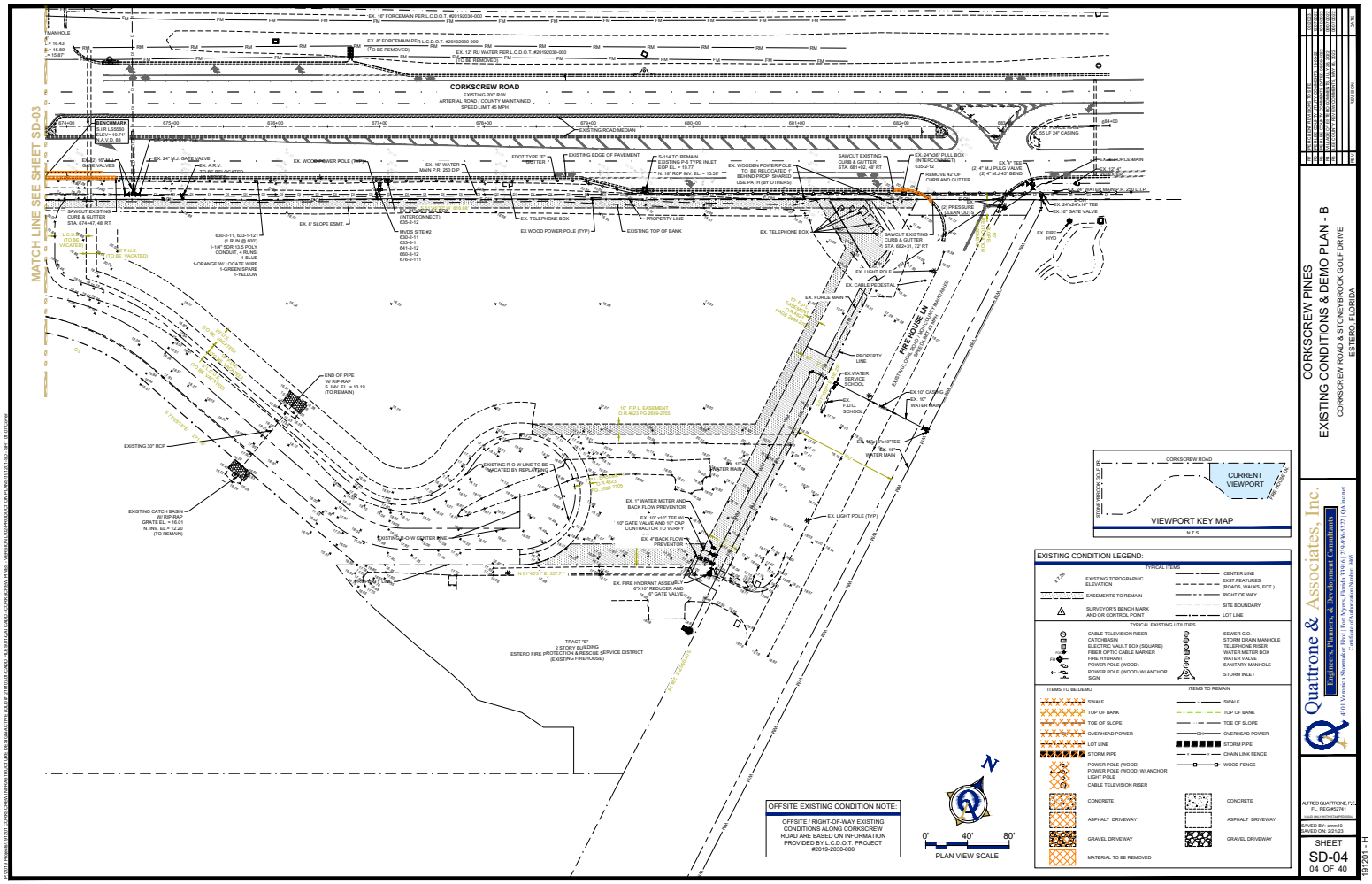
ALFRED QUATTRONE P.E.
FL. REG #52741
DATE:2/21/2023

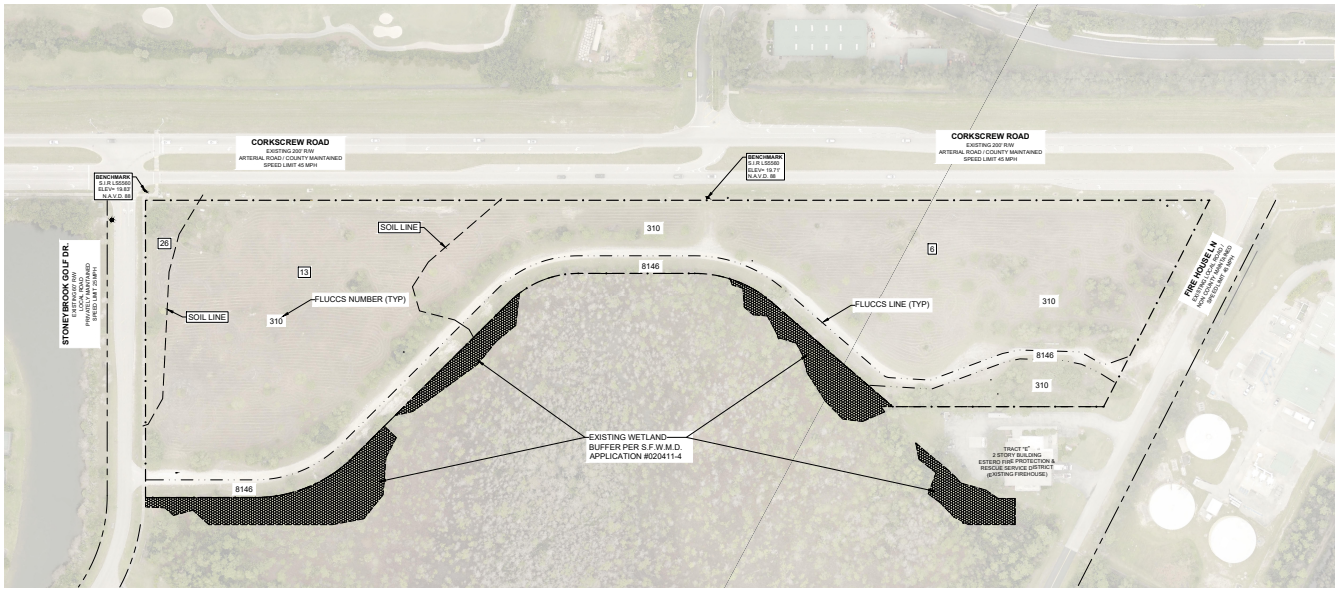
Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 VERONICA SHOEMAKER BLVD., FORT MYERS, FLORIDA 33916 | 239.936.5222 (P) | 239.936.7228 (F) | QAINC.NET | COA # 9465

191201-H


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR.
NEWBRIDGE CT.
PROPERTY LINE
20' ENHANCED TYPE D BUFFER
MIN. 20' TYPE D BUFFER
TRACT "E"
2 STORY BUILDING
ESTERO FIRE PROTECTION & RESCUE SERVICE DISTRICT
(EXISTING FIREHOUSE)
FIRE HOUSE LN
BENCHMARK
S.I.R LS0560
ELEV= 19.83'
N.A.V.D. 88
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
EXISTING CONDITION NOTE:
EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY KRISS A. SLOSSER 4642 VILLA CAPRI LANE BONITA SPRINGS, FL. 34134 (239) 947-1915
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2
EXISTING CONDITION LEGEND:
TYPICAL ITEMS
EXISTING TOPOGRAPHIC ELEVATION
EASEMENTS TO REMAIN
SURVEYOR'S BENCH MARK AND OR CONTROL POINT
CENTER LINE
EXIST.FEATURES (ROADS, WALKS, ECT.)
RIGHT OF WAY
SITE BOUNDARY
LOT LINE
TYPICAL EXISTING UTILITIES
CABLE TELEVISION RISER
CATCHBASIN
ELECTRIC VAULT BOX (SQUARE)
FIBER OPTIC CABLE MARKER
FIRE HYDRANT
POWER POLE (WOOD)
POWER POLE (WOOD) W/ ANCHOR
SIGN
SEWER C.O.
STORM DRAIN MANHOLE
TELEPHONE RISER
WATER METER BOX
WATER VALVE
SANITARY MANHOLE
STORM INLET
ITEMS TO BE DEMO
SWALE
TOP OF BANK
TOE OF SLOPE
OVERHEAD POWER
LOT LINE
STORM PIPE
POWER POLE (WOOD)
POWER POLE (WOOD) W/ ANCHOR
LIGHT POLE
CABLE TELEVISION RISER
CONCRETE
ASPHALT DRIVEWAY
GRAVEL DRIVEWAY
MATERIAL TO BE REMOVED
ITEMS TO REMAIN
SWALE
TOP OF BANK
TOE OF SLOPE
OVERHEAD POWER
STORM PIPE
CHAIN LINK FENCE
WOOD FENCE
CONCRETE
ASPHALT DRIVEWAY
GRAVEL DRIVEWAY
N
0'
80'
160'
PLAN VIEW SCALE
CORKSCREW PINES
MASTER EXISTING CONDITION PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3323 | Q-Naples.com
Certificate of Authorization Number: 5940
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: cmm10
SAVED ON: 2/21/23
SHEET
SD-02
02 OF 40
191201 - H


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR
(TO BE VACATED)
NEWBRIDGE CT
EXISTING LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
MATCH LINE SEE SHEET SD-04
CORKSCREW PINES
EXISTING CONDITIONS & DEMO PLAN - A
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
CURRENT VIEWPORT
VIEWPORT KEY MAP
N.T.S.
EXISTING CONDITION LEGEND:
TYPICAL ITEMS
TYPICAL EXISTING UTILITIES
ITEMS TO BE DEMO
ITEMS TO REMAIN
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
PLAN VIEW SCALE
0' 40' 80'
Quattrone & Associates, Inc.
SHEET
SD-03
03 OF 40
191201 - H


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
MATCH LINE SEE SHEET SD-03
EXISTING CONDITION LEGEND:
TYPICAL ITEMS
TYPICAL EXISTING UTILITIES
ITEMS TO BE DEMO
ITEMS TO REMAIN
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
PLAN VIEW SCALE
VIEWPORT KEY MAP
CURRENT VIEWPORT
CORKSCREW PINES
EXISTING CONDITIONS & DEMO PLAN - B
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
SD-04
04 OF 40



FLUCCS LEGEND:

310	HERBACEOUS
8146	UNPAVED-GRAVEL ROAD

SOILS LEGEND:

6	HALANDAL FINE SAND
13	BOCA FINE SAND
26	PINEDA FINE SAND

0' 80' 160'
PLAN VIEW SCALE

CORKSCREW PINES
AERIAL & FLUCCS PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

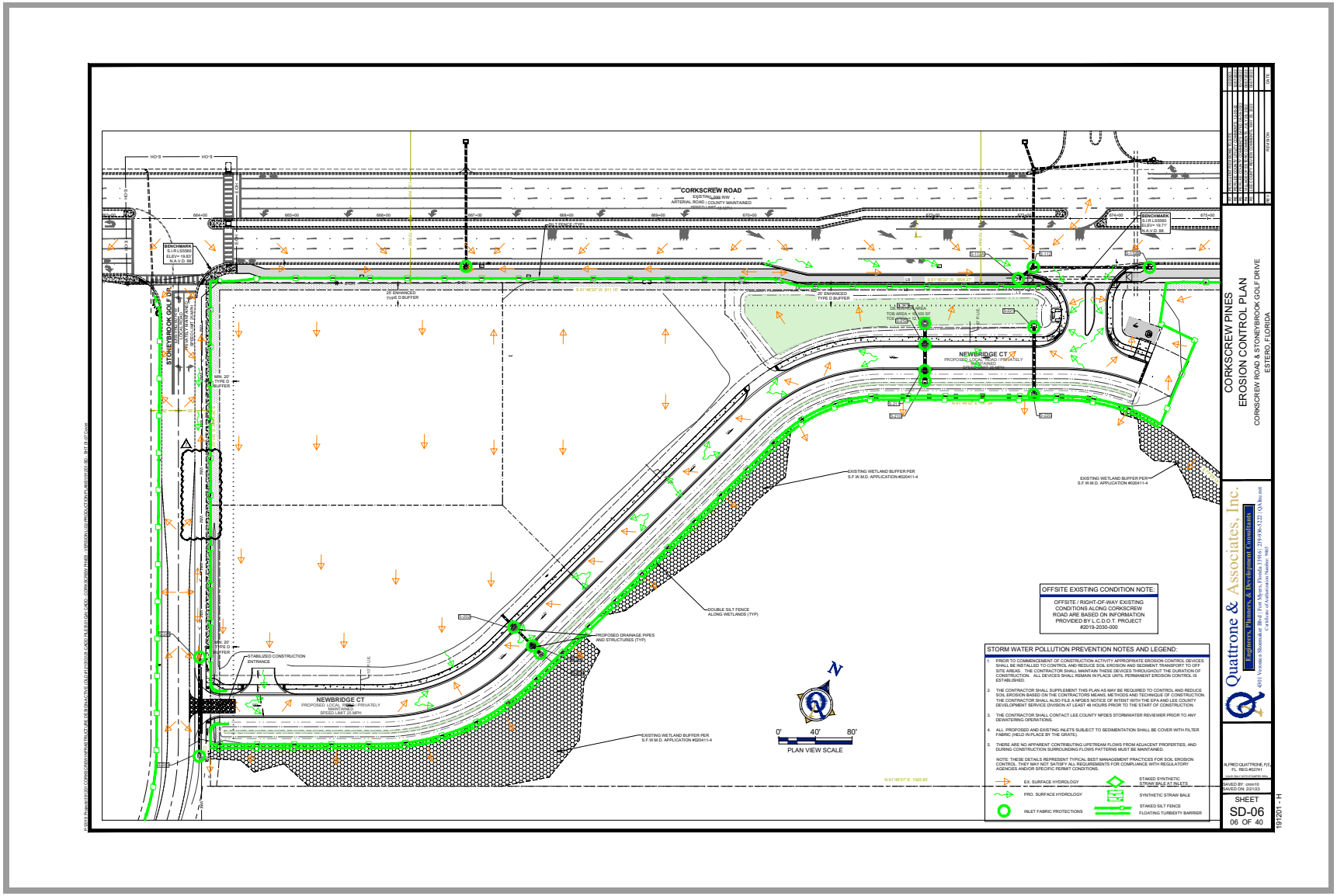
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3722 | QA-Inc.net
Certificate of Authorization Number: 1642

ALFRED QUATTRONE, P.E.
FL. REG #52747

SAVED BY: ynevill
SAVED ON: 2/21/23

SHEET
SD-05
05 OF 40

191201 - H


CORKSCREW ROAD
NEWBRIDGE CT
STONEYBROOK GOLF DR.
PLAN VIEW SCALE
0'
40'
80'
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
STORM WATER POLLUTION PREVENTION NOTES AND LEGEND:
CORKSCREW PINES
EROSION CONTROL PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
SD-06
06 OF 40

STORM WATER POLLUTION PREVENTION NOTES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25 FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

WETLANDS/BUFFERS
NO NEW WETLANDS OR WETLAND BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT
THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER, AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. IT IS THE INTENT OF THIS SWPPP TO COMPLY WITH THE PERMIT AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THE GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION
THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

GENERAL NOTES
A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES' (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION.

NPDES STORMWATER NOTICES CENTER, MS #3510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400.

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS AFTER ALL CONSTRUCTION ACTIVITIES IDENTIFIED IN THE SWPPP ON ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED, TEMPORARY BMP'S HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

B. AN ENVIRONMENTAL RESOURCE PERMIT, PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT, HAS BEEN OBTAINED FOR THIS PROJECT.
SSM OPERATOR NAME (IF ANY): LEE COUNTY

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE SSM WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE SSM TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. ALL BMP'S SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SHALL THAT SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. EXISTING VEGETATION, CONSTRUCTION INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION DURING CLEARING AND GRUBBING. SPECIFIC BMP'S FOR THESE ACTIVITIES MAY OR MAY WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMP'S. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMP'S.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE CEC PRIOR TO ADJUSTING, ADDING OR MODIFYING BMP'S THAT MAY ALTER THE DESIGN OF THE SITE OR BEFORE ADDING BMP'S NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL MEASURES SHOWN ON THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO KEEP SEDIMENT ON-SITE DURING CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR LOCAL, STATE OR FEDERAL AGENCIES. ANY SUCH ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMP'S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO MEET THE OBJECTIVES OF THE PERMIT FOR SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT VIOLATE THE REQUIREMENTS ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP A COPY OF THE CHANGES WITH THE SWPPP. THE CONTRACTOR SHALL, AS THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN7 DAYS:
I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT
II. TO ADDRESS A NOI OR INSPECTION FOR OUTFALL
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL
IV. AN INSPECTION REVEALS THAT BMPS ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP.
VI. A RELEASE CONTAINS A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD.

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY BMP'S OTHER THAN THOSE REQUIRED FOR INITIAL ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

STABILIZATION
A. ALL EROSION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PARIDOXICALLY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE VEGETATIVE COVER, GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 24:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE TO BE CUT CLEANLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

DUST CONTROL
A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE IMPLEMENTED. CALCIUM CHLORIDE, POLYMERS, OR OTHER APPROVED METHODS MAY BE REQUIRED. DUST CONTROL PROCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

WASTE MANAGEMENT
A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE AND CONSTRUCTION MATERIALS ARE MANAGED DAILY SUCH THAT THEY ARE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE DO NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE MASONRY WASHOUT, PAINT WASHOUT, ETC.) THE CONTRACTOR SHALL ENSURE THAT ALL WASHOUT AREAS ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT PADS, BOOMS, SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT BROOM, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNS/IMAGE SHOWN ON THE SITE MAP).
A. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF HAZARDOUS WASTE OR SPILLS ON THE SITE.
B. CONTENTS SHALL BE INSPECTED DURING THE STORMWATER INSPECTION.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE
A. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS STORED ON SITE ARE STORED IN A MANNER AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDED STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD SWEEP OR SLIT SCRAPING AREA(NO, AND DISPOSE OF SWEEPINGS AND SCRAPINGS IN ACCORDANCE WITH LAW. SPILLS OF GREASE, LUBRICANTS, OR OTHER CONTAMINANTS CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT ANY SPILLS OR LEAKS ARE CLEANED UP IMMEDIATELY AND DISPOSED OF SUCH THAT IT DOES NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE PLACEMENT AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING
A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES LEAVING THE CONSTRUCTION SITE. THE CONTRACTOR SHALL INSPECT, SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY VEHICLES TRANSPORTING MATERIALS TO OR FROM THE SITE. ANY SOILS SPILLED OR SHOVELED OR SWEPT FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES
A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

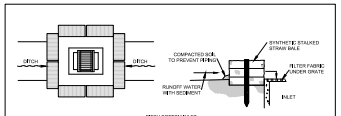
INSPECTIONS AND MAINTENANCE
A. THE CONTRACTOR SHALL INSPECT BMP'S (I.E. DISCHARGE LOCATIONS; CONSTRUCTION EXIT; PERIMETER CONTROLS; INLET PROTECTION; STABILIZATION; EROSION CONTROL; DOCUMENTATION; WASTE DISPOSAL AREAS; MATERIAL STORAGE AREAS; ETC.) TO ENSURE THAT THEY ARE OPERATING CORRECTLY AND THAT THEY ARE MEETING WATER QUALITY STANDARDS OR REGULATIONS IN OFFSITE SEDIMENTATION. ENSURE THAT BMPS ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY, AND EFFECTIVELY. ENSURE THAT BMPS ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE BEING USED AND MAINTAINED PROPERLY. ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTION.
I. ENSURE THAT EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION OF DISTURBED AREAS AND SEDIMENTATION AT THE DISCHARGE POINTS, AND DETERMINE IF MODIFICATIONS TO BMPS ARE NECESSARY. INSPECTIONS AND MAINTENANCE OF INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.50 INCHES OR GREATER EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE APPROPRIATE REGULATORY AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

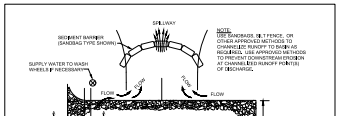
C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SEDIMENT SHALL BE REMOVED FROM BMPS WHEN DIRECTED OR SPECIFIED. ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES
THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED THEY ARE NOT CONTAMINATED AND THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT ARE LISTED BELOW. ALL OTHERS ARE PROHIBITED.
DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
FIRE HYDRANT FLUSHINGS.
WATERS USED TO WASH VEHICLES WHERE DETERGENT IS USED TO SPRAY OFF LOOSE SOILDS FROM VEHICLES.
WATERS USED TO CONTROL DUST.
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
PAVEMENT WASH WATERS.
LANDSCAPE IRRIGATION AND DRAINAGE.
ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
UNCONTAMINATED GROUNDWATER (DOES NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
AIR CONDITIONING CONDENSATE.
SPRINGS.
FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART II.5 OF THE GENERIC PERMIT.

RETENTION OF RECORDS
THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THE PERMIT RECORDED BY THE SWPPP AND COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.



CURB INLET PROTECTION DETAIL
N.T.S.



TEMPORARY CONSTRUCTION ACCESS DETAIL
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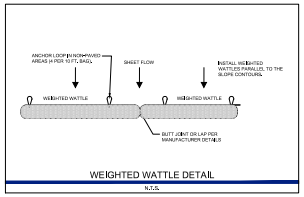

WEIGHTED WATTLE DETAIL
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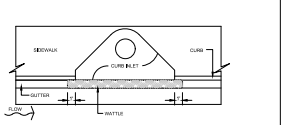
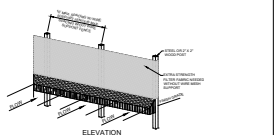
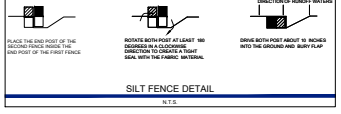




STANDARD DETAIL | ALTERNATE DETAIL A | ALTERNATE DETAIL B
FOR TREE DRIP LINE OR SIDEWALK



SILT FENCE DETAIL
N.T.S.

ELEVATION

REVISIONS	DATE
ADDED SHEET SD-07	05/13/21
ADDED SHEET SD-08	05/13/21
ADDED SHEET SD-09	05/13/21
ADDED SHEET SD-10	05/13/21
ADDED SHEET SD-11	05/13/21
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ADDED SHEET SD-40	05/13/21

CORKSCREW PINES
EROSION CONTROL NOTES & DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
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Certificate of Authorization Number: 1642

ALFRED QUATTRONE, PLS
FL. REG #5276

SAVED BY: jmm10
SAVED ON: 20/1/23

SHEET
SD-07
07 OF 40

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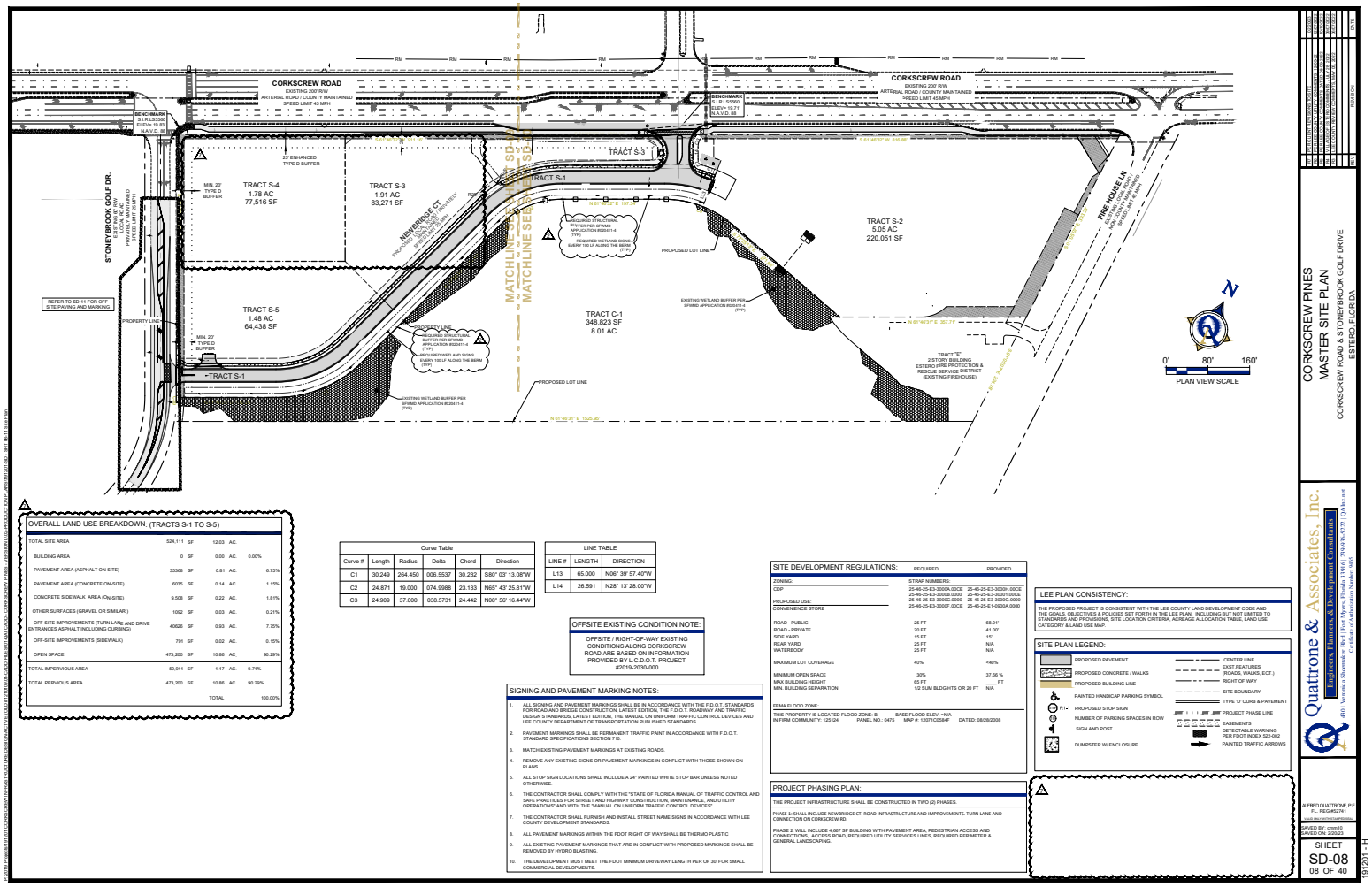

OVERALL LAND USE BREAKDOWN: (TRACTS S-1 TO S-5)					
TOTAL SITE AREA	524,111	SF	12.03	AC.	
BUILDING AREA	0	SF	0.00	AC.	0.00%
PAVEMENT AREA (ASPHALT ON-SITE)	35368	SF	0.81	AC.	6.75%
PAVEMENT AREA (CONCRETE ON-SITE)	6035	SF	0.14	AC.	1.15%
CONCRETE SIDEWALK AREA (On-SITE)	9,508	SF	0.22	AC.	1.81%
OTHER SURFACES (GRAVEL OR SIMILAR)	1092	SF	0.03	AC.	0.21%
OFF-SITE IMPROVEMENTS (TURN LANE AND DRIVE ENTRANCES ASPHALT INCLUDING CURBING)	40826	SF	0.93	AC.	7.75%
OFF-SITE IMPROVEMENTS (SIDEWALK)	791	SF	0.02	AC.	0.15%
OPEN SPACE	473,269	SF	10.86	AC.	90.29%
TOTAL IMPERVIOUS AREA	50,911	SF	1.17	AC.	9.71%
TOTAL PERVIOUS AREA	473,200	SF	10.86	AC.	90.29%
			TOTAL		100.00%

Curve Table					
Curve #	Length	Radius	Delta	Chord	Direction
C1	30.249	264.450	006.5537	30.232	S80° 03' 13.08"W
C2	24.871	19.000	074.9988	23.133	N65° 43' 25.81"W
C3	24.909	37.000	038.5731	24.442	N08° 56' 16.44"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	65.000	N06° 39' 57.40"W
L14	26.591	N28° 13' 28.00"W

OFFSITE EXISTING CONDITION NOTE:

OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. 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".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

SITE DEVELOPMENT REGULATIONS:

	REQUIRED	PROVIDED
ZONING:	STRAP NUMBERS:	
CDP	25-46-25-E3-3000A.0000 25-46-25-E3-30001.0000 25-46-25-E3-30002.0000	25-46-25-E3-3000H.0000 25-46-25-E3-30001.0000 25-46-25-E3-30002.0000
PROPOSED USE:	25-46-25-E3-3000F.0000	25-46-25-E1-0900A.0000
CONVENIENCE STORE		
ROAD - PUBLIC	25 FT	68.01'
ROAD - PRIVATE	20 FT	41.00'
SIDE YARD	15 FT	15'
REAR YARD	25 FT	N/A
WATERBODY	25 FT	N/A
MAXIMUM LOT COVERAGE	40%	<40%
MINIMUM OPEN SPACE	30%	37.66 %
MAX BUILDING HEIGHT	65 FT	___ FT
MIN. BUILDING SEPARATION	1/2 SUM BLDG HTS OR 20 FT	N/A

FEMA FLOOD ZONE:
THIS PROPERTY IS LOCATED FLOOD ZONE: B BASE FLOOD ELEV: +N/A
IN FIRM COMMUNITY: 125124 PANEL NO.: 0475 MAP #: 12071C0584F DATED: 08/28/2008

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN TWO (2) PHASES.

PHASE 1: SHALL INCLUDE NEWBRIDGE CT. ROAD INFRASTRUCTURE AND IMPROVEMENTS, TURN LANE AND CONNECTION ON CORKSCREW RD.

PHASE 2: WILL INCLUDE 4,867 SF BUILDING WITH PAVEMENT AREA, PEDESTRIAN ACCESS AND CONNECTIONS, ACCESS ROAD, REQUIRED UTILITY SERVICES LINES, REQUIRED PERIMETER & GENERAL LANDSCAPING.

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

SITE PLAN LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE / WALKS
- PROPOSED BUILDING LINE
- PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STOP SIGN
- NUMBER OF PARKING SPACES IN ROW
- SIGN AND POST
- DUMPSTER W/ ENCLOSURE
- CENTER LINE
- EXIST.FEATURES (ROADS, WALKS, ECT.)
- RIGHT OF WAY
- SITE BOUNDARY
- TYPE 'D' CURB & PAVEMENT
- PROJECT PHASE LINE
- EASEMENTS
- DETECTABLE WARNING PER FDOT INDEX 522-002
- PAINTED TRAFFIC ARROWS

CORKSCREW PINES
MASTER SITE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 (239) 436-1556 FAX (239) 436-1551
Certificate of Authorization Number 1642

ALFRED QUATTRONE, PLS
FL. REG #5274

SHEET
SD-08
08 OF 40

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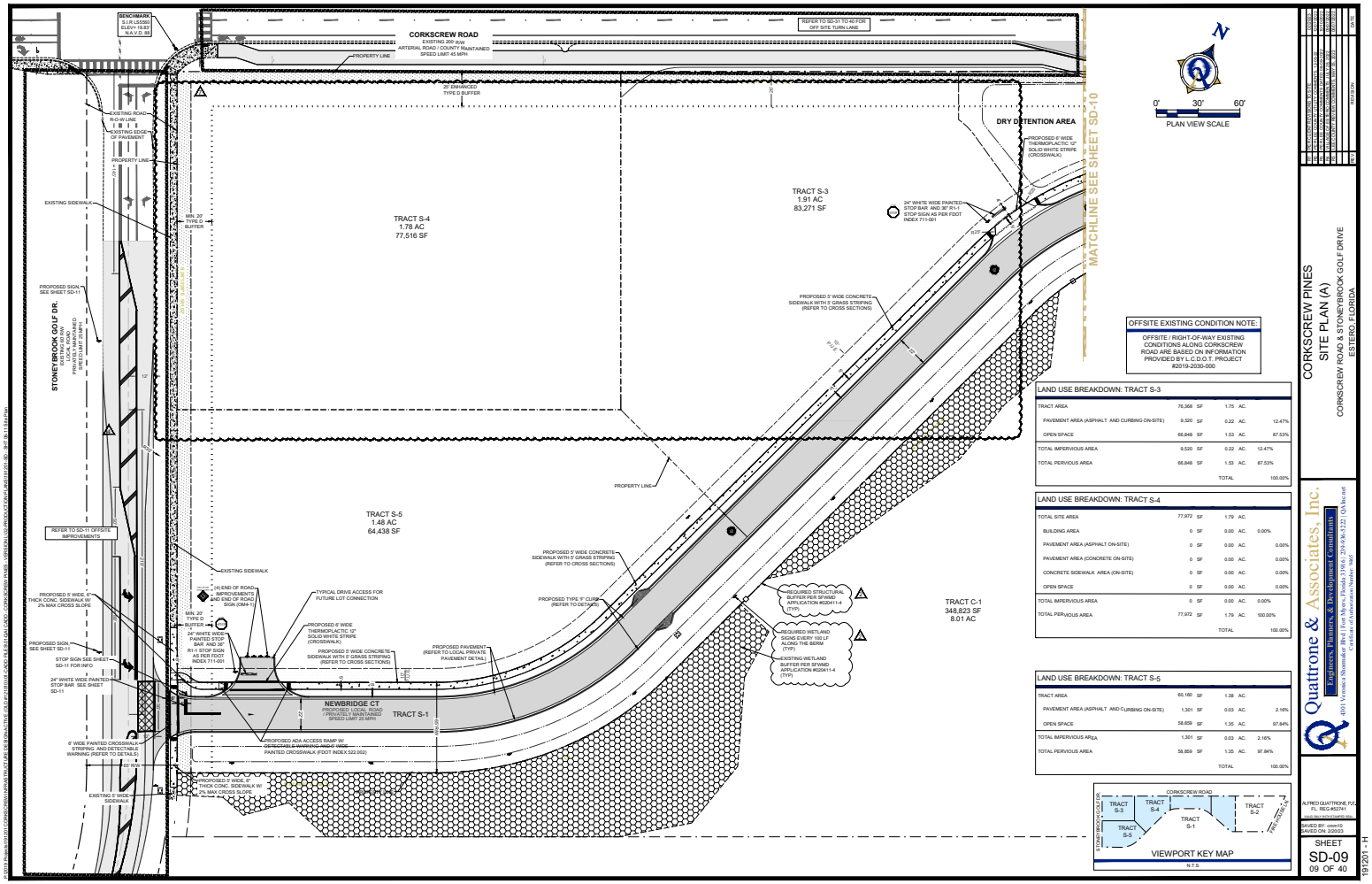
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED SPEED LIMIT 20 MPH
TRACT S-1
TRACT S-3
1.91 AC
83,271 SF
TRACT S-4
1.78 AC
77,516 SF
TRACT S-5
1.48 AC
64,438 SF
TRACT C-1
348,823 SF
8.01 AC
DRY DETENTION AREA
MATCHLINE SEE SHEET SD-10
PLAN VIEW SCALE
0'
30'
60'
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
LAND USE BREAKDOWN: TRACT S-3
LAND USE BREAKDOWN: TRACT S-4
LAND USE BREAKDOWN: TRACT S-5
VIEWPORT KEY MAP
N.T.S.
CORKSCREW PINES
SITE PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
SHEET
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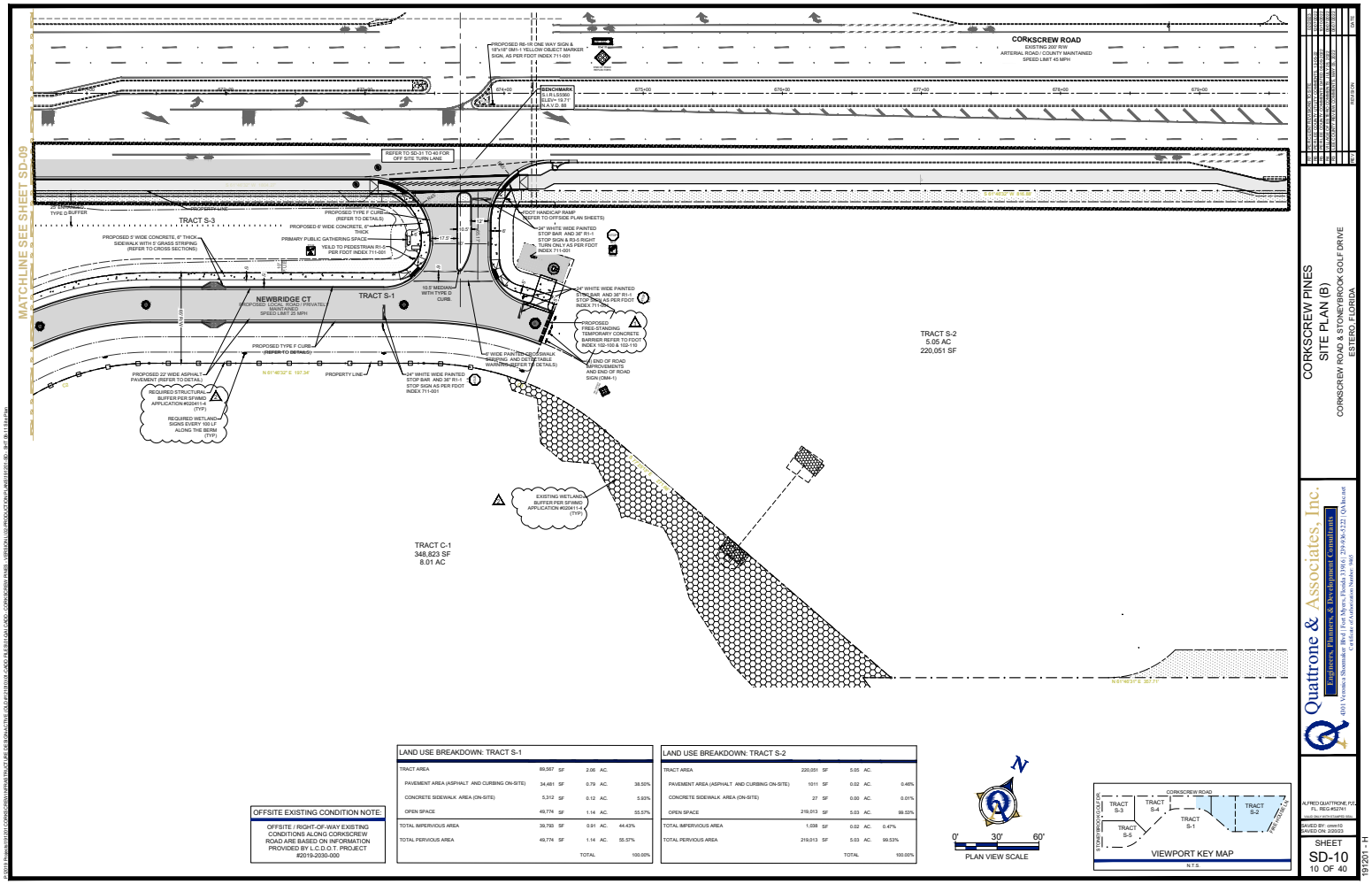
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
MATCHLINE SEE SHEET SD-09
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
TRACT S-1
TRACT S-2
5.05 AC
220,051 SF
TRACT S-3
TRACT C-1
348,823 SF
8.01 AC
BENCHMARK
ELEV= 19.71' (N.A.V.D. 88)
PROPOSED RA-1R ONE WAY SIGN & 18"x18" DM1-1 YELLOW OBJECT MARKER SIGN, AS PER FDOT INDEX 711-001
REFER TO SD-31 TO 43 FOR OFF SITE TURN LANE
PROPOSED TYPE F CURB (REFER TO DETAILS)
PROPOSED 6' WIDE CONCRETE, 6" THICK
PROPOSED 5' WIDE CONCRETE, 6" THICK SIDEWALK WITH 5' GRASS STRIPING (REFER TO CROSS SECTIONS)
PRIMARY PUBLIC GATHERING SPACE
YIELD TO PEDESTRIAN R1-5 PER FDOT INDEX 711-001
10.5' MEDIAN WITH TYPE D CURB
PROPOSED 22' WIDE ASPHALT PAVEMENT (REFER TO DETAIL)
PROPERTY LINE
24" WHITE WIDE PAINTED STOP BAR AND 36" R1-1 STOP SIGN AS PER FDOT INDEX 711-001
24" WHITE WIDE PAINTED STOP BAR AND 36" R1-1 STOP SIGN & R3-5 RIGHT TURN ONLY AS PER FDOT INDEX 711-001
PROPOSED FREE-STANDING TEMPORARY CONCRETE BARRIER REFER TO FDOT INDEX 500-100 & 102-150
END OF ROAD IMPROVEMENTS AND END OF ROAD SIGN (OM4-1)
6' WIDE PAINTED DETECTABLE WARNING AND DETECTABLE WARNING (REFER TO DETAILS)
REQUIRED STRUCTURAL BUFFER PER SFWMD APPLICATION #220411-4 (TYP)
REQUIRED WETLAND SIGNS EVERY 100 LF ALONG THE BERM (TYP)
EXISTING WETLAND BUFFER PER SFWMD APPLICATION #220411-4 (TYP)
EXISTING WETLAND
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
LAND USE BREAKDOWN: TRACT S-1
TRACT AREA 69,567 SF 2.06 AC.
PAVEMENT AREA (ASPHALT AND CURBING ON-SITE) 34,481 SF 0.79 AC. 38.56%
CONCRETE SIDEWALK AREA (ON-SITE) 5,312 SF 0.12 AC. 5.93%
OPEN SPACE 49,774 SF 1.14 AC. 55.57%
TOTAL IMPERVIOUS AREA 39,793 SF 0.91 AC. 44.43%
TOTAL PERVIOUS AREA 49,774 SF 1.14 AC. 55.57%
TOTAL 100.00%
LAND USE BREAKDOWN: TRACT S-2
TRACT AREA 220,051 SF 5.05 AC.
PAVEMENT AREA (ASPHALT AND CURBING ON-SITE) 1011 SF 0.02 AC. 0.46%
CONCRETE SIDEWALK AREA (ON-SITE) 27 SF 0.00 AC. 0.01%
OPEN SPACE 219,013 SF 5.03 AC. 99.53%
TOTAL IMPERVIOUS AREA 1,038 SF 0.02 AC. 0.47%
TOTAL PERVIOUS AREA 219,013 SF 5.03 AC. 99.53%
TOTAL 100.00%
N
0' 30' 60'
PLAN VIEW SCALE
CORKSCREW ROAD
TRACT S-3
TRACT S-4
TRACT S-1
TRACT S-2
TRACT S-5
VIEWPORT KEY MAP
N.T.S.
CORKSCREW PINES
SITE PLAN (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
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4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3707 | QAINC.net
Certificate of Authorization Number: 5667
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: pmm10
SAVED ON: 2/20/20
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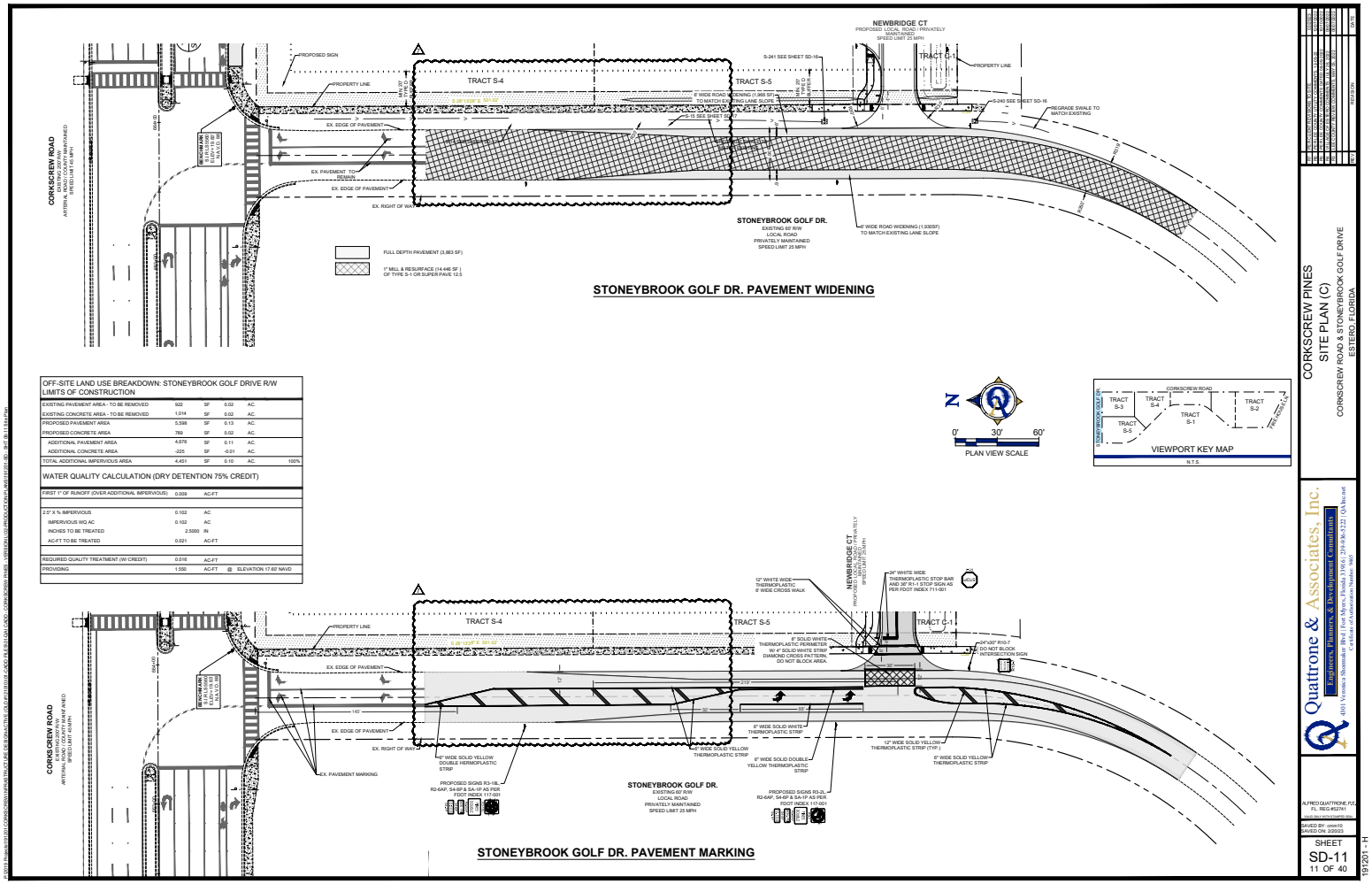
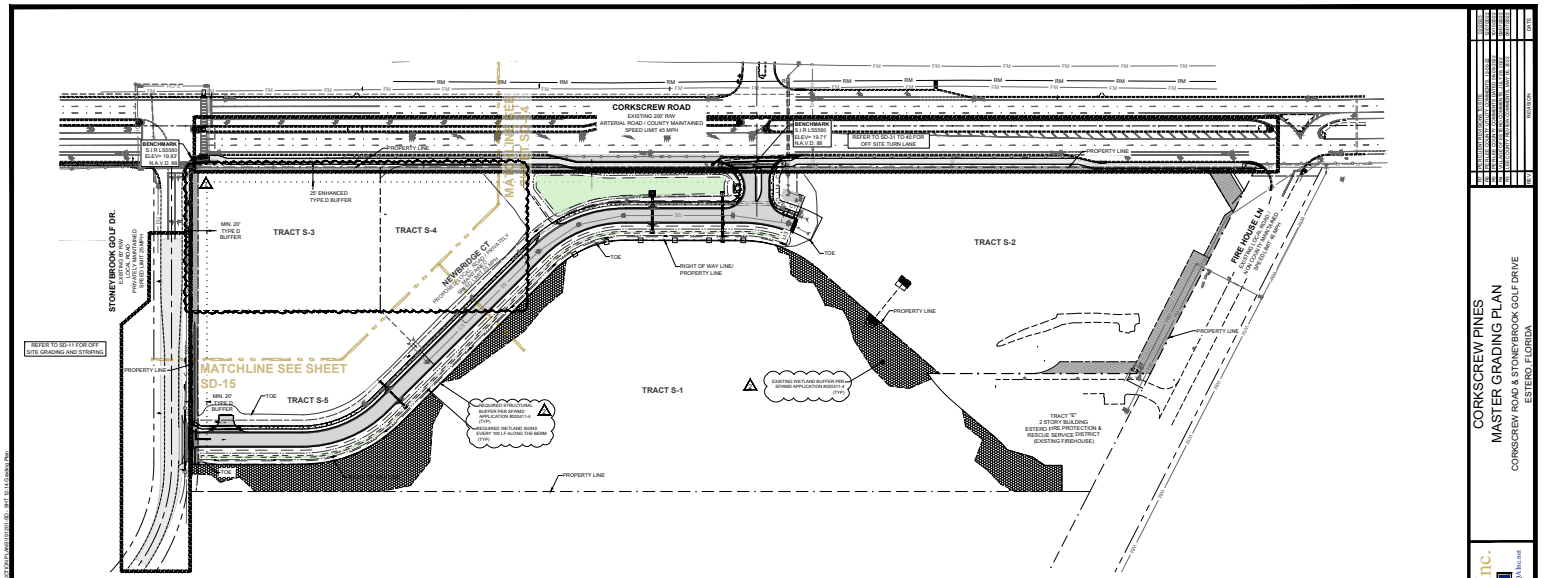


OFF-SITE LAND USE BREAKDOWN: STONEYBROOK GOLF DRIVE R/W LIMITS OF CONSTRUCTION

EXISTING PAVEMENT AREA - TO BE REMOVED	922	SF	0.02	AC.
EXISTING CONCRETE AREA - TO BE REMOVED	1,014	SF	0.02	AC.
PROPOSED PAVEMENT AREA	5,598	SF	0.13	AC.
PROPOSED CONCRETE AREA	789	SF	0.02	AC.
ADDITIONAL PAVEMENT AREA	4,676	SF	0.11	AC.
ADDITIONAL CONCRETE AREA	-225	SF	-0.01	AC.
TOTAL ADDITIONAL IMPERVIOUS AREA	4,451	SF	0.10	AC. 100%

WATER QUALITY CALCULATION (DRY DETENTION 75% CREDIT)

FIRST 1" OF RUNOFF (OVER ADDITIONAL IMPERVIOUS)	0.009	AC-FT
2.5" X % IMPERVIOUS	0.102	AC
IMPERVIOUS WQ AC	0.102	AC
INCHES TO BE TREATED	2.5000	IN
AC-FT TO BE TREATED	0.021	AC-FT
REQUIRED QUALITY TREATMENT (W/ CREDIT)	0.016	AC-FT
PROVIDING	1.530	AC-FT @ ELEVATION 17.60' NAVD



OFFSITE EXISTING CONDITION NOTE:

OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

DESIGN ELEVATIONS SUMMARY

PERMIT # 36-01685-S APP # 220411-4

WATER MANAGEMENT PARAMETERS	NGVD	NAVD
CONTROL ELEVATION (WSWT)	16.80	15.60
MINIMUM REQUIRED PAVEMENT ELEVATION (ROAD)	18.80	17.60
MINIMUM REQUIRED PAVEMENT ELEVATION (PARKING)	18.30	17.10
MINIMUM FINISHED FLOOR ELEVATION (PER SFWMD CRITERIA)	20.30	19.10
MINIMUM SUBDIVISION BERM ELEV. (PER SFWMD)	19.10	17.90

PAVING AND GRADING NOTES:

GENERAL:

1. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
2. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "FC" = PAVEMENT AT CURB/WALK ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; TW = TOP OF RETAINING WALL ELEVATION; BW = BOTTOM OF RETAINING WALL ELEVATION.
3. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
4. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
5. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
6. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
7. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
8. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

TESTING:

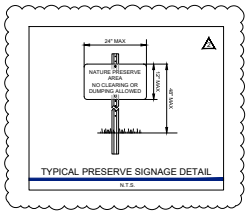
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

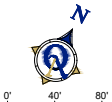
ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IF A RAMP RUN HAS A RISE GREATER THEN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THEN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
5. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RIGHT OF WAY OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
6. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
7. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

DRAINAGE PLAN LEGEND:

PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDSCAPE
MATCH EXISTING
GROUND EXISTING
DRAINAGE DIRECTION ARROW
CROSS SECTION LOCATION B = NAME OF SECTION SD-2 = SHEET WITH SECTION
RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE





VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2

CORKSCREW PINES
MASTER GRADING PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

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Certificate of Authorization Number 1940

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FL. REG #52747

SAVED BY: yvon10
SAVED ON: 2/20/23

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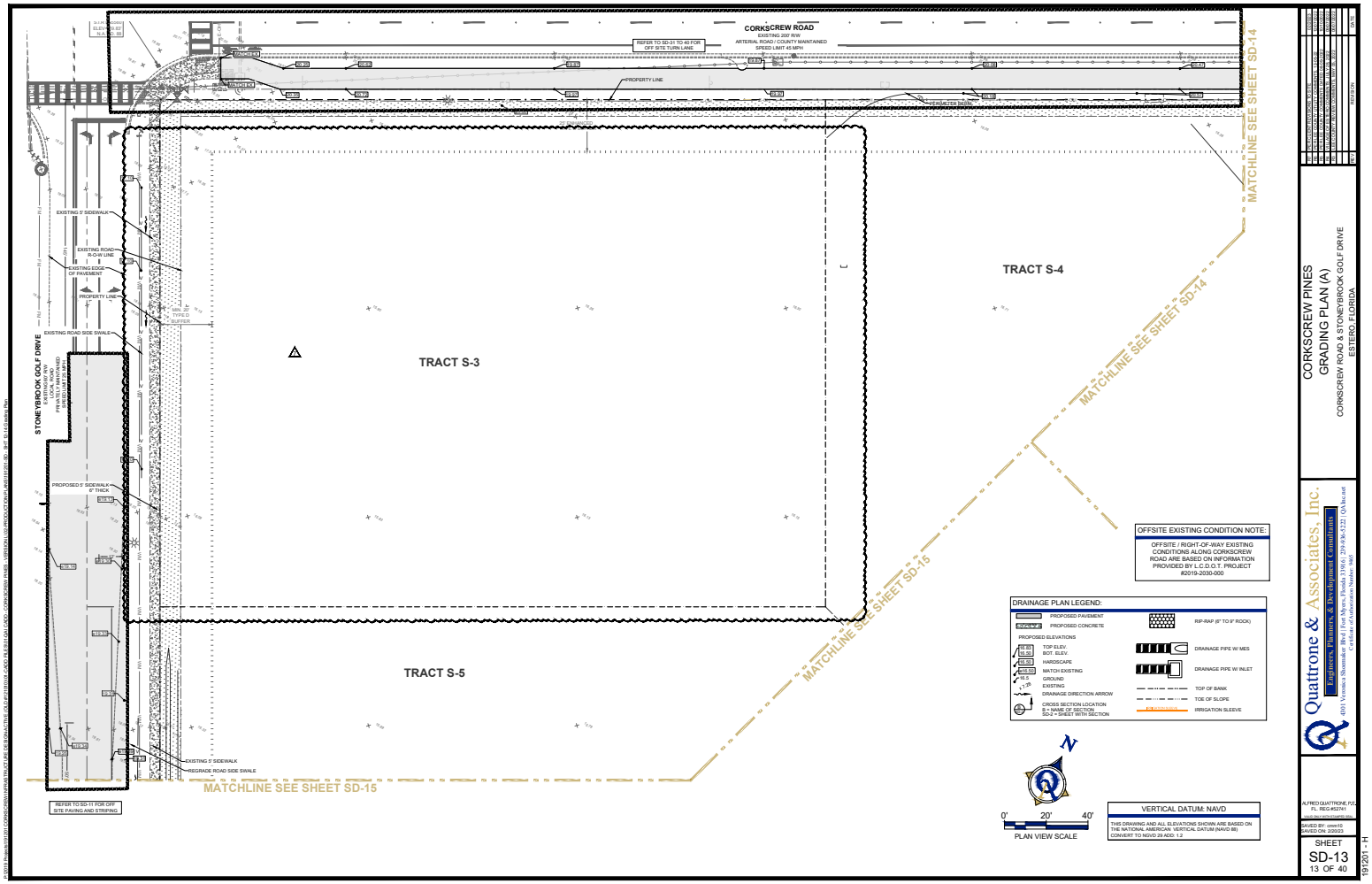
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
REFER TO SD-31 TO 40 FOR OFF SITE TURN LANE
PROPERTY LINE
EXISTING 5' SIDEWALK
EXISTING ROAD R-O-W LINE
EXISTING EDGE OF PAVEMENT
EXISTING ROAD SIDE SWALE
STONEYBROOK GOLF DRIVE
PROPOSED 5' SIDEWALK 6" THICK
TRACT S-3
TRACT S-4
TRACT S-5
MATCHLINE SEE SHEET SD-14
MATCHLINE SEE SHEET SD-15
EXISTING 5' SIDEWALK
REGRADE ROAD SIDE SWALE
REFER TO SD-11 FOR OFF SITE PAVING AND STRIPING
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
DRAINAGE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDSCAPE
MATCH EXISTING GROUND
EXISTING
DRAINAGE DIRECTION ARROW
CROSS SECTION LOCATION
B = NAME OF SECTION
SD-2 = SHEET WITH SECTION
RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE
N
0'
20'
40'
PLAN VIEW SCALE
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88)
CONVERT TO NGVD 29 ADD 1.2
CORKSCREW PINES
GRADING PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: ynevill
SAVED ON: 2/20/23
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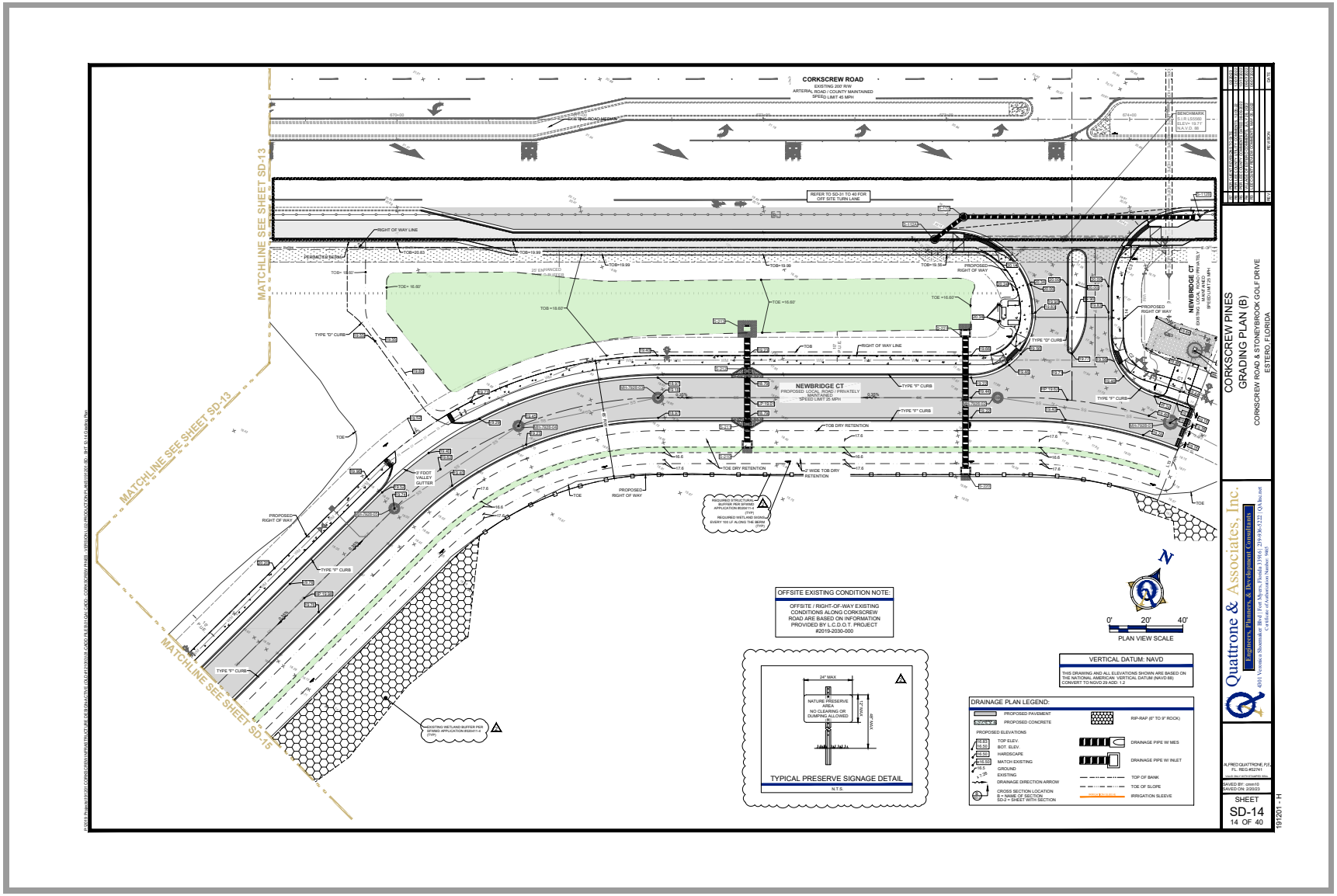
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
MATCHLINE SEE SHEET SD-13
MATCHLINE SEE SHEET SD-13
MATCHLINE SEE SHEET SD-15
REFER TO SD-31 TO 40 FOR OFF SITE TURN LANE
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
TYPICAL PRESERVE SIGNAGE DETAIL
N.T.S.
PLAN VIEW SCALE
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2
DRAINAGE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDSCAPE
MATCH EXISTING
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B = NAME OF SECTION
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RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE
CORKSCREW PINES
GRADING PLAN (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
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SHEET
SD-14
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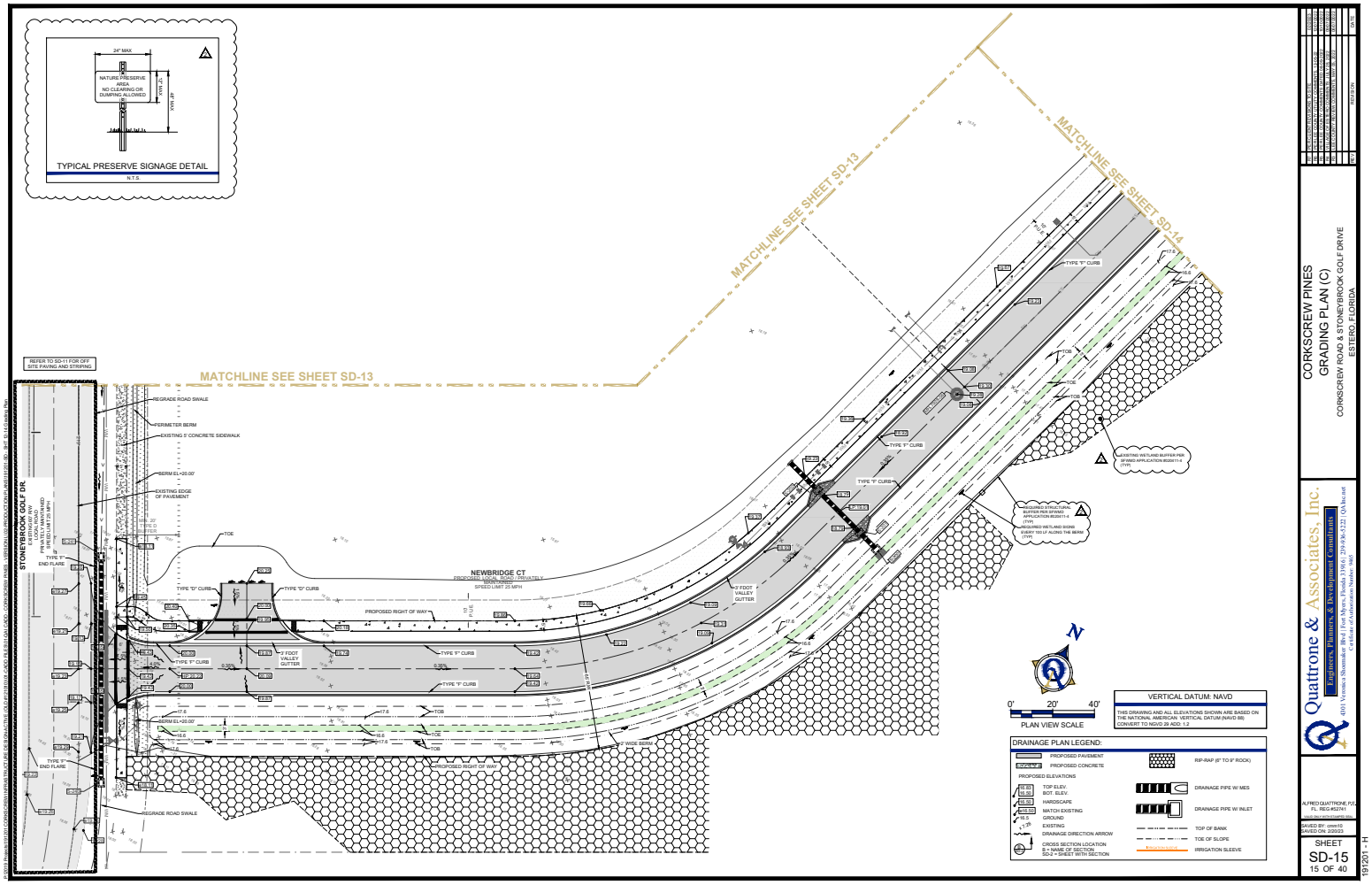
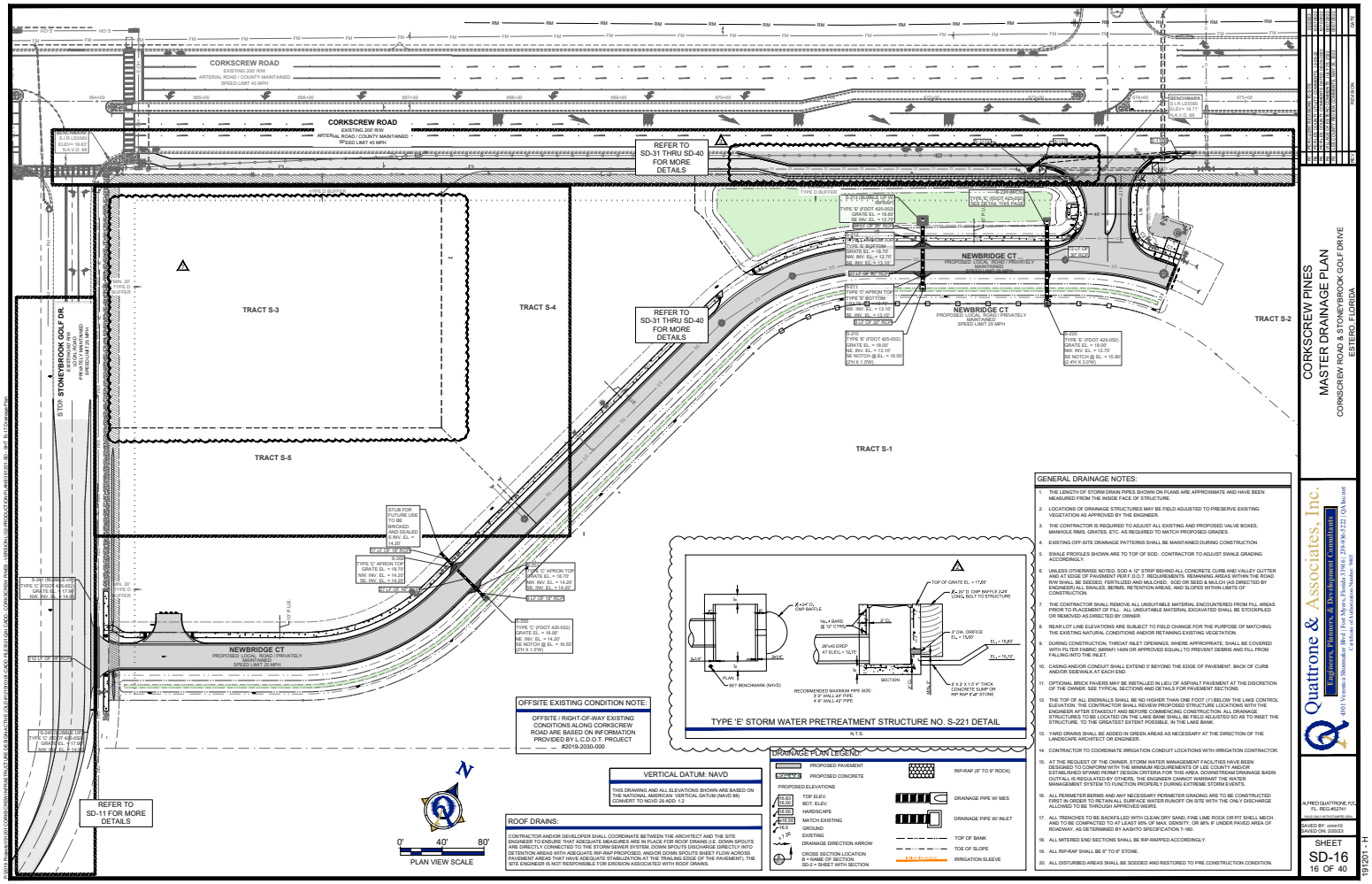

TYPICAL PRESERVE SIGNAGE DETAIL
N.T.S.
MATCHLINE SEE SHEET SD-13
MATCHLINE SEE SHEET SD-14
MATCHLINE SEE SHEET SD-13
REFER TO SD-11 FOR OFF SITE PAVING AND STRIPING
STONEYBROOK GOLF DR
NEWBRIDGE CT
PROPOSED RIGHT OF WAY
TYPE "D" CURB
TYPE "F" CURB
7 FOOT VALLEY GUTTER
REGRADE ROAD SWALE
PERIMETER BERM
EXISTING 5' CONCRETE SIDEWALK
EXISTING EDGE OF PAVEMENT
TOE
TOB
EXISTING WETLAND BUFFER PER SFWMD APPLICATION 852347-4
REQUIRED STRUCTURAL BUFFER PER SFWMD APPLICATION 852347-4
REQUIRED WETLAND SIGNS EVERY 100 LF ALONG THE BERM
N
0' 20' 40'
PLAN VIEW SCALE
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2
DRAINAGE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDSCAPE
MATCH EXISTING GROUND
EXISTING
DRAINAGE DIRECTION ARROW
CROSS SECTION LOCATION
B = NAME OF SECTION
SD-2 = SHEET WITH SECTION
RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE
CORKSCREW PINES
GRADING PLAN (C)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
SHEET
SD-15
15 OF 40
191201 - H


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR.
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
TRACT S-1
TRACT S-2
TRACT S-3
TRACT S-4
TRACT S-5
REFER TO SD-31 THRU SD-40 FOR MORE DETAILS
REFER TO SD-11 FOR MORE DETAILS
CORKSCREW PINES
MASTER DRAINAGE PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
GENERAL DRAINAGE NOTES:
1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION
5. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
6. UNLESS OTHERWISE NOTED, SOD A 12" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SEEDED, FERTILIZED AND MULCHED. SOD OR SEED & MULCH (AS DIRECTED BY ENGINEER) ALL SWALES, BERMS, RETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
8. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.
9. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
10. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
11. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
12. THE TOP OF ALL ENDWALLS SHALL BE NO HIGHER THAN ONE FOOT (1') BELOW THE LAKE CONTROL ELEVATION. THE CONTRACTOR SHALL REVIEW PROPOSED STRUCTURE LOCATIONS WITH THE ENGINEER AFTER STAKEOUT AND BEFORE COMMENCING CONSTRUCTION. ALL DRAINAGE STRUCTURES TO BE LOCATED ON THE LAKE BANK SHALL BE FIELD ADJUSTED SO AS TO INSET THE STRUCTURE, TO THE GREATEST EXTENT POSSIBLE, IN THE LAKE BANK.
13. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
14. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
15. AT THE REQUEST OF THE OWNER, STORM WATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SFWMD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALL IS REGULATED BY OTHERS, THE ENGINEER CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
16. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH APPROVED WEIRS.
17. ALL TRENCHES TO BE BACKFILLED WITH CLEAN DRY SAND, FINE LIME ROCK OR PIT SHELL MECH. AND TO BE COMPACTED TO AT LEAST 95% OF MAX. DENSITY, OR 98% IF UNDER PAVED AREA OF ROADWAY, AS DETERMINED BY AASHTO SPECIFICATION T-180.
18. ALL MITERED END SECTIONS SHALL BE RIP-RAPPED ACCORDINGLY.
19. ALL RIP-RAP SHALL BE 6" TO 9" STONE.
20. ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PRE CONSTRUCTION CONDITION.
TYPE 'E' STORM WATER PRETREATMENT STRUCTURE NO. S-221 DETAIL
N.T.S.
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88). CONVERT TO NGVD 29 ADD: 1.2
ROOF DRAINS:
CONTRACTOR AND/OR DEVELOPER SHALL COORDINATE BETWEEN THE ARCHITECT AND THE SITE ENGINEER TO ENSURE THAT ADEQUATE MEASURES ARE IN PLACE FOR ROOF DRAINS (I.E. DOWN SPOUTS ARE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM, DOWN SPOUTS DISCHARGE DIRECTLY INTO DETENTION AREAS WITH ADEQUATE RIP-RAP PROPOSED, AND/OR DOWN SPOUTS SHEET FLOW ACROSS PAVEMENT AREAS THAT HAVE ADEQUATE STABILIZATION AT THE TRAILING EDGE OF THE PAVEMENT). THE SITE ENGINEER IS NOT RESPONSIBLE FOR EROSION ASSOCIATED WITH ROOF DRAINS.
DRAINAGE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDscape
MATCH EXISTING GROUND
EXISTING
DRAINAGE DIRECTION ARROW
CROSS SECTION LOCATION B = NAME OF SECTION SD-2 = SHEET WITH SECTION
RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE
PLAN VIEW SCALE
0' 40' 80'
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3223 | QAInc.net
Certificate of Authorization Number: 1642
ALFRED QUATTRONE, P.E.
FL. REG #52767
SHEET
SD-16
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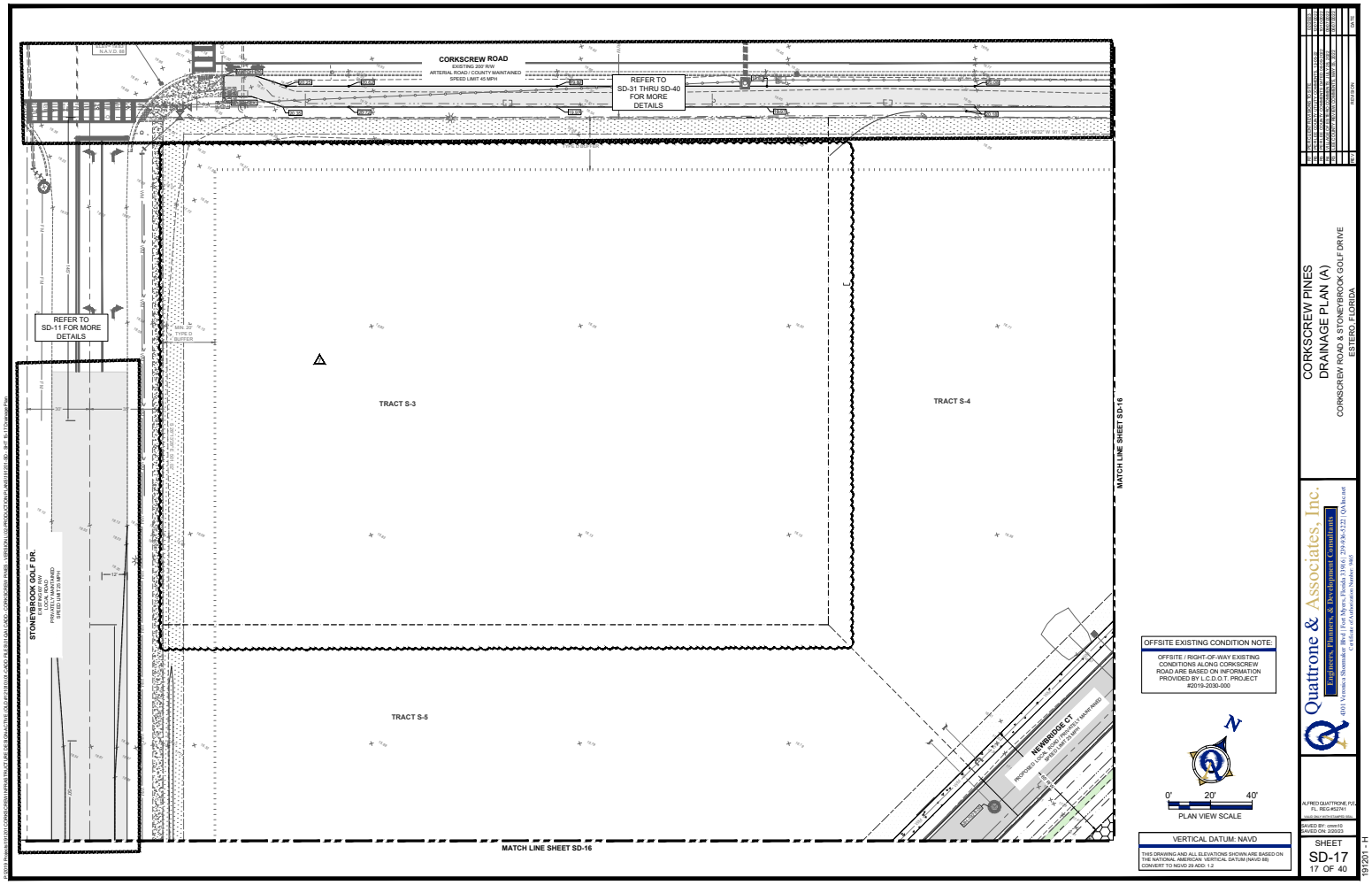
191201 - H


CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
REFER TO SD-31 THRU SD-40 FOR MORE DETAILS
REFER TO SD-11 FOR MORE DETAILS
STONEYBROOK GOLF DR.
TRACT S-3
TRACT S-4
TRACT S-5
MATCH LINE SHEET SD-16
MATCH LINE SHEET SD-16
NEWBRIDGE CT
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
0' 20' 40'
PLAN VIEW SCALE
VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2
CORKSCREW PINES
DRAINAGE PLAN (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
SD-17
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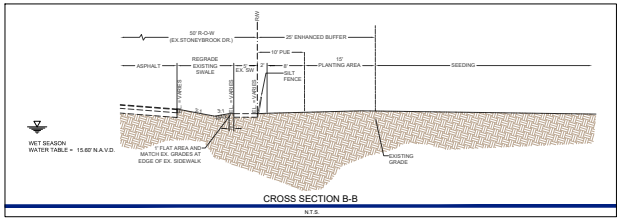
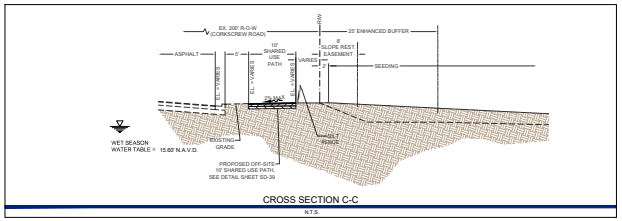


CROSS SECTION B-B

N.T.S.



CROSS SECTION C-C

N.T.S.

OFFSITE EXISTING CONDITION NOTE:

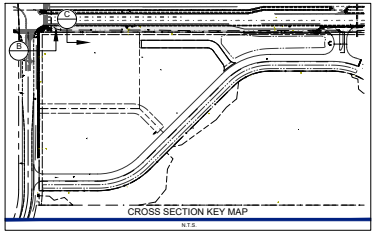
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

CROSS SECTION NOTE:

SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ANY NATURAL GROUND AREA DISTURBED BY THE CONTRACTOR SHALL BE SODDED.

VERTICAL DATUM: NAVD

THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD: 1.2



N.T.S.

CORKSCREW PINES
CROSS-SECTIONS (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300, Naples, Florida 34103 | 239.436.1556 | 239.436.1751 | Q-A.com

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SAVED BY: cmm10
SAVED ON: 2/20/23

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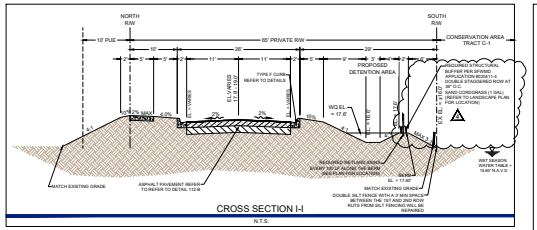

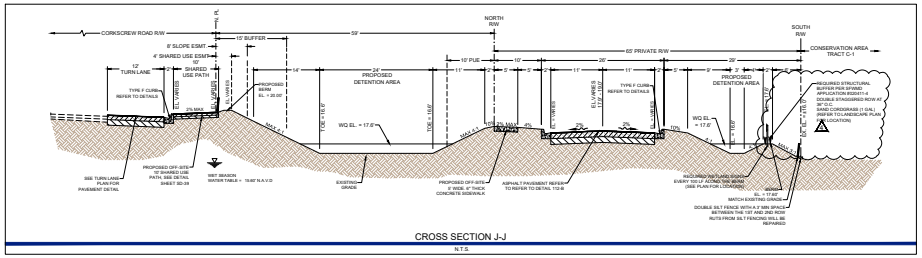

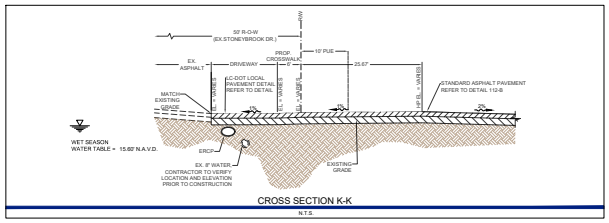

CROSS SECTION NOTE:

SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ANY NATURAL GROUND AREA DISTURBED BY THE CONTRACTOR SHALL BE SODDED.

VERTICAL DATUM: NAVD

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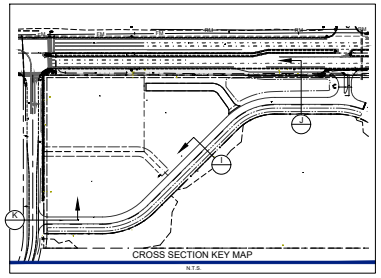

CORKSCREW PINES
CROSS-SECTIONS (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239.936.1302 | Q&A.biz.net
Certificate of Authorization Number: 1662

ALFRED QUATTRONE, P.E.
FL. REG #52747

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SAVED ON: 2/20/23

SHEET
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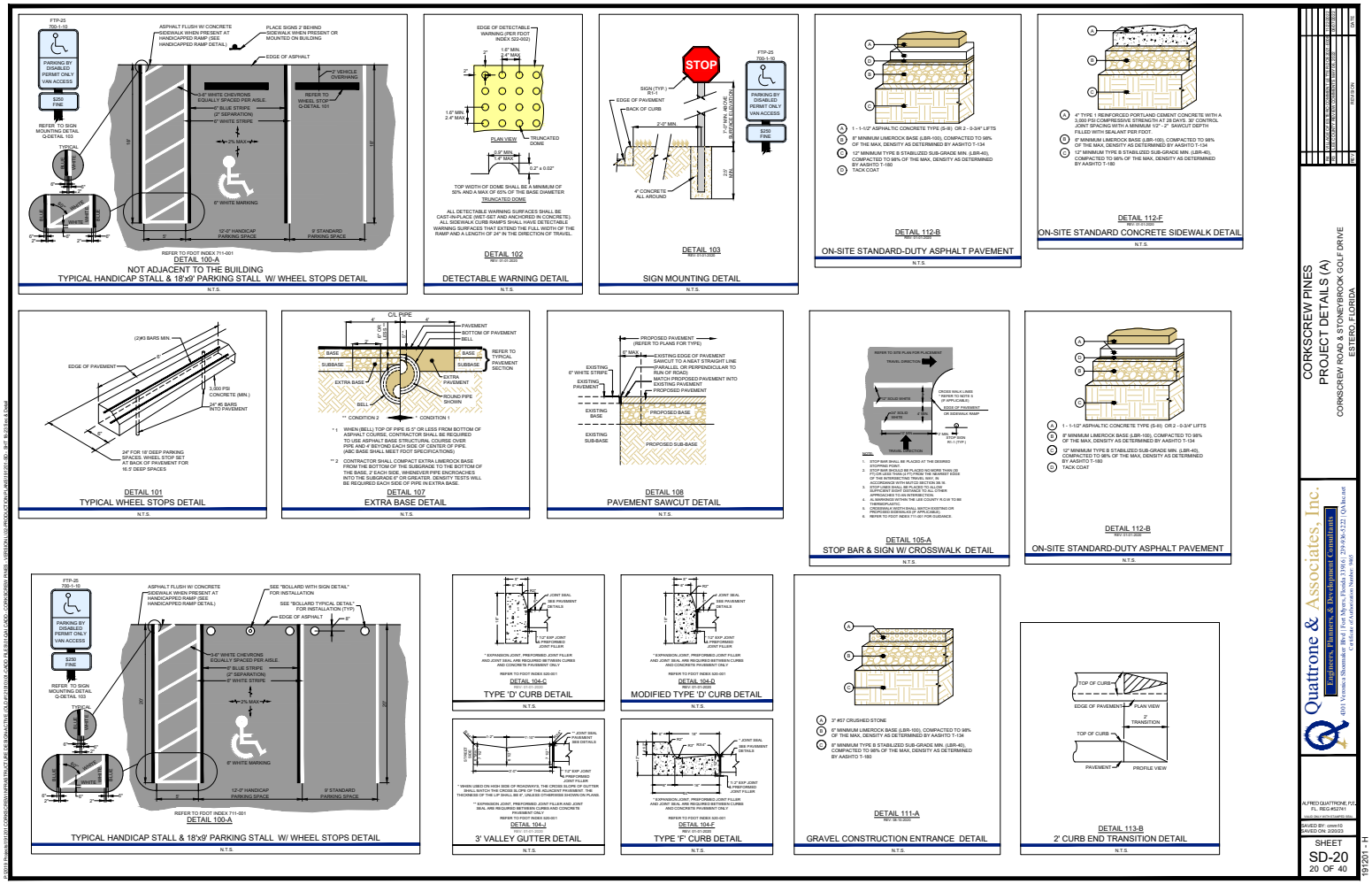
191201 - H

P:\2019 Projects\191201 CORKSCREW\MASTER\LDP\ACTIVE\OLD\PLANS\CAD\PLESEVLAN\CADD\...\CORKSCREW-PAGE...VERSION\LUG\PRODUCTION\PLANS\191201.DD - 2/17 8:20:23 AM & Cadet


DETAIL 100-A
NOT ADJACENT TO THE BUILDING
TYPICAL HANDICAP STALL & 18'x9' PARKING STALL W/ WHEEL STOPS DETAIL
DETECTABLE WARNING DETAIL
SIGN MOUNTING DETAIL
DETAIL 112-B
ON-SITE STANDARD-DUTY ASPHALT PAVEMENT
DETAIL 112-F
ON-SITE STANDARD CONCRETE SIDEWALK DETAIL
DETAIL 101
TYPICAL WHEEL STOPS DETAIL
DETAIL 107
EXTRA BASE DETAIL
DETAIL 108
PAVEMENT SAWCUT DETAIL
DETAIL 105-A
STOP BAR & SIGN W/ CROSSWALK DETAIL
DETAIL 112-B
ON-SITE STANDARD-DUTY ASPHALT PAVEMENT
DETAIL 100-A
TYPICAL HANDICAP STALL & 18'x9' PARKING STALL W/ WHEEL STOPS DETAIL
DETAIL 104-C
TYPE 'D' CURB DETAIL
DETAIL 104-D
MODIFIED TYPE 'D' CURB DETAIL
DETAIL 104-J
3' VALLEY GUTTER DETAIL
DETAIL 104-F
TYPE 'F' CURB DETAIL
DETAIL 111-A
GRAVEL CONSTRUCTION ENTRANCE DETAIL
DETAIL 113-B
2' CURB END TRANSITION DETAIL
CORKSCREW PINES
PROJECT DETAILS (A)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
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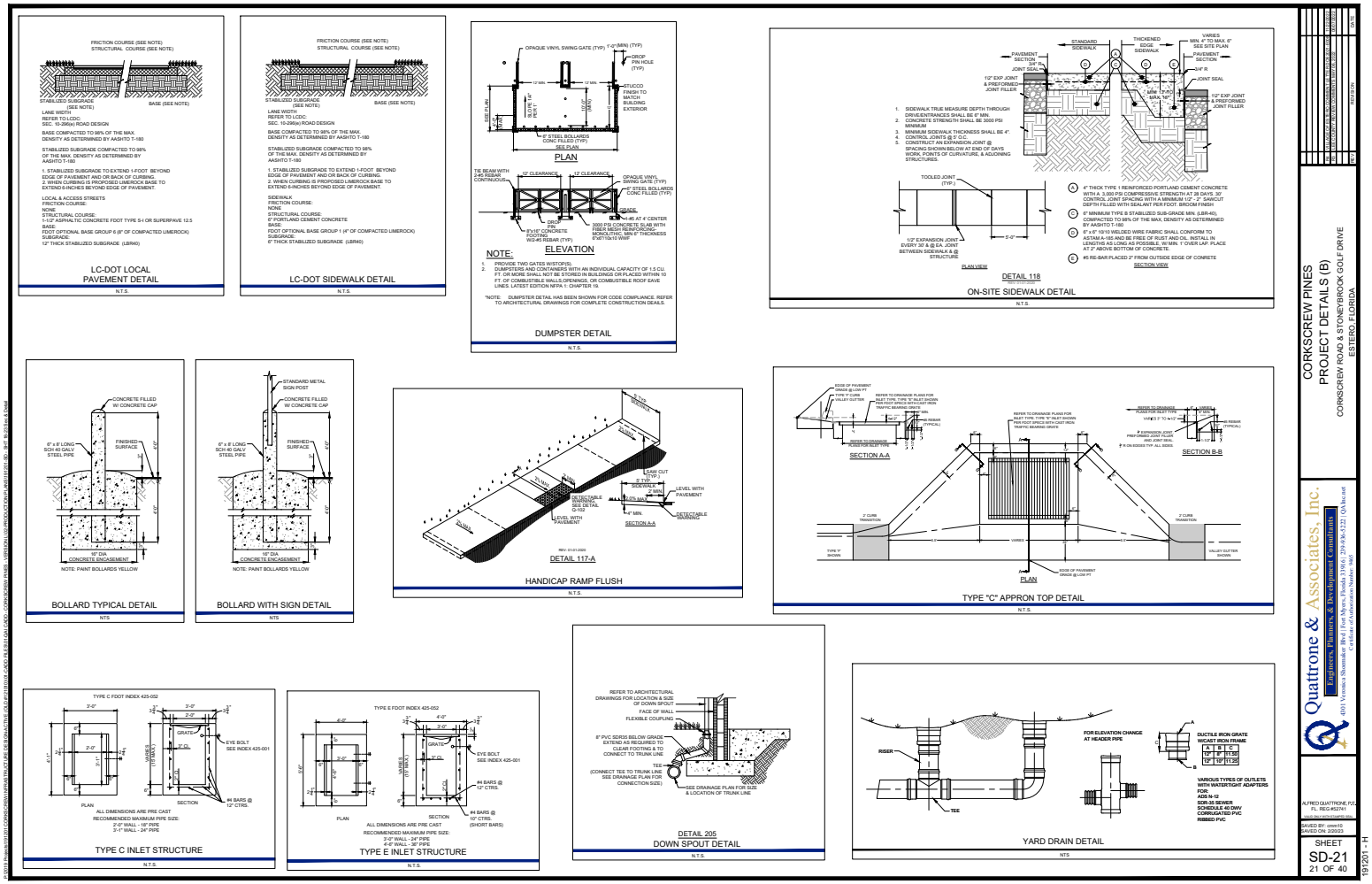
LC-DOT LOCAL PAVEMENT DETAIL
N.T.S.
LC-DOT SIDEWALK DETAIL
N.T.S.
DUMPSTER DETAIL
N.T.S.
ON-SITE SIDEWALK DETAIL
N.T.S.
BOLLARD TYPICAL DETAIL
NTS
BOLLARD WITH SIGN DETAIL
NTS
HANDICAP RAMP FLUSH
N.T.S.
TYPE "C" APPRON TOP DETAIL
N.T.S.
TYPE C INLET STRUCTURE
N.T.S.
TYPE E INLET STRUCTURE
N.T.S.
DETAIL 205
DOWN SPOUT DETAIL
N.T.S.
YARD DRAIN DETAIL
NTS
CORKSCREW PINES
PROJECT DETAILS (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
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SHEET
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191201 - H

L.C.U. STANDARD PLAN NOTES

GENERAL

THE STANDARD NOTES SHOWN BELOW SHALL BE INCLUDED ON ALL WATER AND SEWER PLANS SUBMITTED FOR APPROVAL TO LEE COUNTY UTILITIES (LCU).

1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON OUR WEB-PAGE VIA THE FOLLOWING LINK: HTTPS://WWW.LEEGOV.COM/UTILITIES/DESIGNMANUAL
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO: THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SAME TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE PRIOR TO SCHEDULING ANY OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE CONSTRUCTED FROM THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
20. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
21. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24. LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE DONE AT NO ADDITIONAL COST TO THE COUNTY.
25. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND/OR PRIVATE UTILITIES, (ELECTRIC, GAS, TELEPHONE, CABLE TV, ALL FOUNTAINS), FENCES AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE, MITERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
27. THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
28. AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE "RECORD DRAWINGS" FOR THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LCU 06/2013

CALL 48 HOURS BEFORE YOU DIG IT'S THE LAW! DIAL 811

811 Know what's below, Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CALL BEFORE YOU DIG:

SUNSHINE STATE ONE CALL CENTER
PHONE: (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

GENERAL VILLAGE OF ESTERO NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR AND/OR ANY OF HIS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
4. 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.
5. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF ESTERO DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE.
6. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
7. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
8. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
9. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWPP) ON THIS PLAN. IF THE PROJECT AREA IS MORE THAN ONE (1) ACRE, A NOTICE OF INTENT (NOI) MUST BE FILED WITH THE EPA AND A COPY GIVEN TO THE ESTERO DEVELOPMENT SERVICES AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
10. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS, SHINING ONLY ON THE SUBJECT SITE. ALL LIGHT FIXTURES TO BE FURNISHED WITH FLAT LENSES AND HOUSE SHIELDS FULL CUTOFF TYPE TO LIMIT LIGHT POLLUTION FOR THE ADJOINING PROPERTIES, REFER TO LDC SECTION 34-625 (OUTDOOR LIGHTING STANDARDS). LIGHTING DESIGN BY OTHERS.
11. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
12. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS PARCEL.
13. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL. IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SFWMD AND DEP PLUGGING REQUIREMENTS.
14. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
15. FOR THE UNDERGROUND SPRINKLER LINE SEE THE ENGINEER OF RECORDS 61G15 FIRE PROTECTION DOCUMENTS FROM THE POINT OF SERVICE (POS). THIS IS NOT THE CIVIL ENGINEER'S RESPONSIBILITY.
16. ALL RAMPS, SLOPES, WALKWAYS, SIDEWALKS INTENDED FOR DISABLE PERSON MUST MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAINED A TALL STRUCTURE PERMIT WITH LEE COUNTY PORT AUTHORITY IF CONSTRUCTION EQUIPMENT EXCEEDS THE DESIGNATED AIRSPACE NOTIFICATION. THE CONTACT FOR THIS PERMIT IS THE LCPA AIRPORT PLANNER AT 239-590-4609 AND THE PROCESS CAN BE FOUND AT HTTP://WWW.FLYLCPA.COM/TALLSTRUCTUREAPPLICATION.

GEOTECHNICAL NOTES:

1. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
2. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERINE AREAS, OR ANY KNOWN ARCHEOLOGICAL SITES EXPECTED BY THE DEVELOPMENT OF THIS SITE. A "CERTIFICATE TO DIG" IS NOT REQUIRED FOR THIS PROJECT PER LEE COUNTY ARCHEOLOGICAL SENSITIVITY MAP.
3. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
4. ANY EXISTING TOPSOIL AND UNSUITABLE ORGANIC SOILS (IF ENCOUNTERED) SHOULD BE STRIPPED AND UNDERCUT FROM WITHIN THE LIMITS OF THE PROPOSED PAVEMENTS, PROPOSED BUILDING FOOTPRINT AND A MINIMUM OF 5 FEET BEYOND THE BUILDING FOOTPRINT.
5. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING SOILS WITHIN THE LIMITS OF THE DRY DETENTION AREAS AND TO A DEPTH OF AT THE LEAST THE WATER TABLE ARE SUITABLE FOR ADEQUATE PERCOLATION. MATERIAL IMPORTED FOR USE IN DRY DETENTION AREAS MUST ALSO BE SUITABLE FOR ADEQUATE PERCOLATION.

DEMOLITION NOTES:

1. CONTRACTOR TO PERFORM DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE THE WORK WITHIN GOVERNING REGULATIONS.
2. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY USING POWER DRIVEN MASONRY SAW OR HAND TOOLS.
3. CONTRACTOR TO PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
4. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
5. CONTACT ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF DEMOLITION.
6. ANY HAZARDOUS MATERIAL FOUND ON SITE MUST BE REMOVED PRIOR TO SITE CONSTRUCTION BY A LICENSED HAZARDOUS WASTE REMOVAL CONTRACTOR.
7. ALL LCU INFRASTRUCTURE INCLUDING WATER MAINS THAT ARE TO BE REMOVED MUST BE COORDINATED WITH LCU INSPECTION STAFF PRIOR TO REMOVAL.
8. CONTRACTOR TO COORDINATE WITH THE POWER COMPANY AND MEP ENGINEER FOR NEW LOCATION OF TRANSFORMER.

VILLAGE OF ESTERO CONSISTENCY PLAN:

THE PROPOSED PROJECT IS CONSISTENT WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE VILLAGE OF ESTERO PLAN, INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

VILLAGE OF ESTERO CONSISTENCY PLAN:

THE PROPOSED PROJECT IS CONSISTENT WITH THE VILLAGE OF ESTERO LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE VILLAGE OF ESTERO PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. 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".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

GENERAL DRAINAGE NOTES:

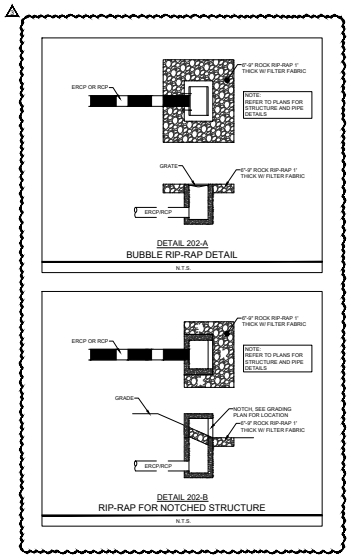
1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION
5. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
6. UNLESS OTHERWISE NOTED, SOD A 12" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SODDED, FERTILIZED AND MULCHED. SOD OR SEED & MULCH (AS DIRECTED BY OWNER) ALL SWALES, BERMS, RETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
8. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.
9. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
10. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
11. OPTIONAL BRICK PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
12. THE TOP OF ALL ENDWALLS SHALL BE NO HIGHER THAN ONE FOOT (1') BELOW THE LAKE CONTROL ELEVATION. THE CONTRACTOR SHALL REVIEW PROPOSED STRUCTURE LOCATIONS WITH THE ENGINEER AFTER STAKEOUT AND BEFORE COMMENCING CONSTRUCTION. ALL DRAINAGE STRUCTURES TO BE LOCATED ON THE LAKE BANK SHALL BE FIELD ADJUSTED SO AS TO INSET THE STRUCTURE, TO THE GREATEST EXTENT POSSIBLE, IN THE LAKE BANK.
13. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
14. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
15. AT THE REQUEST OF THE OWNER, STORM WATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SFWMD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALLS IS REGULATED BY OTHERS. THE ENGINEER CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
16. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH APPROVED WEIRS.
17. ALL TRENCHES TO BE BACKFILLED WITH CLEAN DRY SAND, FINE LIME ROCK OR FIT SHELL MECH. COMPACTED TO 98% OF MAX. DENSITY (A.A.S.H.T.O. T-180) FOR THE TOP 36" UNDER PAVED AREA OF ROADWAY, AS DETERMINED BY AASHTO SPECIFICATION T-180.
18. ALL MITERED END SECTIONS SHALL BE RIP-RAPPED ACCORDINGLY.
19. ALL RIP-RAP SHALL BE 6" TO 9" STONE.
20. ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PRE CONSTRUCTION CONDITION.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS); NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IF A RAMP RUN HAS A RISE GREATER THEN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THEN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
5. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RIGHT OF WAY OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
6. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE BUILDING ENTRANCES, PARKING, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
7. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

DEWATERING NOTE:

ALL LAKE FILLING AND/OR ONSITE EXCAVATION SHALL BE DONE WITHOUT DEWATERING. IF DEWATERING IS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION, THE LEE COUNTY DEVELOPMENT ORDER SHALL BE AMENDED TO REFERENCE THE NEED FOR DEWATERING, THE SFWMD ENVIRONMENTAL RESOURCE PERMIT SHALL BE MODIFIED AND A SFWMD DEWATERING PERMIT SHALL BE OBTAINED.



ROOF DRAINS:

CONTRACTOR AND/OR DEVELOPER SHALL COORDINATE BETWEEN THE ARCHITECT AND THE SITE ENGINEER TO ENSURE THAT ADEQUATE MEASURES ARE IN PLACE FOR ROOF DRAINS (I.E. DOWN SPOUTS ARE DIRECTLY CONNECTED TO THE STORM SEWER SYSTEM, DOWN SPOUTS DISCHARGE DIRECTLY INTO DETENTION AREAS WITH ADEQUATE RIP-RAP PROPOSED, AND/OR DOWN SPOUTS SHEET FLOW ACROSS PAVEMENT AREAS THAT HAVE ADEQUATE STABILIZATION AT THE TRAILING EDGE OF THE PAVEMENT). THE SITE ENGINEER IS NOT RESPONSIBLE FOR EROSION ASSOCIATED WITH ROOF DRAINS.

PRE-CONSTRUCTION MEETING REQUIREMENTS:

THE OWNER AND CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH QUATTRONE AND ASSOCIATES PRIOR TO ANY ONSITE WORK TO CONDUCT A THOROUGH REVIEW OF PLANS.

NO.	REVISIONS	DATE
1	PER COUNTY & STORMWATER COMMENTS	10/2/20
2	PER COUNTY & STORMWATER COMMENTS	12/2/20

CORKSCREW PINES
NOTES
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.436.1556 | 239.436.1522 | QAinc.net
Certificate of Authorization Number: 1940

ALFRED QUATTRONE, PLZ
FL. REG #52747

ORIGINAL ISSUE DATE: 08/28/20
SAVED BY: cmm10
SAVED ON: 2/03/23

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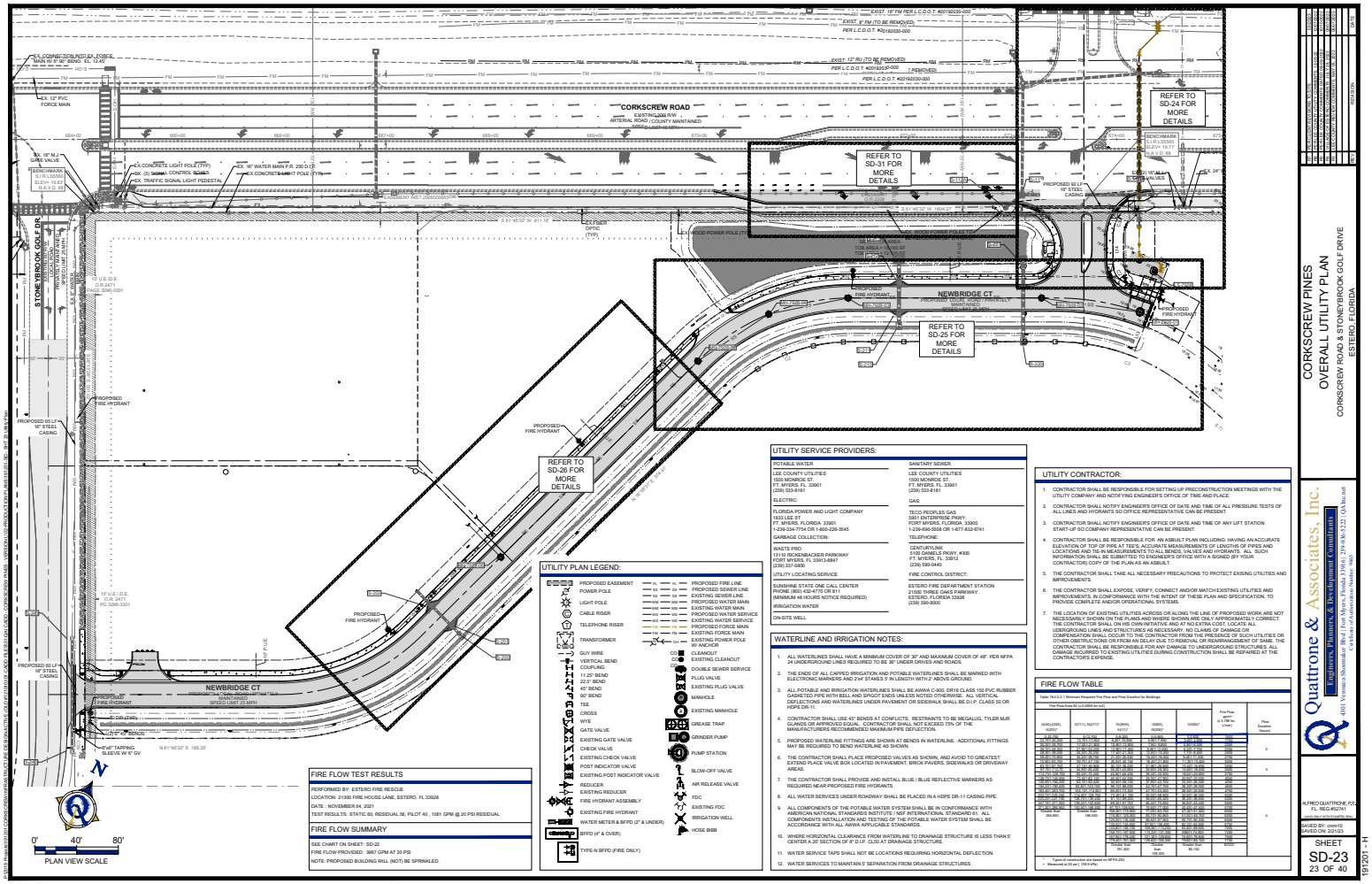
CORKSCREW ROAD
NEWBRIDGE CT
STONEYBROOK GOLF DR
REFER TO SD-24 FOR MORE DETAILS
REFER TO SD-31 FOR MORE DETAILS
REFER TO SD-25 FOR MORE DETAILS
REFER TO SD-26 FOR MORE DETAILS
PROPOSED FIRE HYDRANT
PROPOSED 65 LF 16" STEEL CASING
PROPOSED 60 LF 16" STEEL CASING
PROPOSED 8" TAPPING SLEEVE W/ 6" GV
PROPOSED 16" MJ GATE VALVE
PROPOSED 24" DIP
PROPOSED 16" DIP
PROPOSED 8" DIP
PROPOSED 6" DIP
PROPOSED 4" DIP
PROPOSED 2" DIP
PROPOSED 1" DIP
PROPOSED 1" WATER SERVICE
PROPOSED 2" WATER SERVICE
PROPOSED 4" WATER SERVICE
PROPOSED 6" WATER SERVICE
PROPOSED 8" WATER SERVICE
PROPOSED 2" FORCE MAIN
PROPOSED 4" FORCE MAIN
PROPOSED 6" FORCE MAIN
PROPOSED 8" FORCE MAIN
PROPOSED 4" FIRE LINE
PROPOSED 6" FIRE LINE
PROPOSED 8" FIRE LINE
PROPOSED 10" FIRE LINE
PROPOSED 12" FIRE LINE
PROPOSED SEWER LINE
PROPOSED WATER MAIN
PROPOSED WATER SERVICE
PROPOSED FORCE MAIN
PROPOSED POWER POLE W/ ANCHOR
PROPOSED EASEMENT
PROPOSED 16' UTILITY EASEMENT
PROPOSED 20' UTILITY EASEMENT
PROPOSED 30' UTILITY EASEMENT
PROPOSED 40' UTILITY EASEMENT
PROPOSED 50' UTILITY EASEMENT
PROPOSED 60' UTILITY EASEMENT
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PROPOSED 120' UTILITY EASEMENT
PROPOSED 150' UTILITY EASEMENT
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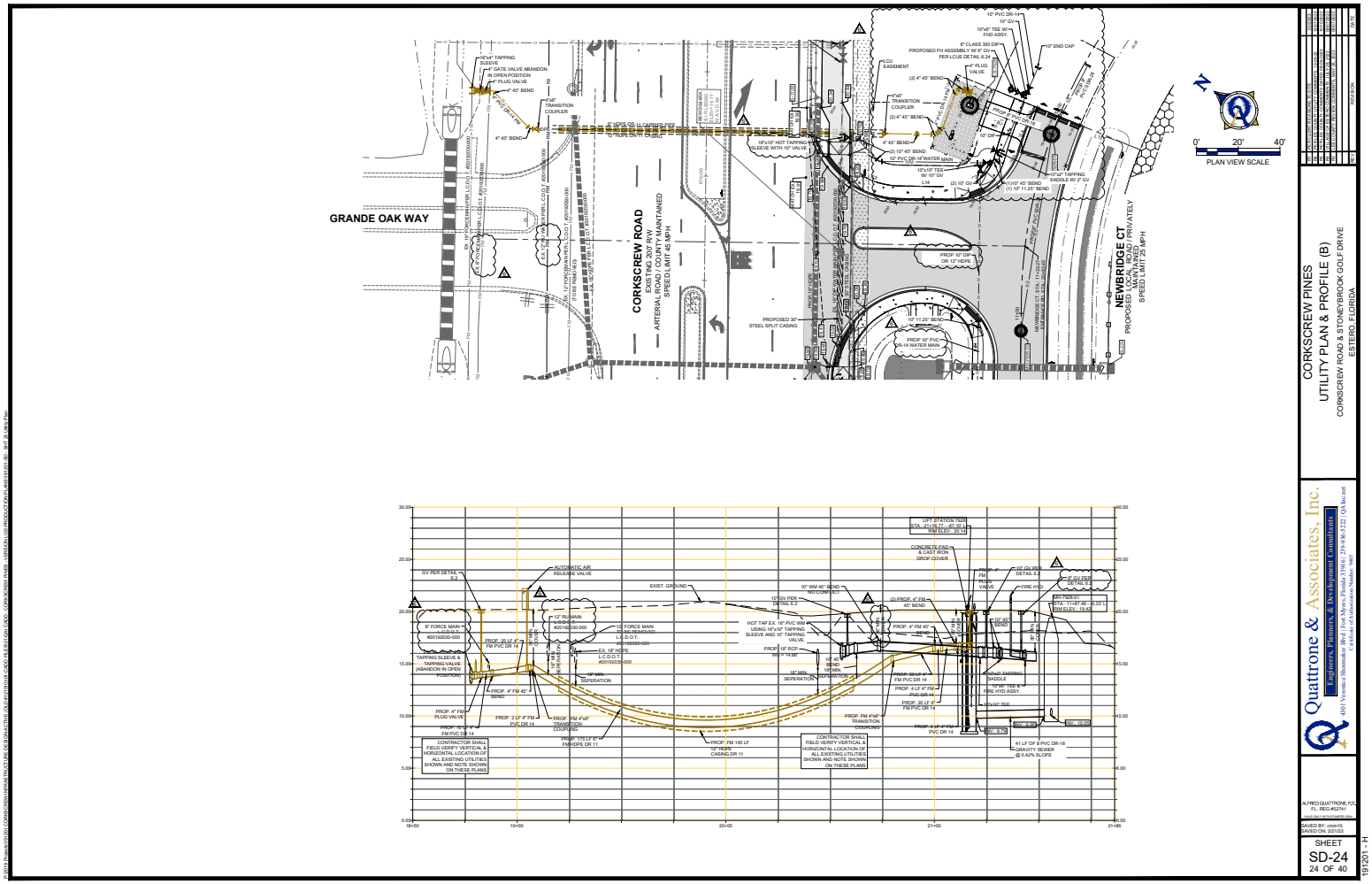
PROPOSED


GRANDE OAK WAY
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
PLAN VIEW SCALE
0'
20'
40'
N
CORKSCREW PINES
UTILITY PLAN & PROFILE (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300, Naples, Florida 34103 (239) 659-3223 QAInc.net
Certificate of Authorization Number: 1662
ALFRED QUATTRONE, P.E.
FL. REG #52741
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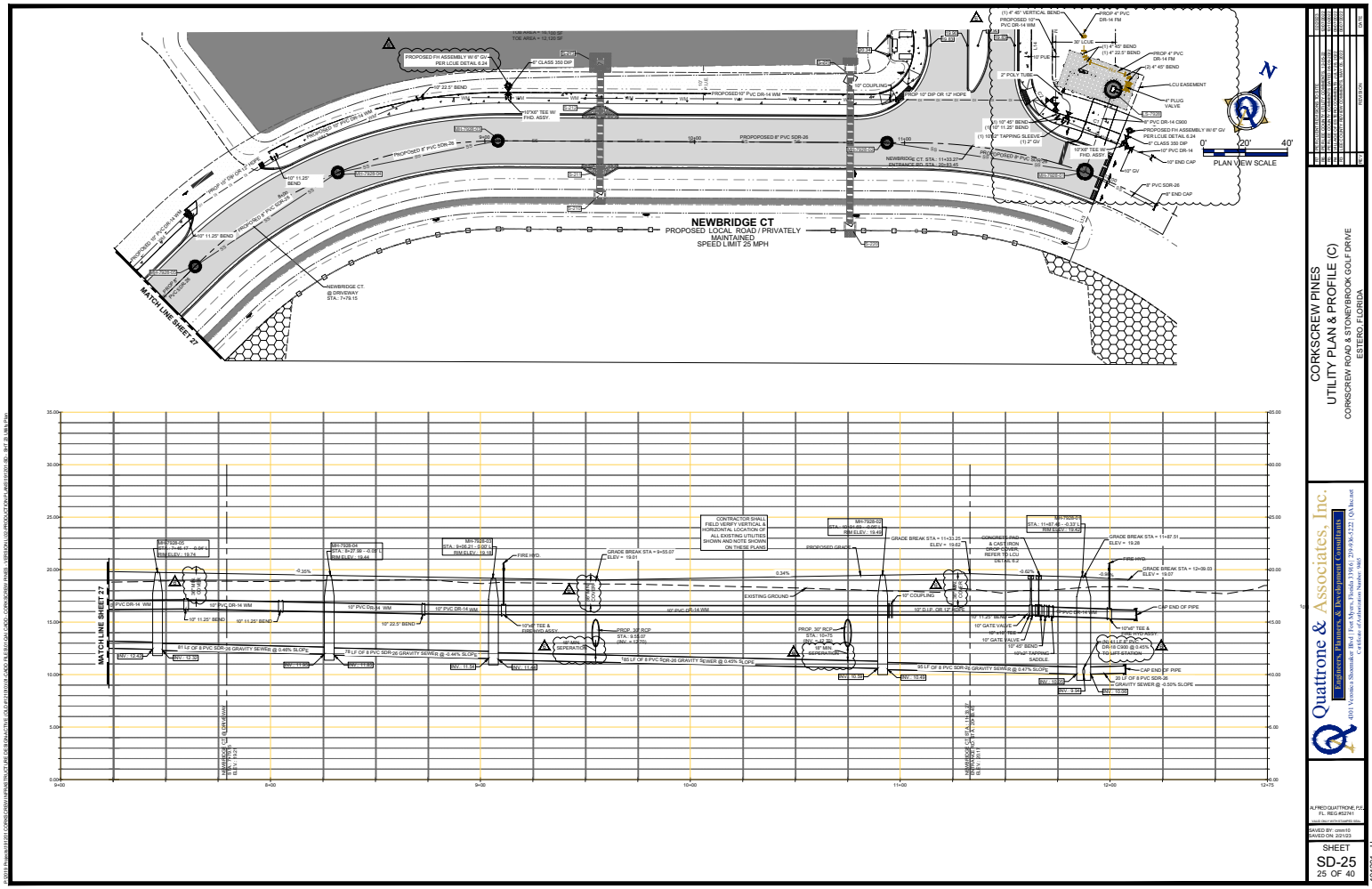
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
MATCH LINE SHEET 27
PLAN VIEW SCALE
CORKSCREW PINES
UTILITY PLAN & PROFILE (C)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
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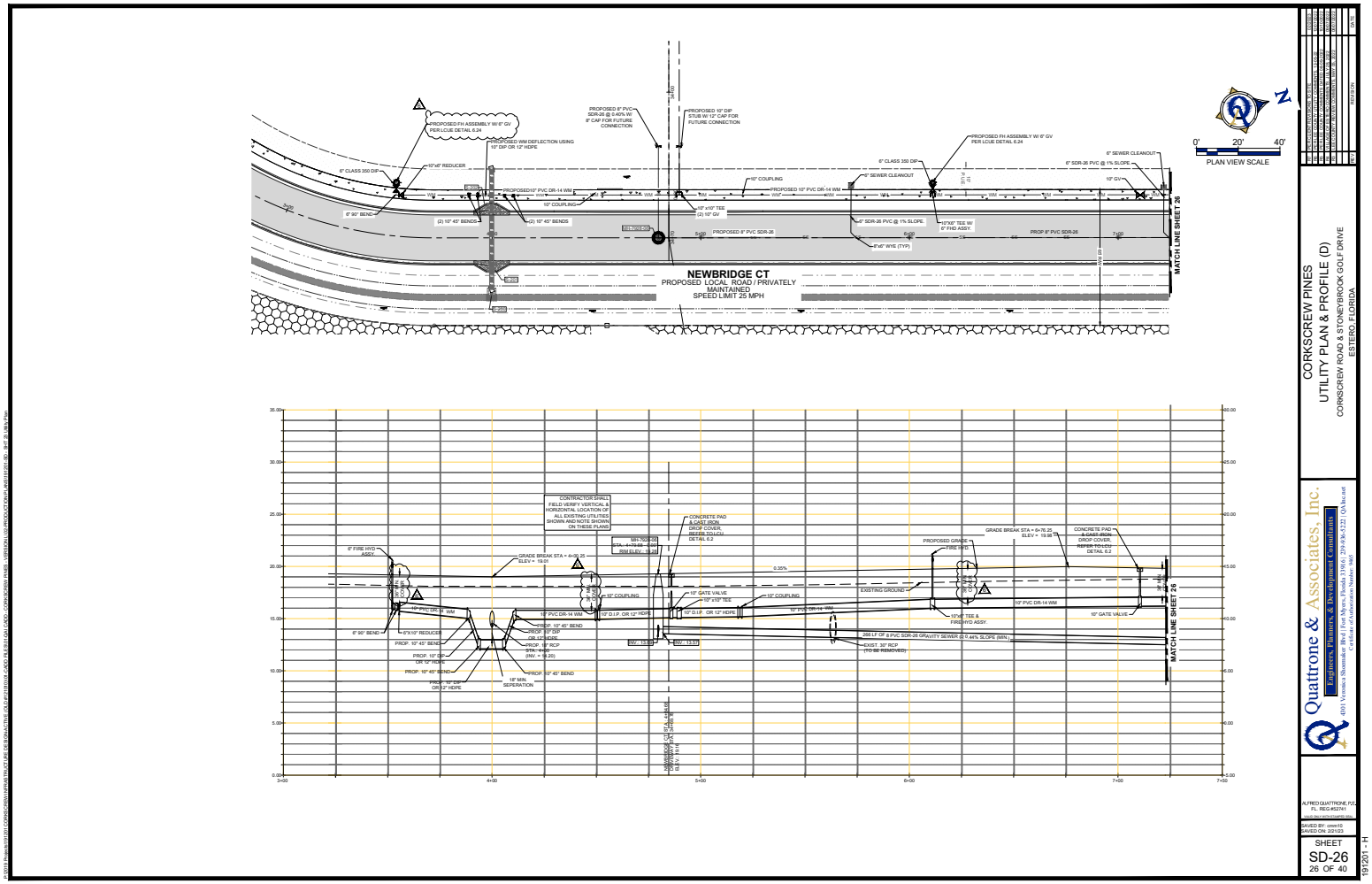
NEWBRIDGE CT
PROPOSED LOCAL ROAD / PRIVATELY MAINTAINED
SPEED LIMIT 25 MPH
MATCH LINE SHEET 26
PROPOSED FH ASSEMBLY W/ 6" GV PER LCUE DETAIL 6.24
PROPOSED WM DEFLECTION USING 10° DIP OR 12° HDPE
PROPOSED 8" PVC SDR-26 @ 0.40% W/ 8" CAP FOR FUTURE CONNECTION
PROPOSED 10" DIP STUB W/ 12" CAP FOR FUTURE CONNECTION
10"x6" REDUCER
8" CLASS 350 DIP
PROPOSED10" PVC DR-14 WM
10" COUPLING
(2) 10" 45° BENDS
8" 90° BEND
10"x10" TEE
(2) 10" GV
PROPOSED 8" PVC SDR-26
6" SEWER CLEANOUT
6" SDR-26 PVC @ 1% SLOPE
10"x6" TEE W/ 6" FHD ASSY.
8"x6" WYE (TYP)
10" GV
PLAN VIEW SCALE
0'
20'
40'
N
CONTRACTOR SHALL FIELD VERIFY VERTICAL & HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN AND NOTE SHOWN ON THESE PLANS
CONCRETE PAD & SAFE IRON MANHOLE COVER, BREECH LOCK DETAIL 6.2
6" FIRE HYD ASSY.
GRADE BREAK STA = 6+76.25 ELEV = 19.05
10" GATE VALVE
10" COUPLING
10" D.I.P. OR 12" HDPE
10" PVC DR-14 WM
PROP. 10" 45° BEND
PROP. 10" DIP OR UC MJWB
PROP. 18" RCP STA= 4+20 (INV. = 14.20)
PROP. 10" DIP OR 12" HDPE
18" MIN. SEPERATION
6"X10" REDUCER
PROP. 10" 45° BENDS
PROP. 10" DIP OR 90° BEND
PROP. 10" 45° BEND
INV. 15.69
INV. 15.81
0.35%
EXISTING GROUND
PROPOSED GRADE
FIRE HYD.
10"x6" TEE & FIREHYD ASSY.
10" GATE VALVE
10" PVC DR-14 WM
268 LF @ PVC SDR-26 GRAVITY SEWER @ 0.44% SLOPE (MIN.)
EXIST. 30" RCP (TO BE REMOVED)
CONCRETE PAD & SAFE IRON MANHOLE DROP COVER, REFER TO LCEU DETAIL 6.2
MATCH LINE SHEET 26
CORKSCREW PINES
UTILITY PLAN & PROFILE (D)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 Naples, Florida 34103 (239) 649-1520 FAX
Certificate of Authorization Number 1662
ALFRED QUATTRONE, P.E.
FL. REG #52761
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SAVED ON: 2/21/23
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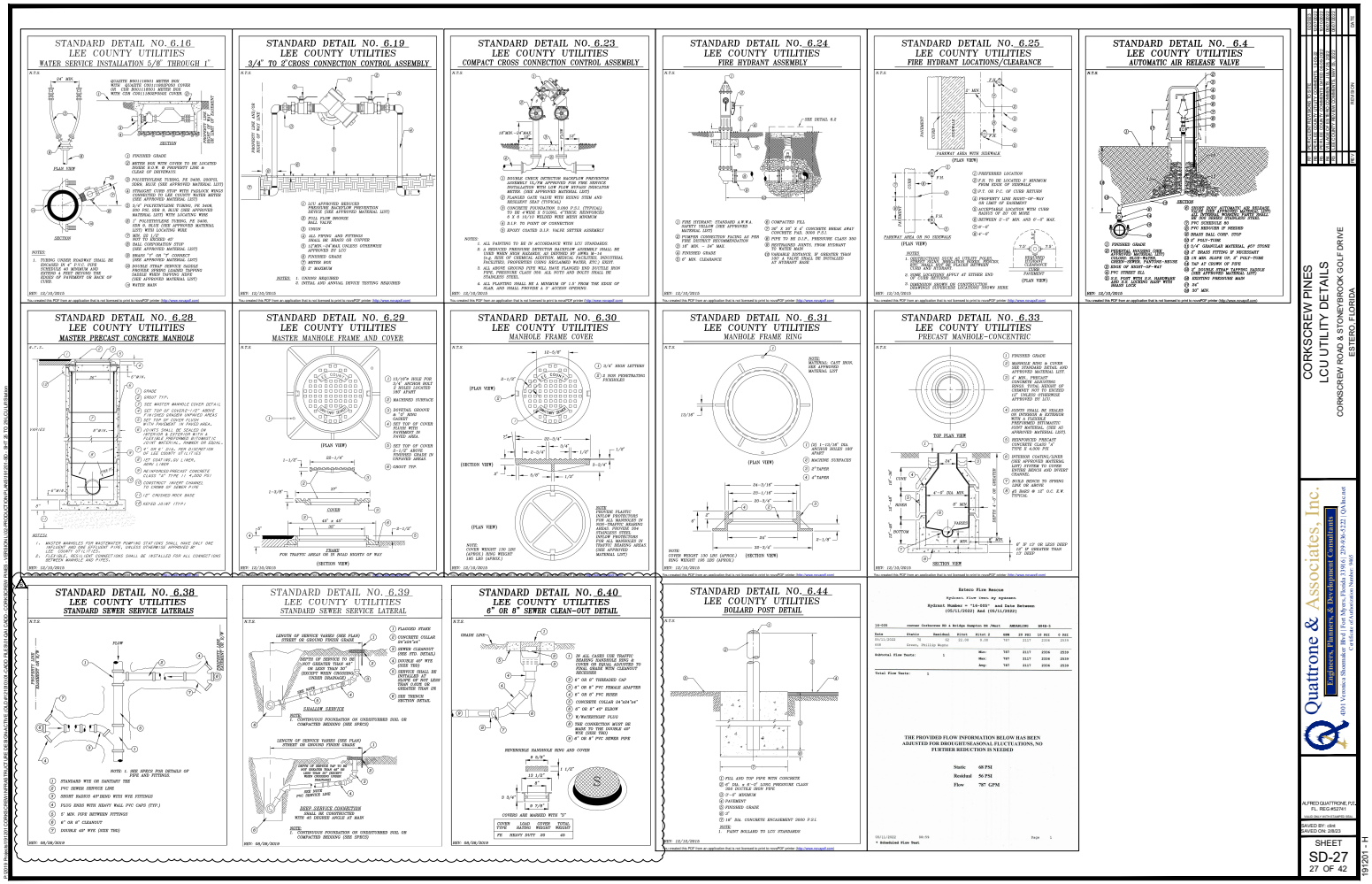
STANDARD DETAIL NO. 6.16
LEE COUNTY UTILITIES
WATER SERVICE INSTALLATION 5/8" THROUGH 1"
STANDARD DETAIL NO. 6.19
LEE COUNTY UTILITIES
3/4" TO 2" CROSS CONNECTION CONTROL ASSEMBLY
STANDARD DETAIL NO. 6.23
LEE COUNTY UTILITIES
COMPACT CROSS CONNECTION CONTROL ASSEMBLY
STANDARD DETAIL NO. 6.24
LEE COUNTY UTILITIES
FIRE HYDRANT ASSEMBLY
STANDARD DETAIL NO. 6.25
LEE COUNTY UTILITIES
FIRE HYDRANT LOCATIONS/CLEARANCE
STANDARD DETAIL NO. 6.4
LEE COUNTY UTILITIES
AUTOMATIC AIR RELEASE VALVE
STANDARD DETAIL NO. 6.28
LEE COUNTY UTILITIES
MASTER PRECAST CONCRETE MANHOLE
STANDARD DETAIL NO. 6.29
LEE COUNTY UTILITIES
MASTER MANHOLE FRAME AND COVER
STANDARD DETAIL NO. 6.30
LEE COUNTY UTILITIES
MANHOLE FRAME COVER
STANDARD DETAIL NO. 6.31
LEE COUNTY UTILITIES
MANHOLE FRAME RING
STANDARD DETAIL NO. 6.33
LEE COUNTY UTILITIES
PRECAST MANHOLE-CONCENTRIC
STANDARD DETAIL NO. 6.38
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERALS
STANDARD DETAIL NO. 6.39
LEE COUNTY UTILITIES
STANDARD SEWER SERVICE LATERAL
STANDARD DETAIL NO. 6.40
LEE COUNTY UTILITIES
6" OR 8" SEWER CLEAN-OUT DETAIL
STANDARD DETAIL NO. 6.44
LEE COUNTY UTILITIES
BOLLARD POST DETAIL
Quattrone & Associates, Inc.
CORKSCREW PINES
LCU UTILITY DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
ALFRED QUATTRONE, P.E.
FL. REG #52741
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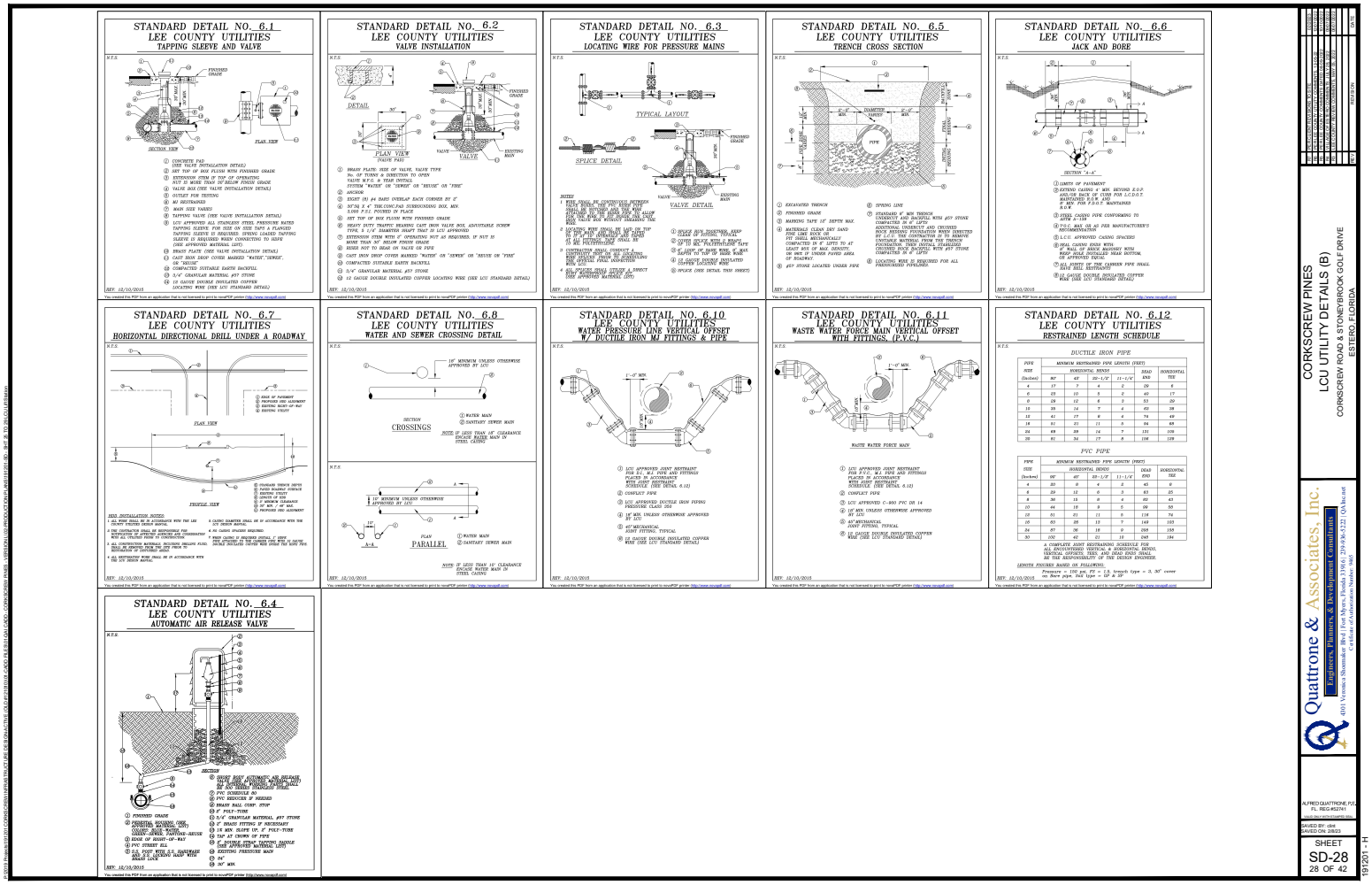
STANDARD DETAIL NO. 6.1
LEE COUNTY UTILITIES
TAPPING SLEEVE AND VALVE
STANDARD DETAIL NO. 6.2
LEE COUNTY UTILITIES
VALVE INSTALLATION
STANDARD DETAIL NO. 6.3
LEE COUNTY UTILITIES
LOCATING WIRE FOR PRESSURE MAINS
STANDARD DETAIL NO. 6.5
LEE COUNTY UTILITIES
TRENCH CROSS SECTION
STANDARD DETAIL NO. 6.6
LEE COUNTY UTILITIES
JACK AND BORE
STANDARD DETAIL NO. 6.7
LEE COUNTY UTILITIES
HORIZONTAL DIRECTIONAL DRILL UNDER A ROADWAY
STANDARD DETAIL NO. 6.8
LEE COUNTY UTILITIES
WATER AND SEWER CROSSING DETAIL
STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET
W/ DUCTILE IRON MJ FITTINGS & PIPE
STANDARD DETAIL NO. 6.11
LEE COUNTY UTILITIES
WASTE WATER FORCE MAIN VERTICAL OFFSET
WITH FITTINGS. (P.V.C.)
STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE
DUCTILE IRON PIPE
PVC PIPE
STANDARD DETAIL NO. 6.4
LEE COUNTY UTILITIES
AUTOMATIC AIR RELEASE VALVE
CORKSCREW PINES
LCU UTILITY DETAILS (B)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
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4001 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239.936.1302 | Q&Inc.net
Certificate of Authorization Number: 6645
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FL. REG #52747
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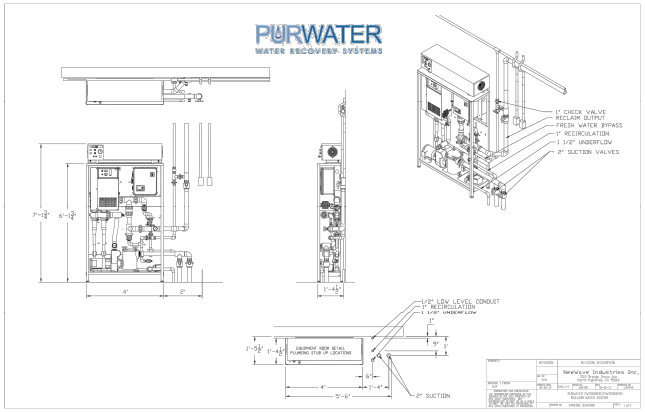
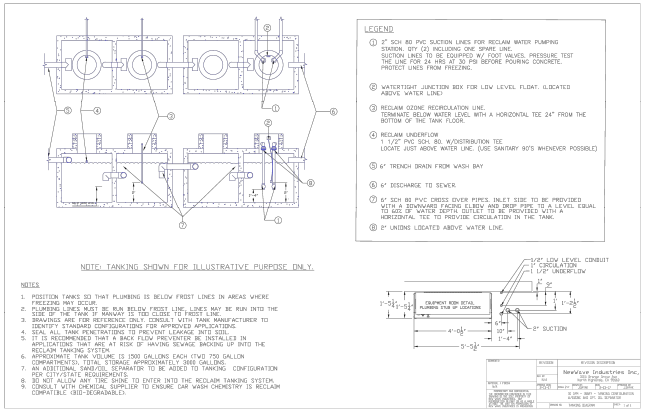




SPECIFICATIONS

NOTES

1. 4" plain end inlet/outlet
2. Unit weight - w/composite covers: 230 lbs.; w/cast iron covers: 340 lbs. (For wet weight add 2,090 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 275 gal; @100 GPM - Grease: 1,751 lbs. @200 GPM - Grease: 1,186 lbs. Solids: 21 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping. For series installations, the top of the inlet diffuser on the first unit in the series must be sealed.
11. Integral air relief / Anti-siphon / Sampling access.
12. Fixed outlet models (-FO) have inlet and outlet permanently welded at the factory in the straight-through (S) positions.

DIFFUSION FLOW TECHNOLOGY

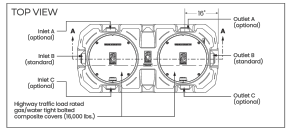
The inlet diffuser splits influent into three paths, creating laminar flow and utilizing the entire liquid volume of the tank for efficient grease separation. The calibrated openings greatly reduce effluent turbulence. The effluent enters the main chamber without disturbing the existing grease or sediment layers. The integral air relief / anti-siphon in the top of the outlet diffuser allows pressure stabilization within the unit during operation. The bottom of the outlet diffuser allows only effluent which is free of grease to exit the tank. It can easily be attached to any of the three outlets provided to ease job site piping layouts.

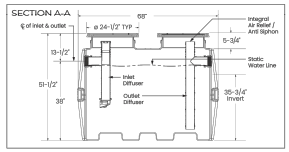
ENGINEER SPECIFICATION GUIDE

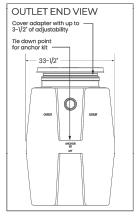
Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (type C) and CSA B481, with field adjustable riser system, built-in flow control, three inlet options and three outlet options. Interceptor flow rate shall be 100 or 200 GPM. Interceptor grease capacity shall be 1,751 lbs. @ 100 GPM or 1,186 @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.







Rated Grease Capacites for Units Piped in Series

No. of Units in Series	Removal Efficiency 100 GPM	95%*	200 GPM 93.5%
2	3,813 lbs.	2,593 lbs.	2,392 lbs.
3	5,364 lbs.	N/A	3,588 lbs.
4	7,226 lbs.	5,186 lbs.	4,784 lbs.
5	8,977 lbs.	N/A	5,980 lbs.
6	10,839 lbs.	7,779 lbs.	7,176 lbs.
7	12,590 lbs.	N/A	8,372 lbs.
8	14,452 lbs.	10,372 lbs.	9,568 lbs.

Units piped in series are certified to ASME A112.14.3 (Type C) and CSA B481 and include an internal flow control, external flow control with vent not required. Testing was performed on a series installation of 2 GB-250 units, capacities for more than 2 units piped in series were calculated using the results of the 2-series test.

* Satisfies Miami DERM 95% efficiency requirements

SCHIER LIFETIME GUARANTEED GREASE INTERCEPTORS
MODEL NUMBER: GB-250
DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor
PART #: 4065-001-02 | DWG BY: B. Kamer | DATE: 5/3/2019 | REV: | ECO:
9500 Woodend Road | Edwardsville, KS 66111 | Tel: 913-851-3300 | www.schierproducts.com
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GREASE TRAP & WATER RECOVERY SYSTEM FOR REPRESENTATION ONLY NOT FOR CONSTRUCTION
REFER TO ARCHITECTURAL PLANS FOR EXACT MODEL
N.T.S.

NO.	DESCRIPTION	DATE
1	PER COMMENTS DATED 10/25/2023	12/8/23
2	PER COMMENTS DATED 11/15/2023	12/8/23
3	PER COMMENTS DATED 12/5/2023	12/8/23
4	PER COMMENTS DATED 12/19/2023	12/20/23
5	PER COMMENTS DATED 1/3/2024	1/3/24
6	PER COMMENTS DATED 1/10/2024	1/10/24
7	PER COMMENTS DATED 1/17/2024	1/17/24
8	PER COMMENTS DATED 1/24/2024	1/24/24
9	PER COMMENTS DATED 2/7/2024	2/7/24

CORKSCREW PINES
LCU UTILITY DETAILS (C)
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.436.1556 | Q-Naples.net
Certificate of Authorization Number: 1660

ALFRED QUATTRONE, PLS
FL. REG #5276

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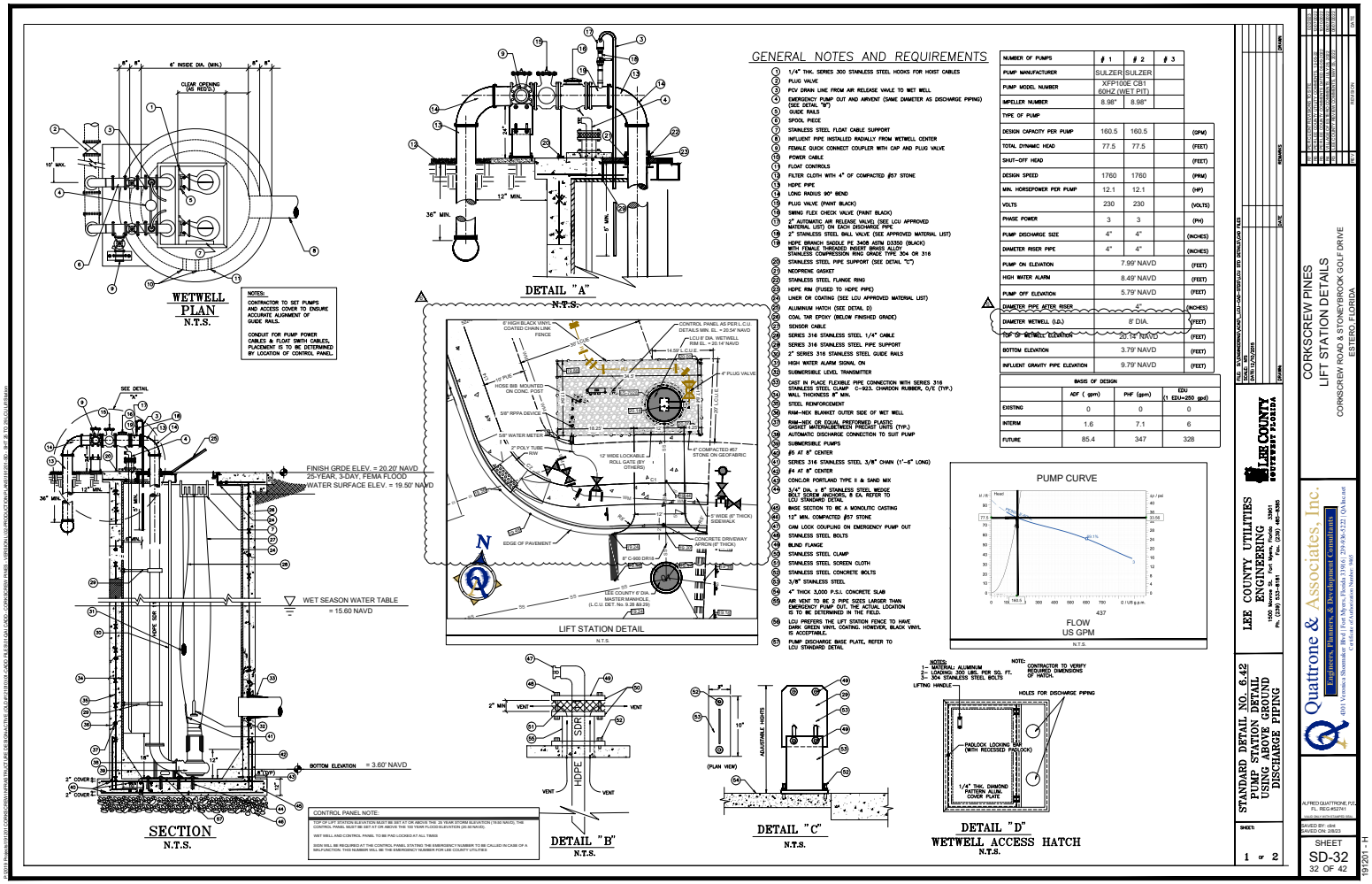
P:\2019 Projects\191201 CORKSCREW\ARCHITECTURE\DESIGN\ACTIVE\LCU\DETAILS\CAD\LCU DETAILS.DWG - CORKSCREW-RAMS - VERSION, LUIS (PRODUCTION PLANNER) 2/8/2023 - 8:30 - BY: P. TO: DWG, LUIS Nielsen


WETWELL PLAN
N.T.S.
NOTES:
CONTRACTOR TO SET PUMPS AND ACCESS COVER TO ENSURE ACCURATE ALIGNMENT OF GUIDE RAILS.
CONDUIT FOR PUMP POWER CABLES & FLOAT SWITCH CABLES. PLACEMENT IS TO BE DETERMINED BY LOCATION OF CONTROL PANEL.
DETAIL "A"
N.T.S.
GENERAL NOTES AND REQUIREMENTS
1/4" THK. SERIES 300 STAINLESS STEEL HOOKS FOR HOIST CABLES
PLUG VALVE
PCV DRAIN LINE FROM AIR RELEASE VAULE TO WET WELL
EMERGENCY PUMP OUT AND AIRVENT (SAME DIAMETER AS DISCHARGE PIPING) (SEE DETAIL "B")
GUIDE RAILS
SPOOL PIECE
STAINLESS STEEL FLOAT CABLE SUPPORT
INFLUENT PIPE INSTALLED RADIALLY FROM WETWELL CENTER
FEMALE QUICK CONNECT COUPLER WITH CAP AND PLUG VALVE
POWER CABLE
FLOAT CONTROLS
FILTER CLOTH WITH 4" OF COMPACTED #57 STONE
HDPE PIPE
LONG RADIUS 90° BEND
PLUG VALVE (PAINT BLACK)
SWING FLEX CHECK VALVE (PAINT BLACK)
2" AUTOMATIC AIR RELEASE VALVE) (SEE LCU APPROVED MATERIAL LIST) ON EACH DISCHARGE PIPE
2" STAINLESS STEEL BALL VALVE (SEE APPROVED MATERIAL LIST)
HDPE BRANCH SADDLE PE 3408 ASTM D3350 (BLACK) WITH FEMALE THREADED INSERT BRASS ALLOY STAINLESS COMPRESSION RING GRADE TYPE 304 OR 316
STAINLESS STEEL PIPE SUPPORT (SEE DETAIL "C")
NEOPRENE GASKET
STAINLESS STEEL FLANGE RING
HDPE RIM (FUSED TO HDPE PIPE)
LINER OR COATING (SEE LCU APPROVED MATERIAL LIST)
ALUMINUM HATCH (SEE DETAIL D)
COAL TAR EPOXY (BELOW FINISHED GRADE)
SENSOR CABLE
SERIES 316 STAINLESS STEEL 1/4" CABLE
SERIES 316 STAINLESS STEEL PIPE SUPPORT
3" SERIES 316 STAINLESS STEEL GUIDE RAILS
HIGH WATER ALARM SIGNAL ON
SUBMERSIBLE LEVEL TRANSMITTER
CAST IN PLACE FLEXIBLE PIPE CONNECTION WITH SERIES 316 STAINLESS STEEL CLAMP C=923, CHARDON RUBBER, O/E (TYP.)
WALL THICKNESS 8" MIN.
STEEL REINFORCEMENT
RAM-NEK BLANKET OUTER SIDE OF WET WELL
RAM-NEK OR EQUAL PREFORMED PLASTIC GASKET WATERTIGHT BETWEEN PRECAST UNITS (TYP.)
AUTOMATIC DISCHARGE CONNECTION TO SUIT PUMP
SUBMERSIBLE PUMPS
#5 AT 8" CENTER
SERIES 316 STAINLESS STEEL 3/8" CHAIN (1'-6" LONG)
#4 AT 8" CENTER
CONCLOR PORTLAND TYPE II & SAND MIX
3/4" DIA. x 8" STAINLESS STEEL WEDGE BOLT SCREW ANCHORS, 8 EA. REFER TO LCU STANDARD DETAIL.
BASE SECTION TO BE A MONOLITIC CASTING
12" MIN. COMPACTED #57 STONE
CAM LOCK COUPLING ON EMERGENCY PUMP OUT
STAINLESS STEEL BOLTS
BLIND FLANGE
STAINLESS STEEL CLAMP
STAINLESS STEEL SCREEN CLOTH
STAINLESS STEEL CONCRETE BOLTS
3/8" STAINLESS STEEL
4" THICK 3,000 P.S.I. CONCRETE SLAB
AIR VENT TO BE 2 PIPE SIZES LARGER THAN EMERGENCY PUMP OUT. THE ACTUAL LOCATION IS TO BE DETERMINED IN THE FIELD.
LCU PREFERS THE LIFT STATION FENCE TO HAVE DARK GREEN VINYL COATING. HOWEVER, BLACK VINYL IS ACCEPTABLE.
PUMP DISCHARGE BASE PLATE, REFER TO LCU STANDARD DETAIL
LIFT STATION DETAIL
N.T.S.
SECTION
N.T.S.
FINISH GRDE ELEV. = 20.20' NAVD
25-YEAR, 3-DAY, FEMA FLOOD WATER SURFACE ELEV. = 19.50' NAVD
WET SEASON WATER TABLE = 15.60 NAVD
BOTTOM ELEVATION = 3.60' NAVD
DETAIL "B"
N.T.S.
DETAIL "C"
N.T.S.
DETAIL "D"
WETWELL ACCESS HATCH
N.T.S.
PUMP CURVE
FLOW
US GPM
N.T.S.
NUMBER OF PUMPS | # 1 | # 2 | # 3
PUMP MANUFACTURER | SULZER | SULZER
PUMP MODEL NUMBER | XFP100E CB1 60HZ (WET PIT)
IMPELLER NUMBER | 8.98" | 8.98"
TYPE OF PUMP
DESIGN CAPACITY PER PUMP | 160.5 | 160.5 | (GPM)
TOTAL DYNAMIC HEAD | 77.5 | 77.5 | (FEET)
SHUT-OFF HEAD | (FEET)
DESIGN SPEED | 1760 | 1760 | (RPM)
MIN. HORSEPOWER PER PUMP | 12.1 | 12.1 | (HP)
VOLTS | 230 | 230 | (VOLTS)
PHASE POWER | 3 | 3 | (PH)
PUMP DISCHARGE SIZE | 4" | 4" | (INCHES)
DIAMETER RISER PIPE | 4" | 4" | (INCHES)
PUMP ON ELEVATION | 7.99' NAVD | (FEET)
HIGH WATER ALARM | 8.49' NAVD | (FEET)
PUMP OFF ELEVATION | 5.79' NAVD | (FEET)
DIAMETER PIPE AFTER RISER | 4" | (INCHES)
DIAMETER WETWELL (I.D.) | 8' DIA. | (FEET)
TOP OF WETWELL ELEVATION | 20.10' NAVD | (FEET)
BOTTOM ELEVATION | 3.79' NAVD | (FEET)
INFLUENT GRAVITY PIPE ELEVATION | 9.79' NAVD | (FEET)
BASIS OF DESIGN
ADF (gpm) | PHF (gpm) | EDU (1 EDU=250 gpd)
EXISTING | 0 | 0 | 0
INTERIM | 1.6 | 7.1 | 6
FUTURE | 85.4 | 347 | 328
LEE COUNTY UTILITIES ENGINEERING
STANDARD DETAIL NO. 6.42
PUMP STATION DETAIL USING ABOVE GROUND DISCHARGE PIPING
SHEET 1 or 2
CORKSCREW PINES
LIFT STATION DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET SD-32
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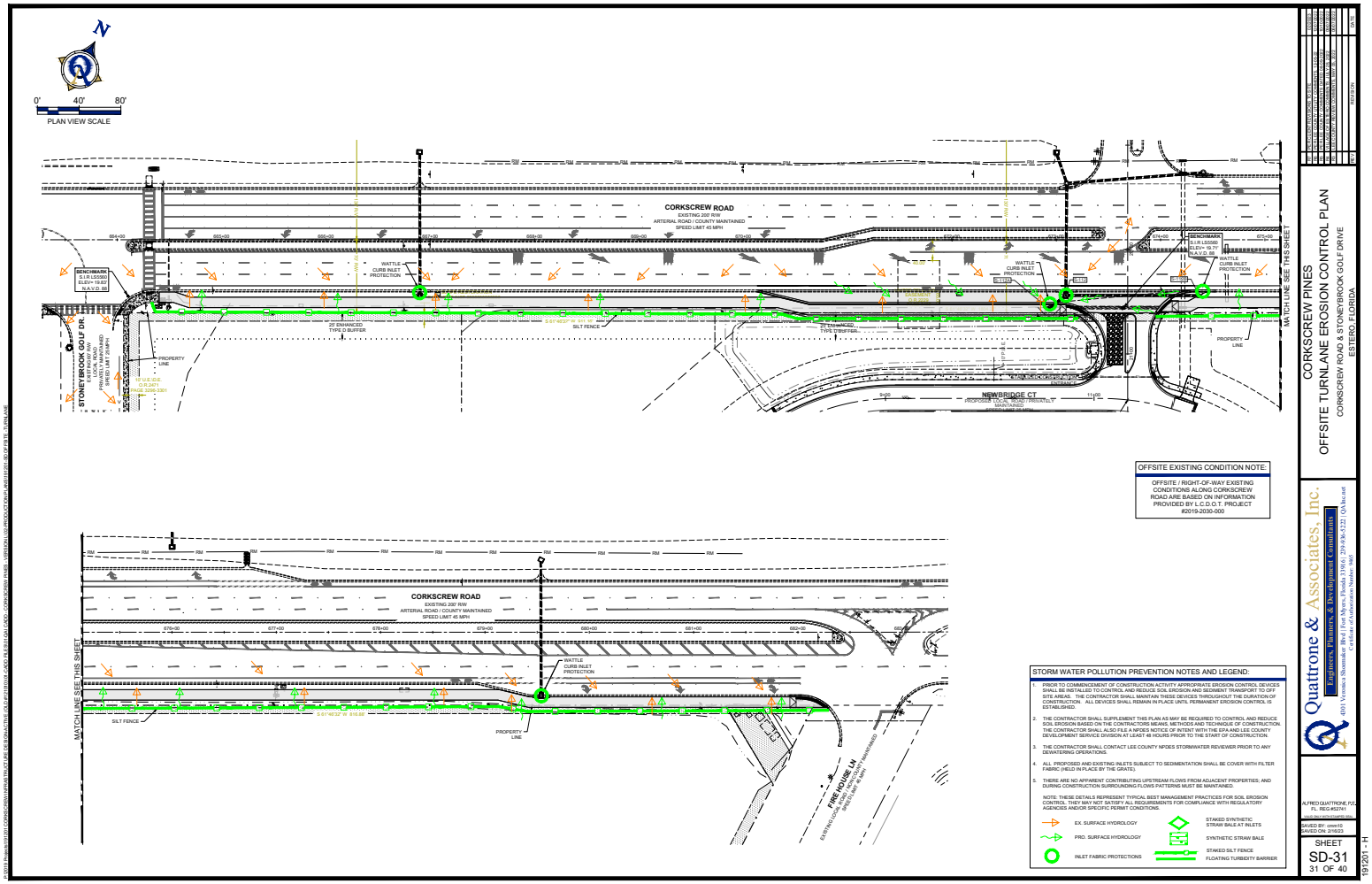
N
0' 40' 80'
PLAN VIEW SCALE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR.
NEWBRIDGE CT
BENCHMARK
S.I.R.LS5560
ELEV= 19.77'
N.A.V.D. 88
WATTLE CURB INLET PROTECTION
SILT FENCE
PROPERTY LINE
MATCH LINE SEE THIS SHEET
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
STORM WATER POLLUTION PREVENTION NOTES AND LEGEND:
PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
THE CONTRACTOR SHALL SUPPLEMENT THIS PLAN AS MAY BE REQUIRED TO CONTROL AND REDUCE SOIL EROSION BASED ON THE CONTRACTORS MEANS, METHODS AND TECHNIQUE OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO FILE A NPDES NOTICE OF INTENT WITH THE EPA AND LEE COUNTY DEVELOPMENT SERVICE DIVISION AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
THE CONTRACTOR SHALL CONTACT LEE COUNTY NPDES STORMWATER REVIEWER PRIOR TO ANY DEWATERING OPERATIONS.
ALL PROPOSED AND EXISTING INLETS SUBJECT TO SEDIMENTATION SHALL BE COVER WITH FILTER FABRIC (HELD IN PLACE BY THE GRATE).
THERE ARE NO APPARENT CONTRIBUTING UPSTREAM FLOWS FROM ADJACENT PROPERTIES; AND DURING CONSTRUCTION SURROUNDING FLOWS PATTERNS MUST BE MAINTAINED.
NOTE: THESE DETAILS REPRESENT TYPICAL BEST MANAGEMENT PRACTICES FOR SOIL EROSION CONTROL. THEY MAY NOT SATISFY ALL REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND/OR SPECIFIC PERMIT CONDITIONS.
EX. SURFACE HYDROLOGY
PRO. SURFACE HYDROLOGY
INLET FABRIC PROTECTIONS
STAKED SYNTHETIC STRAW BALE AT INLETS
SYNTHETIC STRAW BALE
STAKED SILT FENCE
FLOATING TURBIDITY BARRIER
OFFSITE TURN LANE EROSION CONTROL PLAN
CORKSCREW PINES
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.659.3722 | Q&A.biz.net
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: cmm10
SAVED ON: 2/16/23
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STORM WATER POLLUTION PREVENTION NOTES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25 FAC AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

WETLANDS/BUFFERS
NO NEW WETLANDS OR WETLAND BUFFERS ARE ASSOCIATED WITH THIS PROJECT.

SWPPP INTENT
A. THE INTENT OF THIS SWPPP IS TO COMPLY WITH THE INTENT OF THE GENERIC PERMIT AND TO PREVENT THE RELEASE OF SOILS, TRASH, CHEMICALS, TOXINS AND OTHER POLLUTANTS, BY WATER, AIR, VEHICLE TRANSPORT OR OTHER MEANS THAT CAN IMPACT STORM WATER QUALITY. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GENERIC PERMIT AND RETAIN ON-SITE FOR FUTURE REFERENCE. IT IS THE INTENT OF THIS SWPPP TO MEET THE REQUIREMENTS AND ENSURE THAT THE BMP'S ARE INSTALLED AND THE EXECUTION OF THE WORK IS PERFORMED TO MEET THE INTENT OF THIS GENERIC PERMIT AND THE SWPPP.

POTENTIAL SOURCES OF POLLUTION
A. THE POTENTIAL SOURCES OF POLLUTION THAT MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY INCLUDE: SEDIMENT, PESTICIDES, FERTILIZER, PLASTER, CLEANING SOLVENTS, ASPHALT, CONCRETE, GLUE, ADHESIVES, PAINTS, CURING COMPOUNDS, WOOD PRESERVATIVES, HYDRAULIC OIL FLUIDS, GASOLINE, DIESEL FUEL AND KEROSENE.

GENERAL NOI/EIR
A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES' (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESS OR THROUGH ON-LINE SYSTEM AT LEAST TWO (2) DAYS BEFORE COMMENCEMENT OF CONSTRUCTION.

NPDES STORMWATER NOTICES CENTER, MS #3510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2600 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA 32399-2400.

THE CONTRACTOR SHALL SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 14 DAYS AFTER ALL CONSTRUCTION ACTIVITIES IDENTIFIED IN THE SWPPP AND ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINAL STABILIZED, TEMPORARY BMP'S HAVE BEEN REMOVED, AND STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE AUTHORIZED BY THE PERMIT HAVE BEEN ELIMINATED.

A. AN ENVIRONMENTAL RESOURCE PERMIT, PERMITTED THROUGH SOUTH FLORIDA WATER MANAGEMENT DISTRICT, HAS BEEN OBTAINED FOR THIS PROJECT.
SSM OPERATOR NAME (IF ANY): LEE COUNTY

THE CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND SUBSEQUENT NOT OR THE ACKNOWLEDGEMENT LETTERS FOR THE NOI OR NOT TO THE SSM WITHIN 7 DAYS OF RECEIPT. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE SSM TO ENSURE THAT ALL SPECIFIC REQUIREMENTS ARE MET.

B. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES. SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.

C. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. THE TYPE OF EROSION CONTROL MEASURES USED AT THE SITE SHALL THAT SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

I. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
II. SILT FENCES, SEDIMENT BARRIERS, INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED IMMEDIATELY AS REQUIRED DURING THE VARIOUS STAGES OF CONSTRUCTION.
III. PERIMETER EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL FINAL SITE STABILIZATION HAS BEEN ESTABLISHED.

D. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMP'S SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION DURING CLEARING AND GRUBBING. SPECIFIC EROSION CONTROL BMP'S (IF ANY) WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.

E. THE CONTRACTOR SHALL FURNISH, INSTALL PER THE SEQUENCE OF CONSTRUCTION, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY TEMPORARY BMP'S. THE CONTRACTOR WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT BMP'S.

F. THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL CONSULT WITH THE CEC PRIOR TO ADJUSTING, ADDING OR MODIFYING BMP'S THAT WILL HAVE IMPACTS OUTSIDE OF THE SITE OR BEFORE ADDING BMP'S NOT DETAILED IN THE SWPPP.

G. THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT AND TURBIDITY CONTROLS AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

H. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS, DETAILS, SPECIFICATIONS AND ANY ADDITIONAL BMP'S AS THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO BE INSTALLED BY THE CONTRACTOR DURING CONSTRUCTION, THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVE OR ANY AGENCY HAVING JURISDICTION OVER THE PROJECT. ANY ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMP'S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO MEET THE OBJECTIVES OF THE PERMIT FOR SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT VIOLATE THE REQUIREMENTS ESTABLISHED BY ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

I. THE CONTRACTOR SHALL KEEP THE SWPPP CURRENT AT ALL TIMES. THE CONTRACTOR SHALL SIGN AND DATE ANY CHANGES TO THE SWPPP AND KEEP A LOG OF ALL CHANGES MADE TO THE SWPPP. WHENEVER ANY OF THE FOLLOWING EVENTS OCCUR, THE CONTRACTOR SHALL UPDATE THE SWPPP WITHIN 7 DAYS:
I. THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION OR MAINTENANCE THAT HAS A SIGNIFICANT EFFECT ON THE DISCHARGE FROM THE PROJECT
II. THE BMP'S ADDRESSED DO NOT CONTROL OUTFALL
III. THERE IS A CHANGE IN THE LOCATION OF A DISCHARGE POINT OF OUTFALL
IV. AN INSPECTION REVEALS THAT BMPS ARE INEFFECTIVE AT ELIMINATING OR MINIMIZING POLLUTANTS IN THE STORMWATER DISCHARGED FROM THE SITE.
V. THERE IS A NEW SUBCONTRACTOR IMPLEMENTING ANY PORTION OF THE SWPPP.
VI. A RELEASE CONTAINS A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO OR GREATER THAN A REPORTABLE QUANTITY OCCURS DURING A 24-HOUR PERIOD.

J. THE CONTRACTOR SHALL ENSURE THAT THE CONTRACTOR AND ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING SWPPP CONTROL MEASURES FILL OUT THE CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE INCLUDED IN THIS SWPPP.

K. THE CONTRACTOR SHALL COMPLETE THE CONSTRUCTION SEQUENCE TABLE INCLUDING IN THIS SWPPP PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY BMP'S OTHER THAN THOSE REQUIRED FOR INITIAL ACTIVITIES. THE CONTRACTOR SHALL COMPLETE THE TABLE WITH ANTICIPATED DATES IN WHICH THE BMP WILL BE UTILIZED OR THE ACTIVITY WILL OCCUR.

STABILIZATION
A. STABILIZATION MEASURES SHALL BE INITIATED IMMEDIATELY IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED AND WILL REMAIN UNDISTURBED FOR 7 DAYS OR MORE. STABILIZE BY COVERING WITH ADEQUATE AMOUNTS OF MULCH OVER SEED AND PARTICIPATELY WATER TO PROMOTE AND MAINTAIN GROWTH OF THE VEGETATIVE COVER, GEOTEXTILE, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

B. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. TEMPORARY EROSION CONTROL FOR A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY EROSION CONTROLS SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.

C. ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 24:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED.

NOTE:
CONTRACTOR SHALL PAY CLOSE ATTENTION WHEN CLEARING AND/OR GRADING THE SITE TO ENSURE THAT WHEN EXISTING ROOTS ARE ENCOUNTERED THEY ARE TO BE CUT CLEANLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING THE DAMAGE OF THE EXISTING ROOT SYSTEMS.

DUST CONTROL
A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE IMPLEMENTED. CALCIUM CHLORIDE, PETROLEUM RESINS, OR OTHER APPROVED METHODS AS REQUIRED. DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

WASTE MANAGEMENT
A. THE CONTRACTOR SHALL ENSURE THAT ALL WASTE AND DEBRIS ARE MANAGED DAILY SUCH THAT THEY WILL NOT IMPACT STORMWATER OR LEAVE THE PERMITTED AREA, AND DISPOSED OF PROPERLY IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS.

B. THE CONTRACTOR SHALL ENSURE THAT ALL CHEMICALS, OILS, FUELS, HAZARDOUS WASTE AND CONTAMINATED SOILS ARE MANAGED DAILY SUCH THAT THEY ARE NOT DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL ENSURE THAT WASTE IS NOT DISCHARGED FROM THE SITE, AND DOES NOT IMPACT STORMWATER OR GROUNDWATER.

C. THE CONTRACTOR SHALL PROVIDE APPROPRIATE AND ADEQUATE WASHOUT FACILITIES TO ENSURE THAT CHEMICALS AND WASTE DO NOT DISCHARGED FROM THE SITE, AND DO NOT IMPACT STORMWATER OR GROUNDWATER. (E.G. CONCRETE MASONRY WASHOUT, PAINT WASHOUT, ETC.) THE CONTRACTOR SHALL ENSURE THAT WASHOUT AREAS ARE PROPERLY MAINTAINED TO PROVIDE ADEQUATE VOLUME TO PREVENT OVERFLOW.

D. THE CONTRACTOR SHALL PROVIDE ADEQUATE SANITARY FACILITIES FOR SITE PERSONNEL, MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. SANITARY FACILITIES SHALL BE PROPERLY SECURED TO PREVENT TIPPING.

E. A SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT PADS, BOOMS, SPILL CONTROL AND CONTAINMENT KIT (CONTAINING FOR EXAMPLE, ABSORBENT BROOM, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, PLASTIC AND METAL TRASH CONTAINERS, ETC.) SHALL BE PROVIDED AT THE CONSTRUCTION SITE AND ITS LOCATION(S) SHALL BE IDENTIFIED WITH LEGIBLE SIGNAGE/IMAGE SHOWN ON THE SITE MAP).
A. THE SPILL CONTROL AND CONTAINMENT KIT SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF HAZARDOUS WASTE THAT MAY BE SPILLED.
B. CONTENTS SHALL BE INSPECTED DURING THE STORMWATER INSPECTION.

F. WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE OWNER AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEANUP INFORMATION AS WELL AS DISPOSAL MANIFESTS WITH THEIR SWPPP.

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE
A. THE CONTRACTOR SHALL ENSURE THAT MATERIALS ARE MANAGED IN SUCH A MANNER IT COULD BE MANAGED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.

B. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DRIED OR SLIT SCRAWN AREA(NO, AND MAINTAIN THROUGHOUT CONSTRUCTION, AND PROVIDE FOR PROPER DISPOSAL OF GREASE, LUBRICANTS, OR OTHER CONTAMINANTS. CONTRACTOR SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS IMMEDIATELY AFTER ANY OCCURRENCE.

C. THE CONTRACTOR SHALL ENSURE THAT ALL TOXIC / HAZARDOUS SUBSTANCES AND CHEMICALS ARE PROPERLY STORED, OUT OF THE WEATHER, AND USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT MATERIALS ARE MANAGED IN SUCH A MANNER THAT THEY WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

D. THE CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, EQUIPMENT, DEBRIS, WASTE, TRAILERS, AND OTHER SUPPORT RELATED ITEMS ARE CONTAINED WITHIN THE PERMITTED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL ENSURE THAT THE PLACEMENT AND USE OF SUCH ITEMS DOES NOT NEGATIVELY IMPACT STORMWATER OR GROUNDWATER.

OFFSITE VEHICLE TRACKING
A. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION EXIT IS USED BY ALL VEHICLES LEAVING THE CONSTRUCTION SITE. THE CONTRACTOR SHALL INSPECT, SHALL MONITOR AND MAINTAIN THE CONSTRUCTION EXIT TO ENSURE THAT NO SOILS ARE TRACKED OFFSITE BY TIRES OR TRACKS, AND THAT NO SOILS ARE SPILLED BY VEHICLES TRANSPORTING MATERIALS TO OR FROM THE SITE. ANY SOILS THAT ARE SHOVELED OR SWEPT FROM THE ROADWAY AND RETURNED TO THE SITE. WATER SHALL NOT BE USED TO CLEAN THE SOILS FROM THE ROADWAY UNLESS THE WATER AND SOILS ARE RECOVERED BY THE USE OF A VACUUM TRUCK OR SIMILAR DEVICE.

FERTILIZERS, HERBICIDES AND PESTICIDES
A. THE CONTRACTOR SHALL ENSURE THAT ALL FERTILIZERS, HERBICIDES, PESTICIDES AND SIMILAR PRODUCTS ARE PROPERLY STORED, OUT OF THE WEATHER, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE CONTRACTOR SHALL ENSURE THAT THESE PRODUCTS ARE USED IN SUCH A MANNER THAT WILL NOT NEGATIVELY IMPACT STORMWATER, GROUNDWATER OR PROTECTED SPECIES.

B. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION.

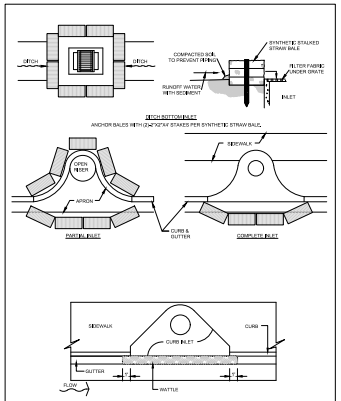
INSPECTIONS AND MAINTENANCE
A. THE CONTRACTOR SHALL INSPECT BMP'S (I.E. DISCHARGE LOCATIONS; CONSTRUCTION EXIT; PERIMETER CONTROLS; INLET PROTECTION; STABILIZATION; EROSION CONTROL; DOCUMENTATION; WASTE DISPOSAL AREAS; MATERIAL STORAGE AREAS; ETC.) TO ENSURE THAT THEY ARE OPERATING CORRECTLY AND EFFECTIVELY. TO ENSURE WATER QUALITY STANDARDS OR REGULATIONS IN OFFSITE SEDIMENTATION, ENSURE THAT BMPS ARE INSTALLED, MAINTAINED AND OPERATING CORRECTLY, AND EFFECTIVELY. ENSURE THAT BMPS ASSOCIATED WITH STORAGE AND WASTE DISPOSAL AREAS ARE BEING USED AND MAINTAINED PROPERLY. ENSURE THAT THE CONSTRUCTION EXIT IS FUNCTION PROPERLY AND THAT NO SOILS ARE TRACKED OFFSITE BY VEHICLES. ENSURE THAT EROSION PREVENTION MEASURES ARE MAINTAINED TO PREVENT VISIBLE EROSION OF DISTURBED AREAS AND SEDIMENTATION AT THE DISCHARGE POINTS, AND DETERMINE IF ADDITIONAL BMPS ARE NEEDED TO PREVENT EROSION AND SEDIMENT. INSPECTIONS MUST BE COMPLETED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS, AND WITHIN 24 HOURS AFTER A RAINSTORM OF 0.50 INCHES OR GREATER EVEN IF IT RAINS ON THE WEEKEND OR A HOLIDAY.

B. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THIS INSPECTION USING THE STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM PROVIDED BY FDEP OR AN EQUIVALENT FORM. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE APPROPRIATE PERMITTING AUTHORITY AS DEFINED BY THE PERMIT. INSPECTION REPORTS SHALL BE MAINTAINED WITH THE SWPPP. THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

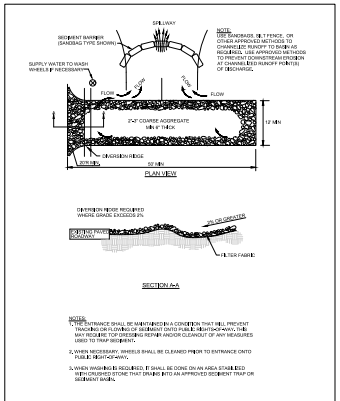
C. ANY MAINTENANCE, REPAIR AND NECESSARY REVISIONS TO BMP ITEMS SHALL BE ADDRESSED IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SEDIMENT SHALL BE REMOVED FROM BMPS WHEN SPECIFIED. ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE.

ALLOWABLE NON-STORMWATER DISCHARGES
THE GENERIC PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES PROHIBIT MOST NON-STORMWATER DISCHARGES DURING THE CONSTRUCTION PHASE. CERTAIN DISCHARGES ARE ALLOWED BY THE PERMIT, PROVIDED THEY ARE NOT CONTAMINATED AND THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. ALLOWABLE NON-STORMWATER DISCHARGES THAT OCCUR DURING CONSTRUCTION ON THIS PROJECT SITE ARE LISTED IN THE SWPPP AND INCLUDE:
DISCHARGES FROM FIRE FIGHTING ACTIVITIES.
FIRE HYDRANT FLUSHINGS.
WATER USED TO WASH VEHICLES AND EQUIPMENT TO SPRAY OFF LOOSE SOILDS FROM VEHICLES.
WATERING USED TO CONTROL DUST.
POTABLE WATER SOURCES SUCH AS WATERLINE FLUSHINGS.
IRRIGATION DRAINAGE.
LANDSCAPE IRRIGATION AND DRAINAGE.
ROUTINE EXTERNAL BUILDING WASHDOWN PROVIDED NO DETERGENTS ARE USED.
PAVEMENT WASHWATERS WHERE SPILLS OR LEAKS NOT CONTAIN DETERGENTS, LEAKS, SPILLS OF TOXIC OR HAZARDOUS MATERIALS.
AIR CONDITIONING CONDENSATE.
COMPRESSOR CONDENSATE.
FOUNDATION OR FOOTING DRAIN FLOWS THAT ARE NOT CONTAMINATED WITH PROCESS MATERIAL SUCH AS SOLVENTS.
NONCONTAMINATED GROUND WATER ASSOCIATED WITH DEWATERING ACTIVITIES AS DESCRIBED IN PART II.5 OF THE GENERIC PERMIT.

RETENTION OF RECORDS
THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS AND NOTICES REQUIRED BY THE PERMIT RECORDED BY THE SWPPP AND COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION (NOT) IS SUBMITTED.

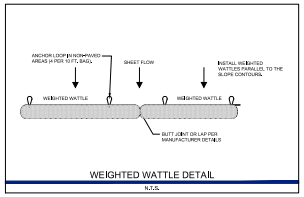


CURB INLET PROTECTION DETAIL
N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY CONSTRUCTION ACCESS DETAIL
N.T.S.



WEIGHTED WATTLE DETAIL
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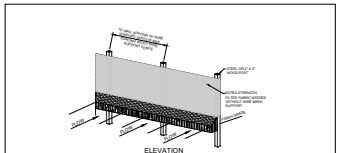

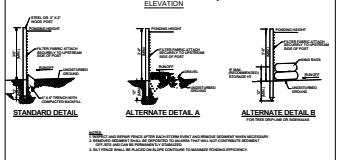

NOTES:
1. REMOVE AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL
N.T.S.

REVISIONS	DATE
1ST SUBMITTAL	10/25/19
2ND SUBMITTAL	12/20/19
3RD SUBMITTAL	02/21/20
4TH SUBMITTAL	04/24/20
5TH SUBMITTAL	06/26/20
6TH SUBMITTAL	08/28/20
7TH SUBMITTAL	10/30/20
8TH SUBMITTAL	12/31/20
9TH SUBMITTAL	03/01/21
10TH SUBMITTAL	04/30/21
11TH SUBMITTAL	06/30/21
12TH SUBMITTAL	08/30/21
13TH SUBMITTAL	10/29/21
14TH SUBMITTAL	12/29/21
15TH SUBMITTAL	02/28/22
16TH SUBMITTAL	04/29/22
17TH SUBMITTAL	06/29/22
18TH SUBMITTAL	08/29/22
19TH SUBMITTAL	10/28/22
20TH SUBMITTAL	12/28/22
21ST SUBMITTAL	02/27/23
22ND SUBMITTAL	04/27/23
23RD SUBMITTAL	06/27/23
24TH SUBMITTAL	08/27/23
25TH SUBMITTAL	10/26/23
26TH SUBMITTAL	12/26/23
27TH SUBMITTAL	02/26/24
28TH SUBMITTAL	04/25/24
29TH SUBMITTAL	06/25/24
30TH SUBMITTAL	08/25/24
31ST SUBMITTAL	10/24/24
32ND SUBMITTAL	12/24/24
33RD SUBMITTAL	02/24/25
34TH SUBMITTAL	04/24/25
35TH SUBMITTAL	06/24/25
36TH SUBMITTAL	08/24/25
37TH SUBMITTAL	10/23/25
38TH SUBMITTAL	12/23/25
39TH SUBMITTAL	02/23/26
40TH SUBMITTAL	04/23/26
41ST SUBMITTAL	06/23/26
42ND SUBMITTAL	08/23/26
43RD SUBMITTAL	10/22/26
44TH SUBMITTAL	12/22/26
45TH SUBMITTAL	02/22/27
46TH SUBMITTAL	04/22/27
47TH SUBMITTAL	06/22/27
48TH SUBMITTAL	08/22/27
49TH SUBMITTAL	10/21/27
50TH SUBMITTAL	12/21/27
51ST SUBMITTAL	02/21/28
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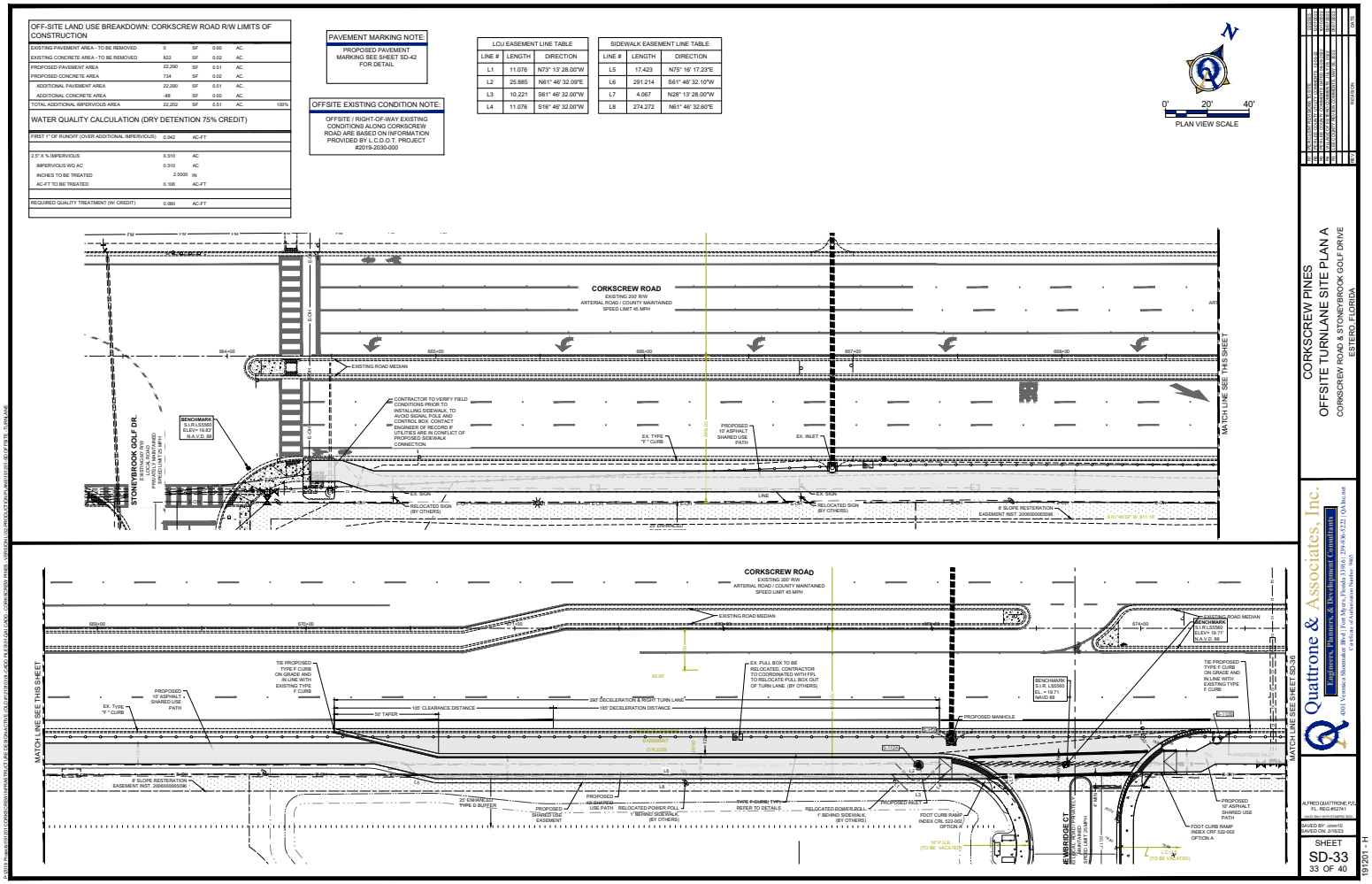
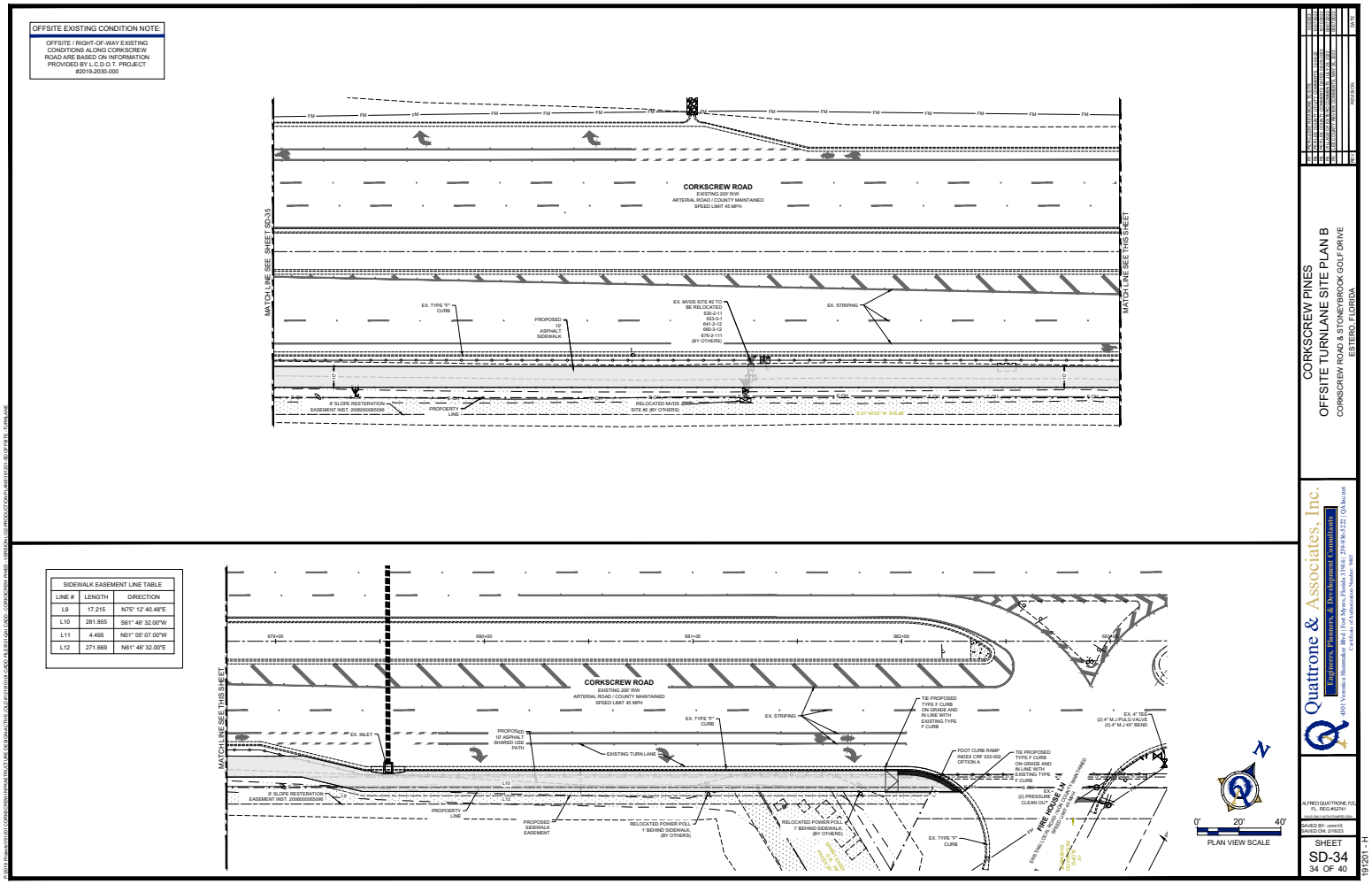
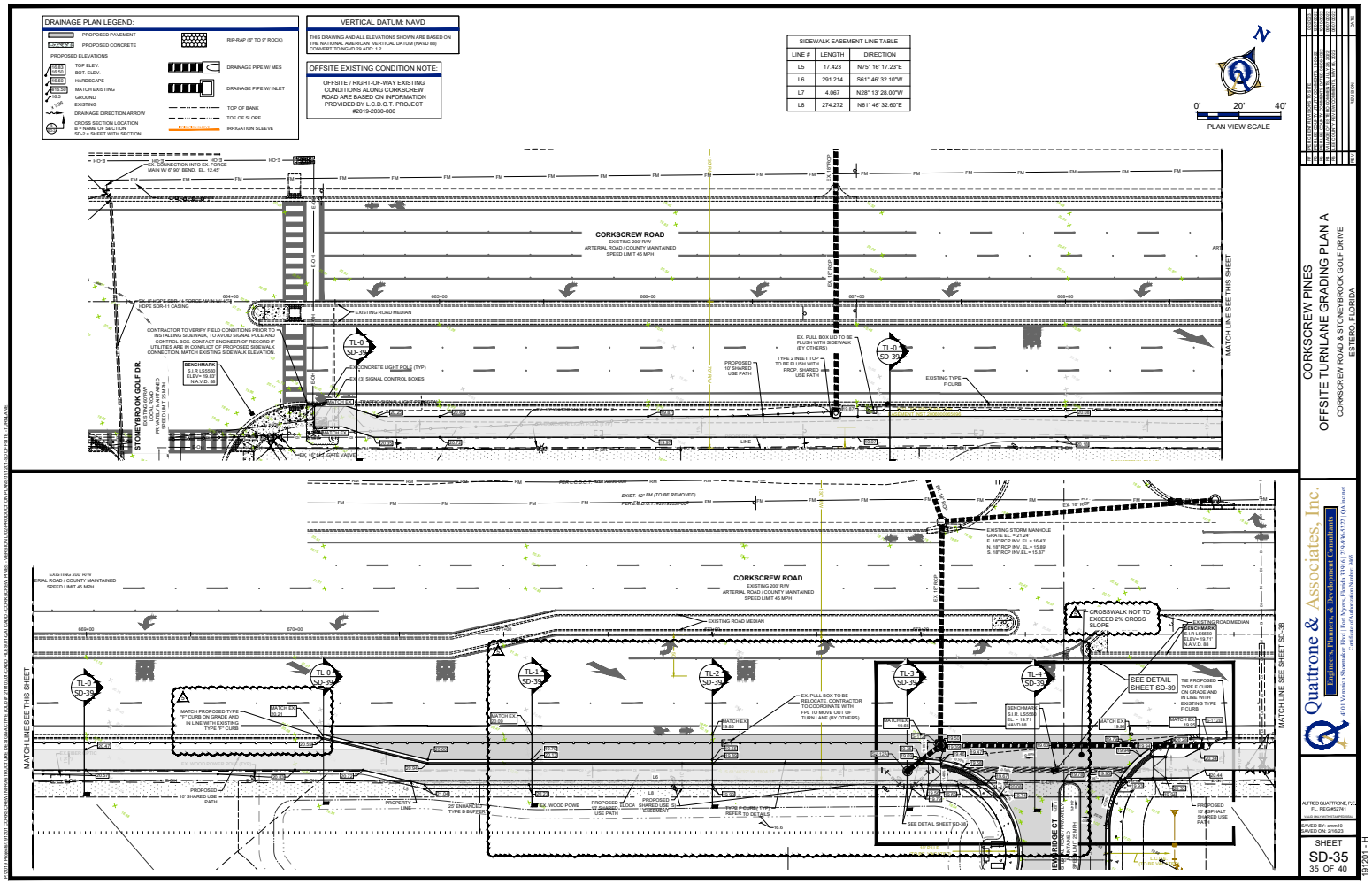
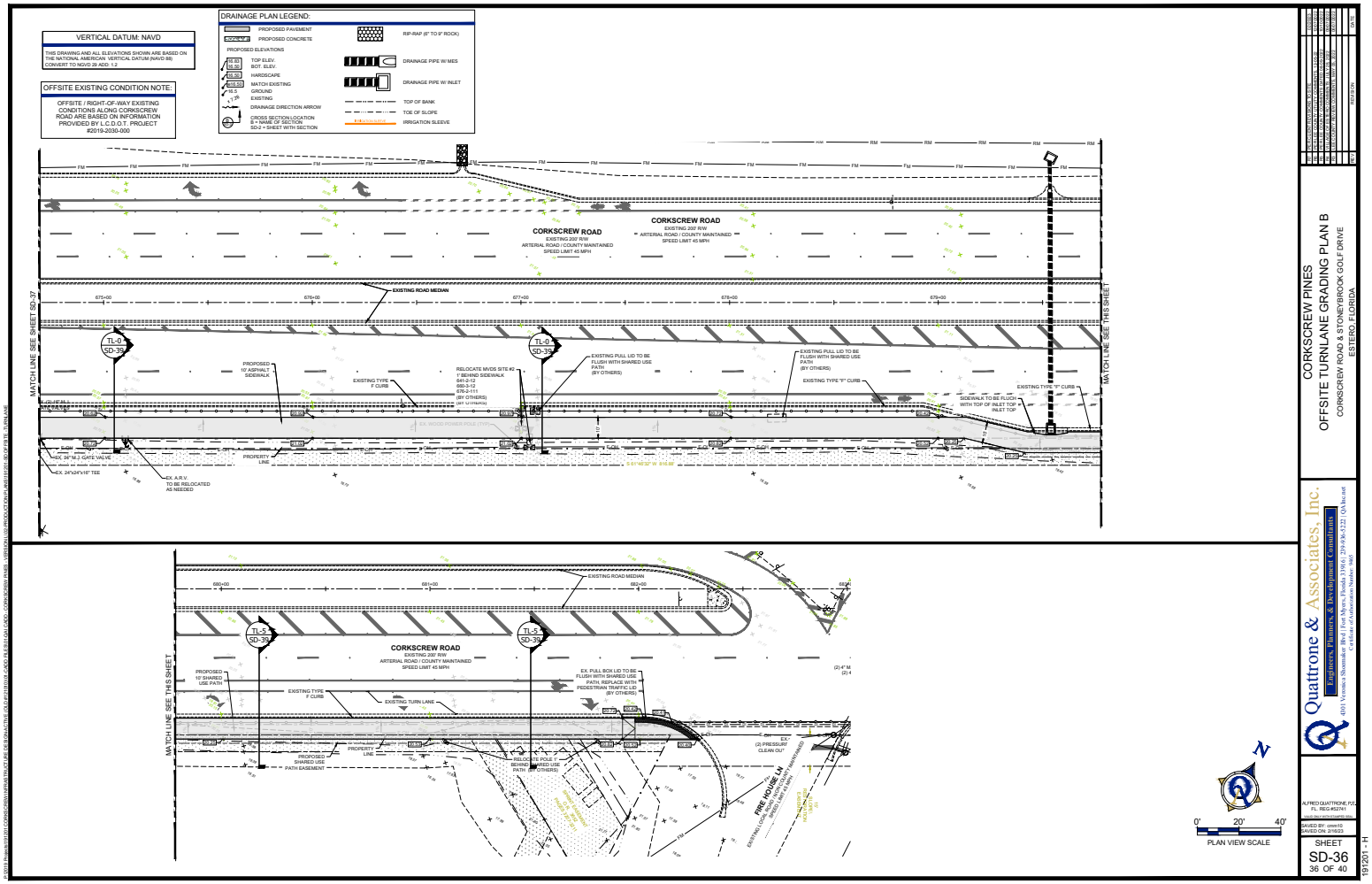
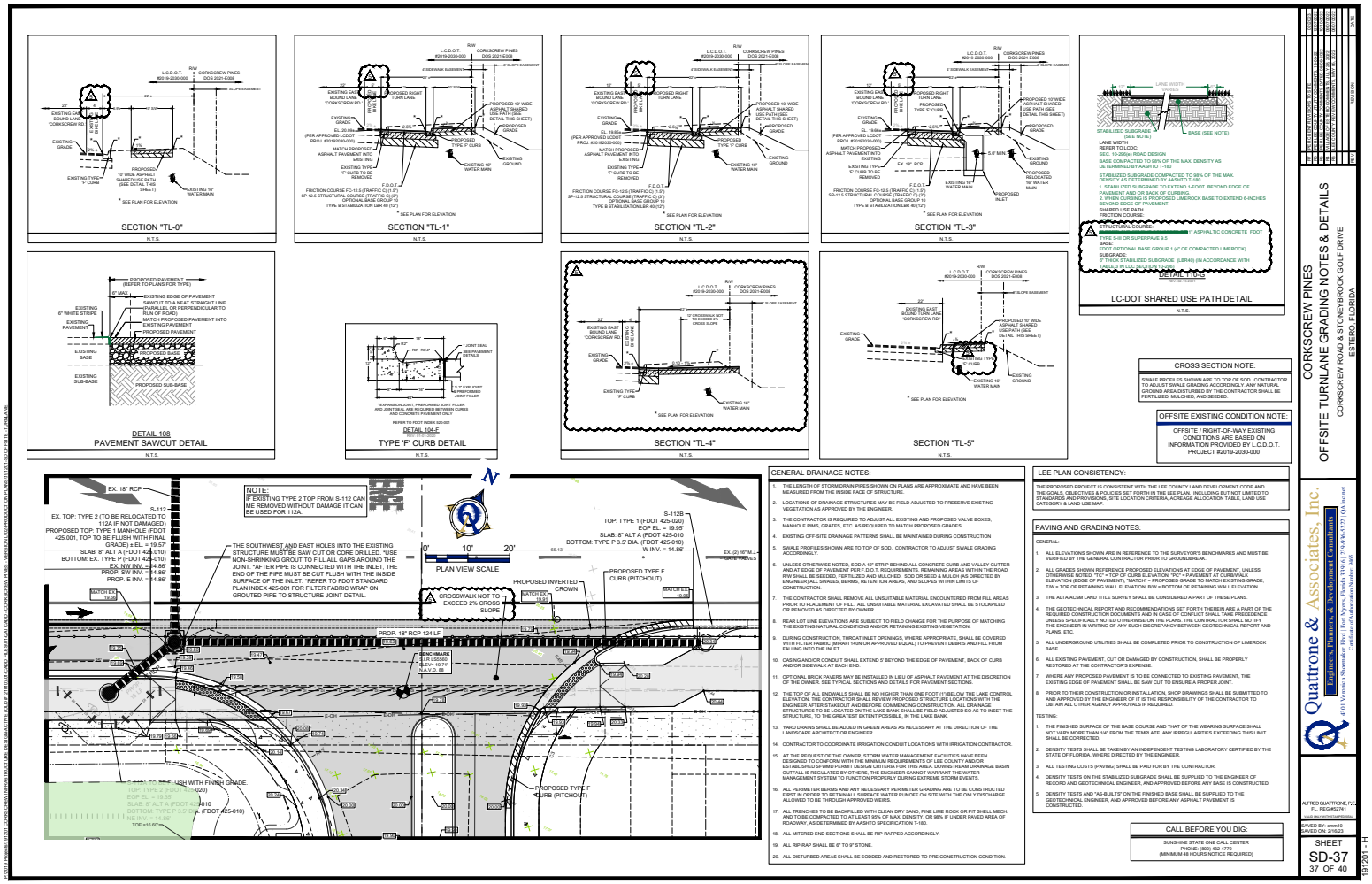
88TH SUBMITTAL	04/

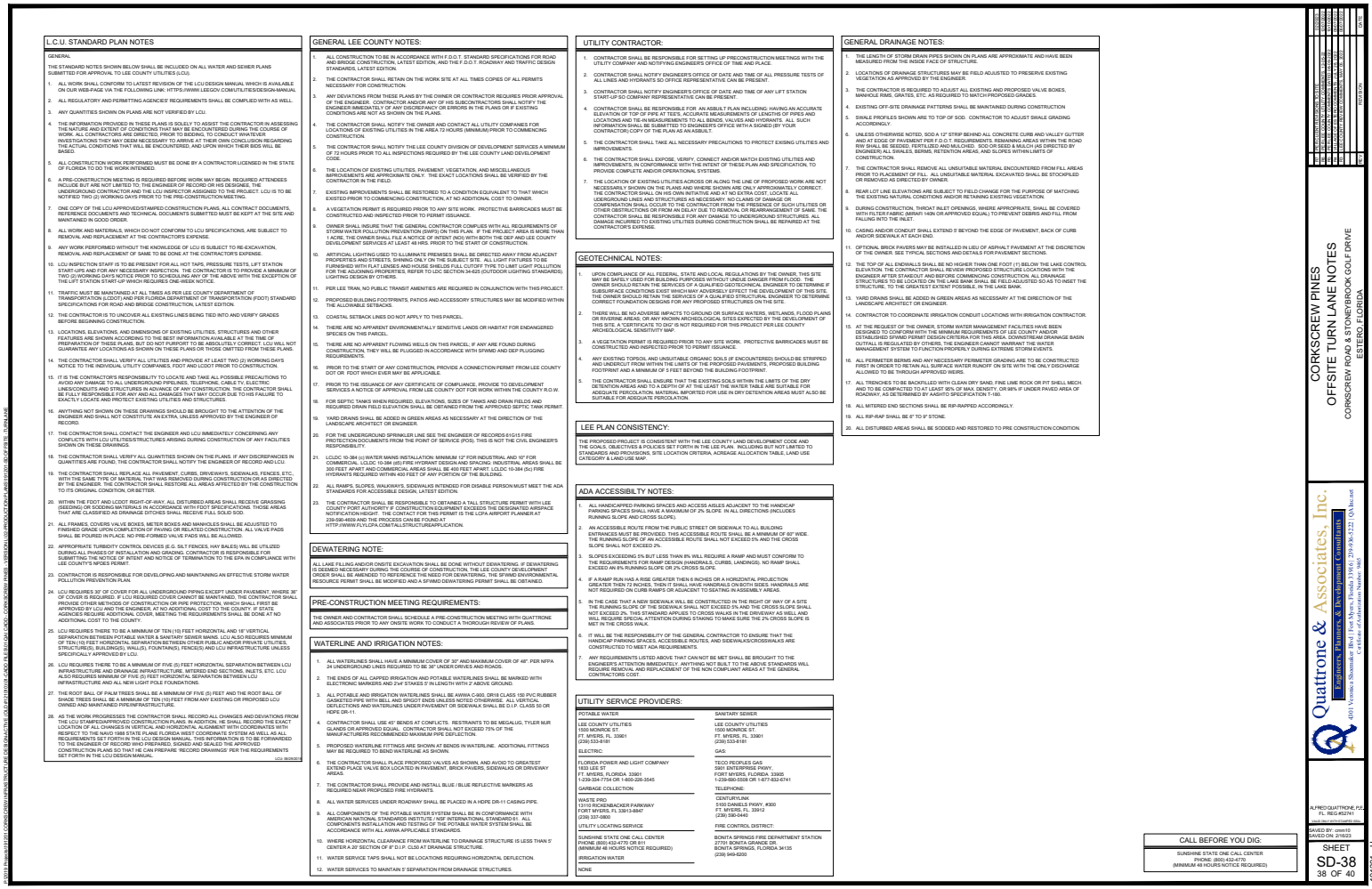

OFF-SITE LAND USE BREAKDOWN: CORKSCREW ROAD R/W LIMITS OF CONSTRUCTION
EXISTING PAVEMENT AREA - TO BE REMOVED 0 SF 0.00 AC.
EXISTING CONCRETE AREA - TO BE REMOVED 822 SF 0.02 AC.
PROPOSED PAVEMENT AREA 22,290 SF 0.51 AC.
PROPOSED CONCRETE AREA 734 SF 0.02 AC.
ADDITIONAL PAVEMENT AREA 22,290 SF 0.51 AC.
ADDITIONAL CONCRETE AREA -88 SF 0.00 AC.
TOTAL ADDITIONAL IMPERVIOUS AREA 22,202 SF 0.51 AC. 100%
WATER QUALITY CALCULATION (DRY DETENTION 75% CREDIT)
FIRST 1" OF RUNOFF (OVER ADDITIONAL IMPERVIOUS) 0.042 AC-FT
2.5" X % IMPERVIOUS 0.510 AC
IMPERVIOUS WQ AC 0.510 AC
INCHES TO BE TREATED 2.5000 IN
AC-FT TO BE TREATED 0.106 AC-FT
REQUIRED QUALITY TREATMENT (W/ CREDIT) 0.080 AC-FT
PAVEMENT MARKING NOTE:
PROPOSED PAVEMENT MARKING SEE SHEET SD-42 FOR DETAIL
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
LCU EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L1 11.076 N73° 13' 28.00"W
L2 25.885 N61° 46' 32.09"E
L3 10.221 S61° 46' 32.00"W
L4 11.076 S16° 46' 32.00"W
SIDEWALK EASEMENT LINE TABLE
LINE # LENGTH DIRECTION
L5 17.423 N75° 16' 17.23"E
L6 291.214 S61° 46' 32.10"W
L7 4.067 N28° 13' 28.00"W
L8 274.272 N61° 46' 32.60"E
N
0' 20' 40'
PLAN VIEW SCALE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
STONEYBROOK GOLF DR.
LOCAL ROAD
PRIVATELY OWNED
SPEED LIMIT 25 MPH
BENCHMARK
S.I.R.L.S5500
ELEV= 19.83'
N.A.V.D. 88
CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO INSTALLING SIDEWALK, TO AVOID SIGNAL POLE AND CONTROL BOX. CONTACT ENGINEER OF RECORD IF UTILITIES ARE IN CONFLICT OF PROPOSED SIDEWALK CONNECTION
EXISTING ROAD MEDIAN
EX. TYPE "F" CURB
PROPOSED 10' ASPHALT SHARED USE PATH
EX. INLET
EX. SIGN
RELOCATED SIGN (BY OTHERS)
6' SLOPE RESTERATION EASEMENT INST. 2020000055096
MATCH LINE SEE THIS SHEET
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
MATCH LINE SEE SHEET SD-34
TIE PROPOSED TYPE F CURB ON GRADE AND IN LINE WITH EXISTING TYPE F CURB
EX. PULL BOX TO BE RELOCATED, CONTRACTOR TO COORDINATED WITH FPL TO RELOCATE PULL BOX OUT OF TURN LANE. (BY OTHERS)
297' DECELERATION & RIGHT TURN LANE
185' DECELERATION DISTANCE
105' CLEARANCE DISTANCE
50' TAPER
PROPOSED MANHOLE
BENCHMARK
S.I.R. LS5500
EL. = 10.71
NAVD 88
PROPOSED 10' ASPHALT SHARED USE PATH
20' ENHANCED TYPE D BUFFER
PROPOSED 40' SHARED USE PATH
RELOCATED POWER POLE
RELOCATED RISER/BOLT
PROPOSED INLET
FDOT CURB RAMP INDEX CRF 522-002 OPTION A
10' P.U.E. (TO BE VACATED)
L.C.E. (TO BE VACATED)
EVERBRIDGE CT
PRIVATELY OWNED
MAINTAINED
CORKSCREW PINES
OFFSITE TURNLANE SITE PLAN A
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Professional Planning & Development Consultants
ALFRED QUATTRONE, PLS
FL. REG #5274
SAVED BY: jmm10
SAVED ON: 2/16/23
SHEET
SD-33
33 OF 40
191201 - H


OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
MATCH LINE SEE SHEET SD-35
MATCH LINE SEE THIS SHEET
EX. TYPE 'F' CURB
PROPOSED 10' ASPHALT SIDEWALK
EX. MVDS SITE #2 TO BE RELOCATED
630-2-11
633-3-1
660-1-12
660-3-12
676-2-111
(BY OTHERS)
EX. STRIPING
PROPERTY LINE
RELOCATED MVDS SITE #2 (BY OTHERS)
SIDEWALK EASEMENT LINE TABLE
LINE # | LENGTH | DIRECTION
L9 | 17.215 | N75° 12' 40.48"E
L10 | 281.855 | S81° 46' 32.00"W
L11 | 4.495 | N01° 05' 07.00"W
L12 | 271.669 | N81° 46' 32.00"E
EX. INLET
PROPOSED 10' ASPHALT SHARED USE PATH
EXISTING TURN LANE
TIE PROPOSED TYPE F CURB ON GRADE AND IN LINE WITH EXISTING TYPE F CURB
FDOT CURB RAMP INDEX CRF 522-002 OPTION A
EX. 4" TEE (2) 4" M.J PLUG VALVE (2) 4" M.J 45° BEND
EX. (2) PRESSURE CLEAN OUT
FIRE HOUSE LN
PROPOSED SIDEWALK EASEMENT
RELOCATED POWER POLE 1' BEHIND SIDEWALK (BY OTHERS)
0' 20' 40'
PLAN VIEW SCALE
CORKSCREW PINES
OFFSITE TURNLANE SITE PLAN B
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
ALFRED QUATTRONE, P.E.
FL. REG #52741
SAVED BY: cmm10
SAVED ON: 2/16/23
SHEET
SD-34
34 OF 40
191201 - H


DRAINAGE PLAN LEGEND:
VERTICAL DATUM: NAVD
OFFSITE EXISTING CONDITION NOTE:
SIDEWALK EASEMENT LINE TABLE
PLAN VIEW SCALE
CORKSCREW ROAD
STONEYBROOK GOLF DR.
CORKSCREW PINES
OFFSITE TURNLANE GRADING PLAN A
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
SHEET
SD-35
35 OF 40


VERTICAL DATUM: NAVD
THIS DRAWING AND ALL ELEVATIONS SHOWN ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM (NAVD 88) CONVERT TO NGVD 29 ADD -1.2
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ALONG CORKSCREW ROAD ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
DRAINAGE PLAN LEGEND:
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED ELEVATIONS
TOP ELEV.
BOT. ELEV.
HARDSCAPE
MATCH EXISTING GROUND
EXISTING
DRAINAGE DIRECTION ARROW
CROSS SECTION LOCATION B = NAME OF SECTION SD-2 = SHEET WITH SECTION
RIP-RAP (6" TO 9" ROCK)
DRAINAGE PIPE W/ MES
DRAINAGE PIPE W/ INLET
TOP OF BANK
TOE OF SLOPE
IRRIGATION SLEEVE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
EXISTING ROAD MEDIAN
MATCH LINE SEE SHEET SD-37
MATCH LINE SEE THIS SHEET
TL-5
SD-39
PROPOSED 10' ASPHALT SIDEWALK
EXISTING TYPE 'F' CURB
RELOCATE MVDS SITE #2 1' BEHIND SIDEWALK
EXISTING PULL LID TO BE FLUSH WITH SHARED USE PATH (BY OTHERS)
EXISTING TYPE "F" CURB
SIDEWALK TO BE FLUSH WITH TOP OF INLET TOP
PROPERTY LINE
EX. 24" M.J. GATE VALVE
EX. 24"x24"x16" TEE
EX. A.R.V. TO BE RELOCATED AS NEEDED
PROPOSED 10' SHARED USE PATH
EXISTING TURN LANE
EX. PULL BOX LID TO BE FLUSH WITH SHARED USE PATH, REPLACE WITH PEDESTRIAN TRAFFIC LID (BY OTHERS)
PROPOSED SHARED USE PATH EASEMENT
RELOCATE POLE 1' BEHIND SHARED USE PATH (BY OTHERS)
FIRE HOUSE LM
0' 20' 40'
PLAN VIEW SCALE
CORKSCREW PINES
OFFSITE TURNLANE GRADING PLAN B
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
ALFRED QUATTRONE, P.E. FL. REG #52747
SAVED BY: cmm10
SAVED ON: 2/16/23
SHEET
SD-36
36 OF 40
191201 - H


SECTION "TL-0"
SECTION "TL-1"
SECTION "TL-2"
SECTION "TL-3"
LC-DOT SHARED USE PATH DETAIL
DETAIL 108
PAVEMENT SAWCUT DETAIL
TYPE 'F' CURB DETAIL
SECTION "TL-4"
SECTION "TL-5"
CROSS SECTION NOTE:
SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY. ANY NATURAL GROUND AREA DISTURBED BY THE CONTRACTOR SHALL BE FERTILIZED, MULCHED, AND SEEDED.
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
NOTE:
IF EXISTING TYPE 2 TOP FROM S-112 CAN ME REMOVED WITHOUT DAMAGE IT CAN BE USED FOR 112A.
THE SOUTHWEST END EAST HOLES INTO THE EXISTING STRUCTURE MUST BE SAW CUT OR CORE DRILLED. "USE NON-SHRINKING GROUT TO FILL ALL GAPS AROUND THE JOINT. "AFTER PIPE IS CONNECTED WITH THE INLET. THE END OF THE PIPE MUST BE CUT FLUSH WITH THE INSIDE SURFACE OF THE INLET. "REFER TO FDOT STANDARD PLAN INDEX 425-001 FOR FILTER FABRIC WRAP ON GROUTED PIPE TO STRUCTURE JOINT DETAIL.
PLAN VIEW SCALE
GENERAL DRAINAGE NOTES:
LEE PLAN CONSISTENCY:
PAVING AND GRADING NOTES:
CALL BEFORE YOU DIG:
SUNSHINE STATE ONE CALL CENTER
PHONE: (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)
CORKSCREW PINES
OFFSITE TURNLANE GRADING NOTES & DETAILS
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
ALFRED QUATTRONE, P.E.
FL. REG #52741
SHEET
SD-37
37 OF 40



L.C.U. STANDARD PLAN NOTES

GENERAL

THE STANDARD NOTES SHOWN BELOW SHALL BE INCLUDED ON ALL WATER AND SEWER PLANS SUBMITTED FOR APPROVAL TO LEE COUNTY UTILITIES (LCU).

1. ALL WORK SHALL CONFORM TO LATEST REVISION OF THE LCU DESIGN MANUAL WHICH IS AVAILABLE ON OUR WEB-PAGE VIA THE FOLLOWING LINK: HTTP://LWWW.LEEGOV.COM/LUTILITIES/DESIGN-MANUAL
2. ALL REGULATORY AND PERMITTING AGENCIES' REQUIREMENTS SHALL BE COMPLIED WITH AS WELL.
3. ANY QUANTITIES SHOWN ON PLANS ARE NOT VERIFIED BY LCU.
4. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS THAT MAY BE ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
5. ALL CONSTRUCTION WORK PERFORMED MUST BE DONE BY A CONTRACTOR LICENSED IN THE STATE OF FLORIDA TO DO THE WORK INTENDED.
6. A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE WORK MAY BEGIN. REQUIRED ATTENDEES INCLUDE BUT ARE NOT LIMITED TO: THE ENGINEER OF RECORD OR HIS DESIGNEE, THE UNDERGROUND CONTRACTOR AND THE LCU INSPECTOR ASSIGNED TO THE PROJECT. LCU IS TO BE NOTIFIED TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING.
7. ONE COPY OF THE LCU APPROVED/STAMPED CONSTRUCTION PLANS, ALL CONTRACT DOCUMENTS, REFERENCE DOCUMENTS AND TECHNICAL DOCUMENTS SUBMITTED MUST BE KEPT AT THE SITE AND MAINTAINED IN GOOD ORDER.
8. ALL WORK AND MATERIALS, WHICH DO NOT CONFORM TO LCU SPECIFICATIONS, ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
9. ANY WORK PERFORMED WITHOUT THE KNOWLEDGE OF LCU IS SUBJECT TO RE-EXCAVATION, REMOVAL AND REPLACEMENT OF SUCH WORK TO BE DONE AT THE CONTRACTOR'S EXPENSE.
10. LCU INSPECTION STAFF IS TO BE PRESENT FOR ALL HOT TAPS, PRESSURE TESTS, LIFT STATION START-UPS AND FOR ANY NECESSARY INSPECTION. THE CONTRACTOR IS TO PROVIDE A MINIMUM OF TWO (2) WORKING DAYS NOTICE TO THE LCU INSPECTOR FOR ALL OF THE ABOVE WITH THE EXCEPTION OF THE LIFT STATION START-UP WHICH REQUIRES ONE-WEEK NOTICE.
11. TRAFFIC MUST BE MAINTAINED AT ALL TIMES AS PER LEE COUNTY DEPARTMENT OF TRANSPORTATION (LCDOT) AND PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
12. THE CONTRACTOR IS TO UNCOVER ALL EXISTING LINES BEING TIED INTO AND VERIFY GRADES BEFORE BEGINNING CONSTRUCTION.
13. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. LCU WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM THESE PLANS.
14. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND PROVIDE AT LEAST TWO (2) WORKING DAYS NOTICE TO THE INDIVIDUAL UTILITY COMPANIES, FDOT AND LCDOT PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND TAKE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO ALL UNDERGROUND PIPELINES, TELEPHONE, CABLE TV, ELECTRIC LINES/CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO HIS FAILURE TO EXACTLY LOCATE AND PROTECT EXISTING UTILITIES AND STRUCTURES.
16. ANYTHING NOT SHOWN ON THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL NOT CONSTITUTE AN EXTRA, UNLESS APPROVED BY THE ENGINEER OF RECORD.
17. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND LCU IMMEDIATELY CONCERNING ANY CONFLICTS WITH LCU UTILITIES/STRUCTURES ARISING DURING CONSTRUCTION OF ANY FACILITIES SHOWN ON THESE DRAWINGS.
18. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANS. IF ANY DISCREPANCIES IN QUANTITIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND LCU.
19. THE CONTRACTOR SHALL REPLACE ALL PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL RESTORE ALL AREAS AFFECTED BY THE CONSTRUCTION TO ITS ORIGINAL CONDITION, OR BETTER.
20. WITHIN THE FDOT AND LCDOT RIGHT-OF-WAY, ALL DISTURBED AREAS SHALL RECEIVE GRASSING (SEEDING) OR SODDING MATERIALS IN ACCORDANCE WITH FDOT SPECIFICATIONS. THOSE AREAS THAT ARE CLASSIFIED AS DRAINAGE DITCHES SHALL RECEIVE FULL SOLID SOD.
21. ALL FRAMES, COVERS VALVE BOXES, METER BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION. ALL VALVE PADS SHALL BE POURED IN PLACE. NO PRE-FORMED VALVE PADS WILL BE ALLOWED.
22. APPROPRIATE TURBIDITY CONTROL DEVICES (E.G. SILT FENCES, HAY BALES) WILL BE UTILIZED DURING ALL PHASES OF INSTALLATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE EPA IN COMPLIANCE WITH LEE COUNTY'S NPDES PERMIT.
23. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING AN EFFECTIVE STORM WATER POLLUTION PREVENTION PLAN.
24. LCU REQUIRES 30" OF COVER FOR ALL UNDERGROUND PIPING EXCEPT UNDER PAVEMENT, WHERE 36" OF COVER IS REQUIRED. IF LCU REQUIRED COVER CANNOT BE MAINTAINED, THE CONTRACTOR SHALL PROVIDE OTHER METHODS OF CONSTRUCTION OR PIPE PROTECTION, WHICH SHALL FIRST BE APPROVED BY LCU AND THE ENGINEER, AT NO ADDITIONAL COST TO THE COUNTY. IF STATE AGENCIES REQUIRE ADDITIONAL COVER, MEETING THE REQUIREMENTS SHALL BE AT NO ADDITIONAL COST TO THE COUNTY.
25. LCU REQUIRES THERE TO BE A MINIMUM OF TEN (10) FEET HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE WATER & SANITARY SEWER MAINS. LCU ALSO REQUIRES MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION BETWEEN OTHER PUBLIC AND PRIVATE UTILITIES, STRUCTURE(S), BUILDING(S), WALL(S), FOUNTAIN(S), FENCE(S) AND LCU INFRASTRUCTURE UNLESS SPECIFICALLY APPROVED BY LCU.
26. LCU REQUIRES THERE TO BE A MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND DRAINAGE INFRASTRUCTURE. MITERED END SECTIONS, INLETS, ETC. LCU ALSO REQUIRES MINIMUM OF FIVE (5) FEET HORIZONTAL SEPARATION BETWEEN LCU INFRASTRUCTURE AND ALL NEW LIGHT POLE FOUNDATIONS.
27. THE ROOT BALL OF PALM TREES SHALL BE A MINIMUM OF FIVE (5) FEET AND THE ROOT BALL OF SHADE TREES SHALL BE A MINIMUM OF TEN (10) FEET FROM ANY EXISTING OR PROPOSED LCU OWNED AND MAINTAINED PIPE/INFRASTRUCTURE.
28. AS THE WORK PROGRESSES THE CONTRACTOR SHALL RECORD ALL CHANGES AND DEVIATIONS FROM THE LCU STAMPED/APPROVED CONSTRUCTION PLANS. IN ADDITION, HE SHALL RECORD THE EXACT LOCATION OF ALL CHANGES IN VERTICAL AND HORIZONTAL ALIGNMENT WITH COORDINATES WITH RESPECT TO THE NAVD 1988 STATE PLANE FLORIDA WEST COORDINATE SYSTEM AS WELL AS ALL REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL. THIS INFORMATION IS TO BE FORWARDED TO THE ENGINEER OF RECORD WHO PREPARED, SIGNED AND SEALED THE APPROVED CONSTRUCTION PLANS SO THAT HE CAN PREPARE 'RECORD DRAWINGS' PER THE REQUIREMENTS SET FORTH IN THE LCU DESIGN MANUAL.

LCU 06/28/2010

GENERAL LEE COUNTY NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
2. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS NECESSARY FOR CONSTRUCTION.
3. ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR AND/OR ANY OF HIS SUBCONTRACTORS SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCY OR ERRORS IN THE PLANS OR IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE PLANS.
4. 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.
5. THE CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL INSPECTIONS REQUIRED BY THE LEE COUNTY LAND DEVELOPMENT CODE.
6. THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
7. EXISTING IMPROVEMENTS SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
8. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
9. OWNER SHALL INSURE THAT THE GENERAL CONTRACTOR COMPLIES WITH ALL REQUIREMENTS OF STORM WATER POLLUTION PREVENTION (SWPP) ON THIS PLAN. IF THE PROJECT AREA IS MORE THAN 1 ACRE, THE OWNER SHALL FILE A NOTICE OF INTENT (NOI) WITH BOTH THE DEP AND LEE COUNTY DEVELOPMENT SERVICES AT LEAST 48 HRS. PRIOR TO THE START OF CONSTRUCTION.
10. ARTIFICIAL LIGHTING USED TO ILLUMINATE PREMISES SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREETS, SHINING ONLY ON THE SUBJECT SITE. ALL LIGHT FIXTURES TO BE FURNISHED WITH FLAT LENSES AND HOUSE SHIELDS FULL CUTOFF TYPE TO LIMIT LIGHT POLLUTION FOR THE ADJOINING PROPERTIES. REFER TO LDC SECTION 34-625 (OUTDOOR LIGHTING STANDARDS) LIGHTING DESIGN BY OTHERS.
11. PER LEE TRAN, NO PUBLIC TRANSIT AMENITIES ARE REQUIRED IN CONJUNCTION WITH THIS PROJECT.
12. PROPOSED BUILDING FOOTPRINTS, PATIOS AND ACCESSORY STRUCTURES MAY BE MODIFIED WITHIN THE ALLOWABLE SETBACKS.
13. COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
14. THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS OR HABITAT FOR ENDANGERED SPECIES ON THIS PARCEL.
15. THERE ARE NO APPARENT FLOWING WELLS ON THIS PARCEL. IF ANY ARE FOUND DURING CONSTRUCTION, THEY WILL BE PLUGGED IN ACCORDANCE WITH SFWMD AND DEP PLUGGING REQUIREMENTS.
16. PRIOR TO THE START OF ANY CONSTRUCTION, PROVIDE A CONNECTION PERMIT FROM LEE COUNTY DOT OR FDOT WHICH EVER MAY BE APPLICABLE.
17. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF COMPLIANCE, PROVIDE TO DEVELOPMENT SERVICES A NOTICE OF APPROVAL FROM LEE COUNTY DOT FOR WORK WITHIN THE COUNTY R.O.W.
18. FOR SEPTIC TANKS WHEN REQUIRED, ELEVATIONS, SIZES OF TANKS AND DRAIN FIELDS AND REQUIRED DRAIN FIELD ELEVATION SHALL BE OBTAINED FROM THE APPROVED SEPTIC TANK PERMIT.
19. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
20. FOR THE UNDERGROUND SPRINKLER LINE SEE THE ENGINEER OF RECORDS 61G15 FIRE PROTECTION DOCUMENTS FROM THE POINT OF SERVICE (POS). THIS IS NOT THE CIVIL ENGINEER'S RESPONSIBILITY.
21. LCLDC 10-384 (c) WATER MAINS INSTALLATION: MINIMUM 12" FOR INDUSTRIAL AND 10" FOR COMMERCIAL. LCLDC 10-384 (d5) FIRE HYDRANT DESIGN AND SPACING: INDUSTRIAL AREAS SHALL BE 300 FEET APART AND COMMERCIAL AREAS SHALL BE 400 FEET APART. LCLDC 10-384 (5e) FIRE HYDRANTS REQUIRED WITHIN 400 FEET OF ANY PORTION OF THE BUILDING.
22. ALL RAMPS, SLOPES, WALKWAYS, SIDEWALKS INTENDED FOR DISABLE PERSON MUST MEET THE ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAINED A TALL STRUCTURE PERMIT WITH LEE COUNTY PORT AUTHORITY IF CONSTRUCTION EQUIPMENT EXCEEDS THE DESIGNATED AIRSPACE NOTIFICATION HEIGHT. THE CONTACT FOR THIS PERMIT IS THE LCPA AIRPORT PLANNER AT 239-590-4609 AND THE PROCESS CAN BE FOUND AT HTTP://WWW.FLYLCPA.COM/TALLSTRUCTURAPPLICATION.

DEWATERING NOTE:

ALL LAKE FILLING AND/OR ONSITE EXCAVATION SHALL BE DONE WITHOUT DEWATERING. IF DEWATERING IS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION, THE LEE COUNTY DEVELOPMENT ORDER SHALL BE AMENDED TO REFERENCE THIS NEED FOR DEWATERING. THE SFWMD ENVIRONMENTAL RESOURCE PERMIT SHALL BE MODIFIED AND A SFWMD DEWATERING PERMIT SHALL BE OBTAINED.

PRE-CONSTRUCTION MEETING REQUIREMENTS:

THE OWNER AND CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH QUATTRONE AND ASSOCIATES PRIOR TO ANY ONSITE WORK TO CONDUCT A THOROUGH REVIEW OF PLANS.

WATERLINE AND IRRIGATION NOTES:

1. ALL WATERLINES SHALL HAVE A MINIMUM COVER OF 30" AND MAXIMUM COVER OF 48". PER NFPA 24 UNDERGROUND LINES REQUIRED TO BE 36" UNDER DRIVES AND ROADS.
2. THE ENDS OF ALL CAPPED IRRIGATION AND POTABLE WATERLINES SHALL BE MARKED WITH ELECTRONIC MARKERS AND 2'x4' STAKES 5' IN LENGTH WITH 2' ABOVE GROUND.
3. ALL POTABLE AND IRRIGATION WATERLINES SHALL BE AWWA C-900, DR18 CLASS 150 PVC RUBBER GASKETED PIPE WITH BELL AND SPIGOT ENDS UNLESS NOTED OTHERWISE. ALL VERTICAL DEFLECTIONS AND WATERLINES UNDER PAVEMENT OR SIDEWALK SHALL BE D.I.P. CLASS 50 OR HDPE DR-11.
4. CONTRACTOR SHALL USE 45° BENDS AT CONFLICTS. RESTRAINTS TO BE MEGALUG, TYLER MJR GLANDS OR APPROVED EQUAL. CONTRACTOR SHALL NOT EXCEED 70% OF THE MANUFACTURERS RECOMMENDED MAXIMUM PIPE DEFLECTION.
5. PROPOSED WATERLINE FITTINGS ARE SHOWN AT BENDS IN WATERLINE. ADDITIONAL FITTINGS MAY BE REQUIRED TO BEND WATERLINE AS SHOWN.
6. THE CONTRACTOR SHALL PLACE PROPOSED VALVES AS SHOWN, AND AVOID TO GREATEST EXTEND PLACE VALVE BOX LOCATED IN PAVEMENT, BRICK PAVERS, SIDEWALKS OR DRIVEWAY AREAS.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL BLUE / BLUE REFLECTIVE MARKERS AS REQUIRED NEAR PROPOSED FIRE HYDRANTS.
8. ALL WATER SERVICES UNDER ROADWAY SHALL BE PLACED IN A HDPE DR-11 CASING PIPE.
9. ALL COMPONENTS OF THE POTABLE WATER SYSTEM SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE / NSF INTERNATIONAL STANDARD 61. ALL COMPONENTS INSTALLATION AND TESTING OF THE POTABLE WATER SYSTEM SHALL BE ACCORDANCE WITH ALL AWWA APPLICABLE STANDARDS.
10. WHERE HORIZONTAL CLEARANCE FROM WATERLINE TO DRAINAGE STRUCTURE IS LESS THAN 5' CENTER A 20' SECTION OF 9" D.I.P. CL50 AT DRAINAGE STRUCTURE.
11. WATER SERVICE TAPS SHALL NOT BE LOCATIONS REQUIRING HORIZONTAL DEFLECTION.
12. WATER SERVICES TO MAINTAIN 5' SEPARATION FROM DRAINAGE STRUCTURES.

UTILITY CONTRACTOR:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING UP PRECONSTRUCTION MEETINGS WITH THE UTILITY COMPANY AND NOTIFYING ENGINEER'S OFFICE OF TIME AND PLACE.
2. CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ALL PRESSURE TESTS OF ALL LINES AND HYDRANTS SO OFFICE REPRESENTATIVE CAN BE PRESENT.
3. CONTRACTOR SHALL NOTIFY ENGINEER'S OFFICE OF DATE AND TIME OF ANY LIFT STATION START-UP SO COMPANY REPRESENTATIVE CAN BE PRESENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR AN ASBUILT PLAN INCLUDING: HAVING AN ACCURATE AS-BUILT PLAN OF THE ENTIRE SYSTEM, ACCURATE MEASUREMENTS OF LENGTHS OF PIPES AND LOCATIONS AND TIES OR MEASUREMENTS TO ALL BENDS, VALVES AND HYDRANTS. ALL SUCH INFORMATION SHALL BE SUBMITTED TO ENGINEER'S OFFICE WITH A SIGNED (BY YOUR CONTRACTOR) COPY OF THE PLAN AS AN ASBUILT.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS.
6. THE CONTRACTOR SHALL EXPOSE, VERIFY, CONNECT AND/OR MATCH EXISTING UTILITIES AND IMPROVEMENTS, IN CONFORMANCE WITH THE INTENT OF THESE PLAN AND SPECIFICATION, TO PROVIDE COMPLETE AND/OR OPERATIONAL SYSTEMS.
7. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL ON HIS OWN INITIATIVE AND AT NO EXTRA COST: LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS OF DAMAGE OR COMPENSATION SHALL OCCUR TO THE CONTRACTOR FROM THE PRESENCE OF SUCH UTILITIES OR OTHER OBSTRUCTIONS ON FROM AN DELAY DUE TO REMOVAL OR REARRANGEMENT OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. ALL DAMAGE INCURRED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

GEOTECHNICAL NOTES:

1. UPON COMPLIANCE OF ALL FEDERAL, STATE AND LOCAL REGULATIONS BY THE OWNER, THIS SITE MAY BE SAFELY USED FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOOD. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO DETERMINE IF SUBSURFACE CONDITIONS EXIST WHICH MAY ADVERSELY EFFECT THE DEVELOPMENT OF THIS SITE. THE OWNER SHOULD RETAIN THE SERVICES OF A QUALIFIED STRUCTURAL ENGINEER TO DETERMINE CORRECT FOUNDATION DESIGNS FOR ANY PROPOSED STRUCTURES ON THE SITE.
2. THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERINE AREAS, OR ANY KNOWN ARCHEOLOGICAL SITES EXPECTED BY THE DEVELOPMENT OF THIS SITE. A "CERTIFICATE TO DIG" IS NOT REQUIRED FOR THIS PROJECT PER LEE COUNTY ARCHEOLOGICAL SENSITIVITY MAP.
3. A VEGETATION PERMIT IS REQUIRED PRIOR TO ANY SITE WORK. PROTECTIVE BARRICADES MUST BE CONSTRUCTED AND INSPECTED PRIOR TO PERMIT ISSUANCE.
4. ANY EXISTING TOPSOIL AND UNSUITABLE ORGANIC SOILS (IF ENCOUNTERED) SHOULD BE STRIPPED AND UNDERCUT FROM WITHIN THE LIMITS OF THE PROPOSED PAVEMENTS. PROPOSED BUILDING FOOTPRINT AND A MINIMUM OF 5 FEET BEYOND THE BUILDING FOOTPRINT.
5. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING SOILS WITHIN THE LIMITS OF THE DRY DETENTION AREAS AND TO A DEPTH OF AT THE LEAST THE WATER TABLE ARE SUITABLE FOR ADEQUATE PERCOLATION. MATERIAL IMPORTED FOR USE IN DRY DETENTION AREAS MUST ALSO BE SUITABLE FOR ADEQUATE PERCOLATION.

LEE PLAN CONSISTENCY:

THE PROPOSED PROJECT IS CONSISTENT WITH THE LEE COUNTY LAND DEVELOPMENT CODE AND THE GOALS, OBJECTIVES & POLICIES SET FORTH IN THE LEE PLAN. INCLUDING BUT NOT LIMITED TO STANDARDS AND PROVISIONS, SITE LOCATION CRITERIA, ACREAGE ALLOCATION TABLE, LAND USE CATEGORY & LAND USE MAP.

ADA ACCESSIBILITY NOTES:

1. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (INCLUDES RUNNING SLOPE AND CROSS SLOPE).
2. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
4. IF A RAMP RUN HAS A RISE GREATER THEN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THEN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS.
5. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RIGHT OF WAY OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSSWALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
6. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
7. ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

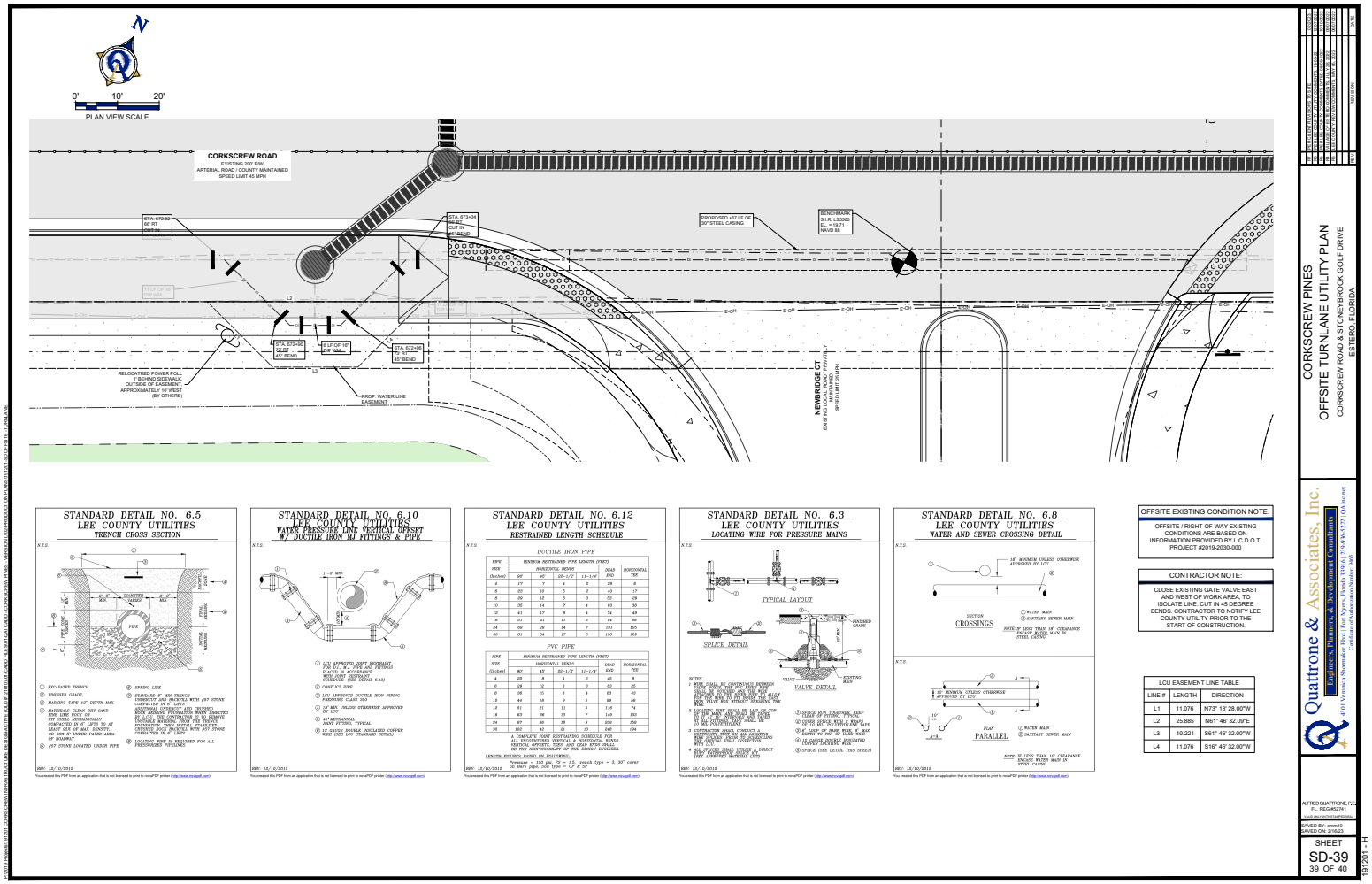
UTILITY SERVICE PROVIDERS:

POTABLE WATER	SANITARY SEWER
LEE COUNTY UTILITIES 1500 MONROE ST. FT. MYERS, FL. 33901 (239) 533-8181	LEE COUNTY UTILITIES 1500 MONROE ST. FT. MYERS, FL. 33901 (239) 533-8181
ELECTRIC:	GAS:
FLORIDA POWER AND LIGHT COMPANY 1633 LEE ST. FT. MYERS, FLORIDA 33901 1-239-334-7704 OR 1-800-226-3545	TECO PEOPLES GAS 3301 ENTERPRISE PWAY. FORT MYERS, FLORIDA. 33905 1-239-690-5558 OR 1-877-832-6741
GARBAGE COLLECTION:	TELEPHONE:
WASTE PRO 13110 RICHMOND-KEER PARKWAY FORT MYERS, FL 33913-8847 (239) 337-0900	CENTURYLINK 5180 DANIELS PKWY, #300 FT. MYERS, FL. 33912 (239) 590-0440
UTILITY LOCATING SERVICE	FIRE CONTROL DISTRICT:
SUNSHINE STATE ONE CALL CENTER PHONE (800) 432-4770 OR 811 (MINIMUM 48 HOURS NOTICE REQUIRED)	BONITA SPRINGS FIRE DEPARTMENT STATION 27701 BONITA GRANDE DR. BONITA SPRINGS, FLORIDA 34135 (239) 949-0200
IRRIGATION WATER	
NONE	

GENERAL DRAINAGE NOTES:

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION
5. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
6. UNLESS OTHERWISE NOTED, SOD A 12" STRIP BEHIND ALL CONCRETE CURB AND VALLEY GUTTER AND AT EDGE OF PAVEMENT PER F.D.O.T. REQUIREMENTS. REMAINING AREAS WITHIN THE ROAD R/W SHALL BE SEEDED, FERTILIZED AND MULCHED. SOD OR SEED & MULCH (AS DIRECTED BY ENGINEER) ALL SWALES, BERMS, RETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
8. REAR LOT LINE ELEVATIONS ARE SUBJECT TO FIELD CHANGE FOR THE PURPOSE OF MATCHING THE EXISTING NATURAL CONDITIONS AND/OR RETAINING EXISTING VEGETATION.
9. DURING CONSTRUCTION, THROAT INLET OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED MUST BE PROTECTED WITH FDOT MINIMUM 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
10. CASING AND/OR CONDUIT SHALL EXTEND 5' BEYOND THE EDGE OF PAVEMENT, BACK OF CURB AND/OR SIDEWALK AT EACH END.
11. OPTIONAL BROX PAVERS MAY BE INSTALLED IN LIEU OF ASPHALT PAVEMENT AT THE DISCRETION OF THE OWNER. SEE TYPICAL SECTIONS AND DETAILS FOR PAVEMENT SECTIONS.
12. THE TOP OF ALL ENDWALLS SHALL BE NO HIGHER THAN ONE FOOT (1') BELOW THE LAKE CONTROL ELEVATION. THE CONTRACTOR SHALL REVIEW PROPOSED STRUCTURE LOCATIONS WITH THE ENGINEER AFTER STAKEOUT AND BEFORE COMMENCING CONSTRUCTION. ALL DRAINAGE STRUCTURES TO BE LOCATED ON THE LAKE BANK SHALL BE FIELD ADJUSTED SO AS TO INSET THE STRUCTURE, TO THE GREATEST EXTENT POSSIBLE, IN THE LAKE BANK.
13. YARD DRAINS SHALL BE ADDED IN GREEN AREAS AS NECESSARY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR ENGINEER.
14. CONTRACTOR TO COORDINATE IRRIGATION CONDUIT LOCATIONS WITH IRRIGATION CONTRACTOR.
15. AT THE REQUEST OF THE OWNER, STORM WATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO CONFORM WITH THE MINIMUM REQUIREMENTS OF LEE COUNTY AND/OR ESTABLISHED SFWMD PERMIT DESIGN CRITERIA FOR THIS AREA. DOWNSTREAM DRAINAGE BASIN OUTFALL IS REGULATED BY OTHERS, THE ENGINEER CANNOT WARRANT THE WATER MANAGEMENT SYSTEM TO FUNCTION PROPERLY DURING EXTREME STORM EVENTS.
16. ALL PERIMETER BERMS AND ANY NECESSARY PERIMETER GRADING ARE TO BE CONSTRUCTED FIRST IN ORDER TO RETAIN ALL SURFACE WATER RUNOFF ON SITE WITH THE ONLY DISCHARGE ALLOWED TO BE THROUGH APPROVED WEIRS.
17. ALL TRENCHES TO BE BACKFILLED WITH CLEAN DRY SAND, FINE LIME ROCK OR PIT SHELL MECH. AND TO BE COMPACTED TO AT LEAST 95% OF MAX. DENSITY, OR 98% IF UNDER PAVED AREA OF ROADWAY, AS DETERMINED BY AASHTO SPECIFICATION T-180.
18. ALL MITERED END SECTIONS SHALL BE RIP-RAPPED ACCORDINGLY.
19. ALL RIP-RAP SHALL BE 6" TO 9" STONE.
20. ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PRE CONSTRUCTION CONDITION.

REVISIONS	DATE
ADDED CONSTRUCTION NOTES	4/20/22
ADDED ADDITIONAL UTILITY NOTES	3/23/22
ADDED ADDITIONAL NOTES	2/23/22
ADDED ADDITIONAL NOTES & ADA NOTES	2/16/22
ADDED ADDITIONAL NOTES & ADA NOTES	2/9/22
ADDED AD


N
0' 10' 20'
PLAN VIEW SCALE
CORKSCREW ROAD
EXISTING 200' R/W
ARTERIAL ROAD / COUNTY MAINTAINED
SPEED LIMIT 45 MPH
PROPOSED ±87 LF OF 30" STEEL CASING
BENCHMARK
S.I.R. LS3560
EL. = 16.71
NAVD 88
NEWBRIDGE CT
EASTERLY ACCESS TO PRIVATELY MAINTAINED SPEEDUMP SWAMP
RELOCATED POWER POLL
7' BEHIND SIDEWALK
OUTSIDE OF EASEMENT
APPROXIMATELY 10' WEST
(BY OTHERS)
PROP. WATER LINE EASEMENT
STANDARD DETAIL NO. 6.5
LEE COUNTY UTILITIES
TRENCH CROSS SECTION
STANDARD DETAIL NO. 6.10
LEE COUNTY UTILITIES
WATER PRESSURE LINE VERTICAL OFFSET
W/ DUCTILE IRON MJ FITTINGS & PIPE
STANDARD DETAIL NO. 6.12
LEE COUNTY UTILITIES
RESTRAINED LENGTH SCHEDULE
DUCTILE IRON PIPE
PVC PIPE
STANDARD DETAIL NO. 6.3
LEE COUNTY UTILITIES
LOCATING WIRE FOR PRESSURE MAINS
TYPICAL LAYOUT
SPLICE DETAIL
VALVE DETAIL
STANDARD DETAIL NO. 6.8
LEE COUNTY UTILITIES
WATER AND SEWER CROSSING DETAIL
CROSSINGS
PARALLEL
OFFSITE EXISTING CONDITION NOTE:
OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000
CONTRACTOR NOTE:
CLOSE EXISTING GATE VALVE EAST AND WEST OF WORK AREA, TO ISOLATE LINE. CUT IN 45 DEGREE BENDS. CONTRACTOR TO NOTIFY LEE COUNTY UTILITY PRIOR TO THE START OF CONSTRUCTION.
LCU EASEMENT LINE TABLE
LINE # | LENGTH | DIRECTION
L1 | 11.076 | N73° 13' 28.00"W
L2 | 25.885 | N61° 46' 32.09"E
L3 | 10.221 | S61° 46' 32.00"W
L4 | 11.076 | S16° 46' 32.00"W
CORKSCREW PINES
OFFSITE TURNLANE UTILITY PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA
Quattrone & Associates, Inc.
Engineers, Planners & Development Consultants
4001 Tamiami Trail North, Suite 300 | Naples, Florida 34103 | 239.436.1220 | Q-Inc.net
Certificate of Authorization Number: 5642
ALFRED QUATTRONE, P.E.
FL. REG #52741
SAVED BY: cmm10
SAVED ON: 2/16/23
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SD-39
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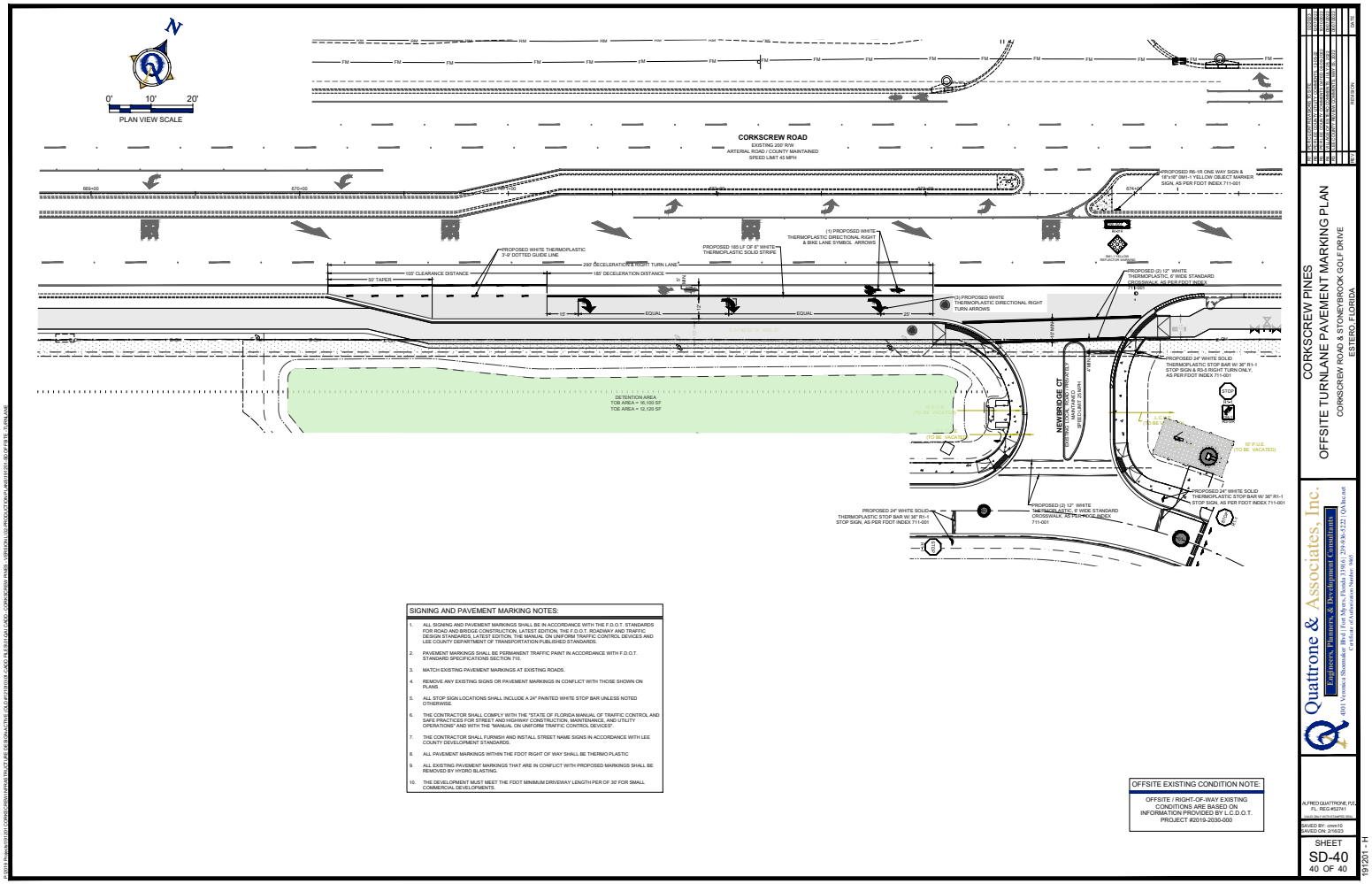

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LEE COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND DIRECTIVES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH LEE COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.

OFFSITE EXISTING CONDITION NOTE:

OFFSITE / RIGHT-OF-WAY EXISTING CONDITIONS ARE BASED ON INFORMATION PROVIDED BY L.C.D.O.T. PROJECT #2019-2030-000

CORKSCREW PINES
OFFSITE TURNLANE PAVEMENT MARKING PLAN
CORKSCREW ROAD & STONEYBROOK GOLF DRIVE
ESTERO, FLORIDA

Quattrone & Associates, Inc.
Professional Planning & Development Consultants
4001 Veronica Shoemaker Blvd | Fort Myers, Florida 33916 | 239.936.1302 | Q&A.biz
Certificate of Authorization Number: 1662

ALFRED QUATTRONE, P.E.
FL. REG #52741

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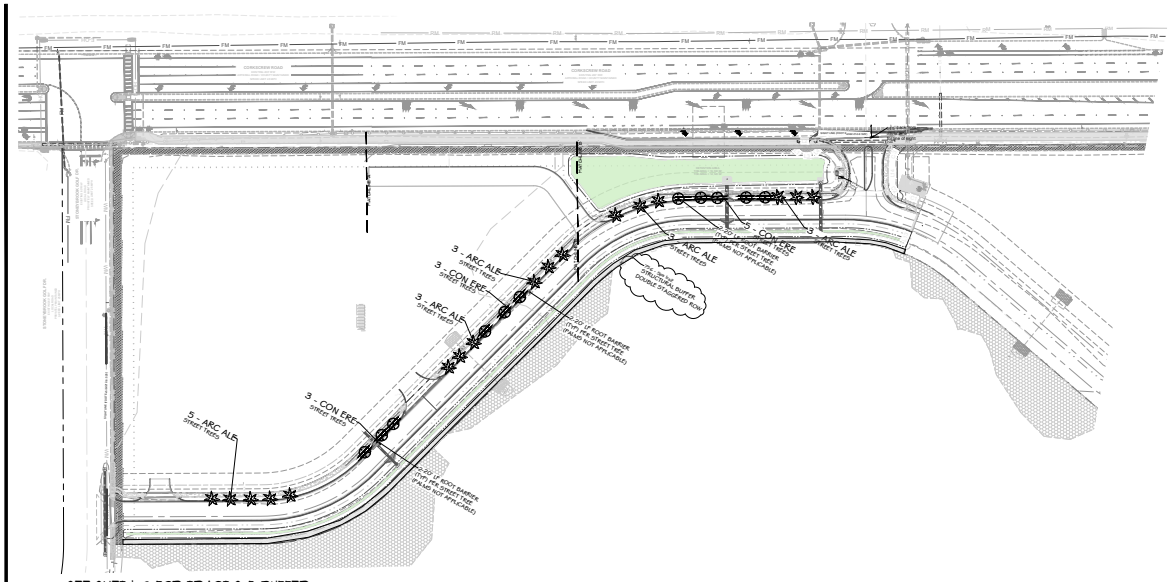

SITE LANDSCAPE CALCULATIONS

SCALE 1" = 60'

0' 30' 60' 120' 180'

BUFFER REQUIREMENTS:

PROJECT NORTH BUFFER
25' MINIMUM WIDTH, ENHANCED TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND HEDGE PER 100 LINEAL FOOT.
287 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 14 TREES REQUIRED AND 16 PROVIDED.
287 LF / 4 X 2 =144-10 GALLON SHRUBS REQUIRED AND 145 PROVIDED.

BERM TO BE PLANTED WITH SHRUBS & GROUNDCOVERS REQUIRED TREES AND SHRUBS LABELED AS (N.B.).

PROJECT WEST BUFFER
TO BE PROVIDED AT TIME OF LOT PERMITTING

PROJECT SOUTH BUFFER
COM TO COM
SHARED ACCESS
NO BUFFER REQUIRED

PROJECT EAST BUFFER
TO BE PROVIDED AT TIME OF LOT PERMITTING

DETENTION AREA PLANTING
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC.
NO MULCH TO BE IN DETENTION BOTTOM

BUFFER REQUIREMENTS:
DRY DETENTION TRACT

PROJECT NORTH BUFFER
25' MINIMUM WIDTH, ENHANCED TYPE 'D' BUFFER REQUIRED, W/ 5 TREES AND HEDGE PER 100 LINEAL FOOT.
590 LF. (EXCLUDING EASEMENTS)/ 100 X 5 = 30 TREES REQUIRED AND 30 PROVIDED.
590 LF/ 3 X 2=394 SHRUBS REQUIRED AND PROVIDED.
REQUIRED TREES AND SHRUBS LABELED AS (N.B.).

GENERAL TREE REQUIREMENTS
1 TREE PER 3,500 SF OF SITE AREA
33,260/ 3,500 = 10 TREES REQUIRED AND 10 PROVIDED.
NOTE: 16' TREES MAY BE USED AT A 2:1 CREDIT FOR GENERAL TREES. GENERAL TREE REQUIREMENTS MAY NOT BE REDUCED MORE THE 50%. A MAXIMUM OF X- 16' TREES MAY BE USED AT 2:1 CREDIT TOWARDS GENERAL TREES
(CREDIT TREES, IF ANY, DEPICTED IN PLANT LIST)

DETENTION AREA PLANTING
DETENTION AREA PLANTED WITH 1 GALLON SPARTINA AT 3' OC.
NO MULCH TO BE IN DETENTION BOTTOM

STREET TREES
Development constructed with street trees on both sides of all streets, to the maximum extent possible, may count the street trees toward the general tree planting requirements of this section, subject to the following requirements.
A. A street tree plan shall be submitted at time of review that demonstrates compliance with sight triangles and line of sight at intersections and driveways.
B. On-center spacing for street trees shall be an average of 50 feet, with a maximum of 70 feet.

1,100 LF OF ROAD / 50 =22 TREES +/- REQUIRED
28 TREES PROVIDED

PLANTINGS INSTALLED ON ONE SIDE OF STREET DUE TO EXISTING PRESERVE ON THE SOUTH SIDE

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PLANT SCHEDULE STREET TREES & STRUCTURAL BUFFER

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	ARC ALE	17	Alexandra Palm Archontophoenix alexandrae	12' clear trunk	
	CON ERE	11	Buttonwood Conocarpus erectus NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Spa bal	7/56	Sand Cordgrass Spartina bakeri NATIVE	1 gal. WETLAND STRUCTURAL BUFFER	36" o.c.

MISC.

MULCH: ALL PLANTINGS SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4' MINIMUM MULCH RING AROUND ALL TREES.

SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OTHER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.

SOD REPAIR IN R.O.W. SHALL BE BAHIA.

CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.

ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.

REFER TO SHEET L-2 AND L-3 FOR ADDITIONAL PLANT LISTS

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, AUSTRAILIAN 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 100% OF THE CODE BUFFER TREES AND 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.**

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 239-221-5036. ALL SWPPP EROSION CONTROL MEASURES MUST BE IN PLACE. (LDC2-505D)

STIPULATION: TREES AND SHRUBS DAMAGED BY CONSTRUCTION OPERATIONS MUST BE REPLACED IN KIND, AND IN ACCORDANCE WITH TEH VILLAGE LAND DEVELOPMENT CODE.

STIPULATION: GENERAL TREES MAY BE REDUCED BY UP TO 50% THROUGH THE PLANTING OF LARGER TREES. LARGER TREES ARE AT LEAST 4" IN DIAMETER AT 12" ABOVE THE GROUND AND AT LEAST 16' IN HEIGHT AT TIME OF PLANTING.

DMJA
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L.A. LICENSE: LC C0000063

PROJECT INFORMATION:

CORKSCREW PINES CPD Convenience Store
Village of Estero, Florida

PREPARED FOR:
Quattrone & Associates, Inc.
4301 Veronica Shoemaker Boulevard
Fort Myers, FL 33916
Tel: 239-936-5222
Fax: 239-936-7228

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
RLA NO. 940 DATE:
STATE OF FLORIDA

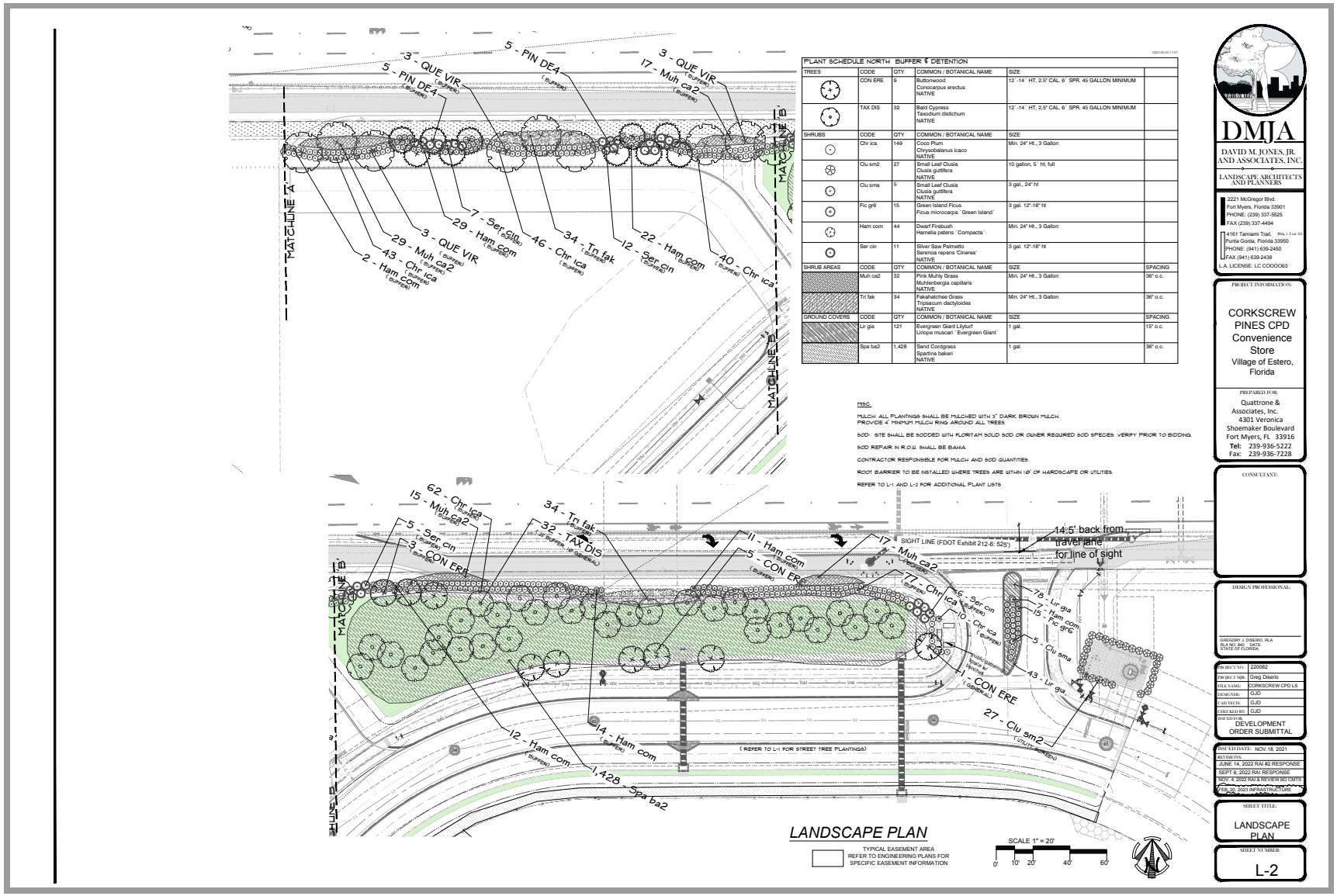
PROJECT NO.	220082
PROJECT MGR.	Greg Diserio
FILE NAME:	CORKSCREW CPD LS
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR:
DEVELOPMENT ORDER SUBMITTAL

DATED DATE: NOV. 18, 2021
REVISIONS:
JUNE 14, 2022 RAI #2 RESPONSE
SEPT 8, 2022 RAI RESPONSE
NOV. 4, 2022 RAI & REVIEW BD CMTS
FEB. 20, 2023 RAI #3 & STRUCTURAL

SHEET TITLE:
SITE LANDSCAPE CALCULATIONS & STREET TREES

SHEET NUMBER:
L-1



PLANT SCHEDULE NORTH BUFFER & DETENTION

TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	CON ERE	9	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	TAX DIS	32	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
SHRUBS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	
	Chr ica	149	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	Clu sm2	27	Small Leaf Clusia Clusia guttifera NATIVE	10 gallon, 5` ht, full	
	Clu sma	5	Small Leaf Clusia Clusia guttifera NATIVE	3 gal., 24" ht	
	Fic gr6	15	Green Island Ficus Ficus microcarpa `Green Island`	3 gal. 12"-18" ht	
	Ham com	44	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon	
	Ser cin	11	Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE	3 gal. 12"-18" ht	
SHRUB AREAS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	**SPACING**
	Muh ca2	32	Pink Muhly Grass Muhlenbergia capillaris NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri fak	34	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
GROUND COVERS	**CODE**	**QTY**	**COMMON / BOTANICAL NAME**	**SIZE**	**SPACING**
	Lir gia	121	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal.	15" o.c.
	Spa ba2	1,428	Sand Cordgrass Spartina bakeri NATIVE	1 gal.	36" o.c.

MISC.

MULCH: ALL PLANTINGS SHALL BE MULCHED WITH 3" DARK BROWN MULCH. PROVIDE 4' MINIMUM MULCH RING AROUND ALL TREES.

SOD: SITE SHALL BE SODDED WITH FLORITAM SOLID SOD OR OWNER REQUIRED SOD SPECIES. VERIFY PRIOR TO BIDDING.

SOD REPAIR IN R.O.W. SHALL BE BAHIA.

CONTRACTOR RESPONSIBLE FOR MULCH AND SOD QUANTITIES.

ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 10' OF HARDSCAPE OR UTILITIES.

REFER TO L-1 AND L-2 FOR ADDITIONAL PLANT LISTS

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DESIGN PROFESSIONAL:
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RLA NO. 840 DATE:
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DESIGNER	GJD
CAD TECH.	GJD
CHECKED BY	GJD

ISSUED FOR:
DEVELOPMENT ORDER SUBMITTAL

ISSUED DATE: NOV. 18, 2021

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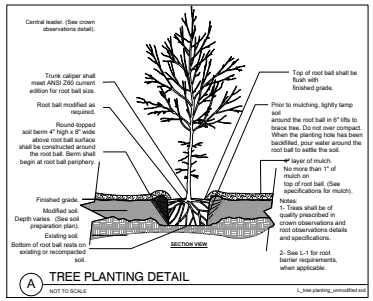
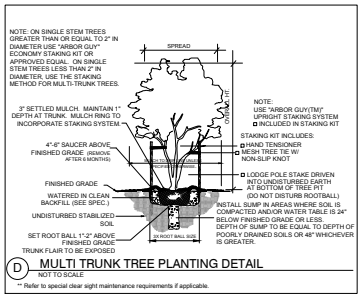
JUNE 14, 2022 RAI #2 RESPONSE
SEPT. 8, 2022 RAI RESPONSE
NOV. 4, 2022 RAI & REVIEW BD CMTS
FEB. 28, 2023 INFRASTRUCTURE

SHEET TITLE:
LANDSCAPE PLAN

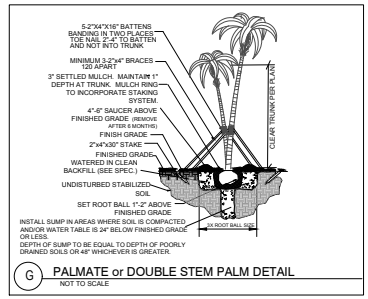
SHEET NUMBER:
L-2



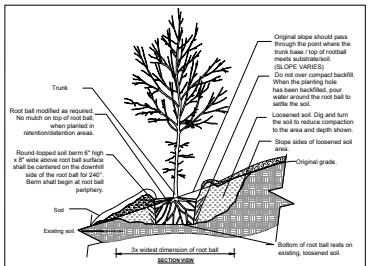
A TREE PLANTING DETAIL
NOT TO SCALE



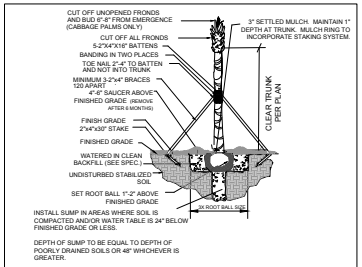
D MULTI TRUNK TREE PLANTING DETAIL
NOT TO SCALE
** Refer to special clear sight maintenance requirements if applicable.



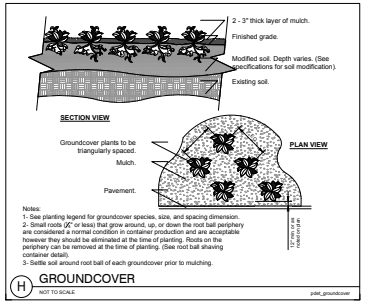
G PALMATE or DOUBLE STEM PALM DETAIL
NOT TO SCALE



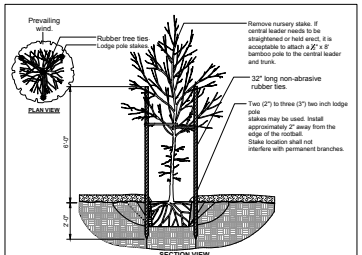
B TREE PLANTING ON SLOPE
NOT TO SCALE



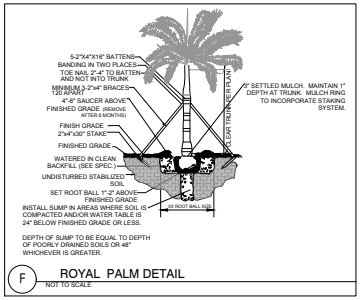
E PALMATE PALM DETAIL: CIGAR CUT
NOT TO SCALE



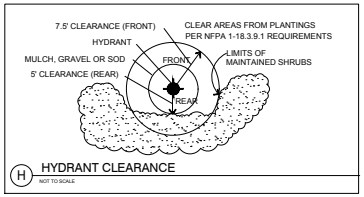
H GROUNDCOVER
NOT TO SCALE



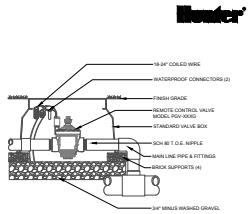
C TREE STAKING - LODGE POLES
NOT TO SCALE



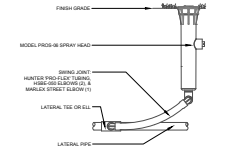
F ROYAL PALM DETAIL
NOT TO SCALE



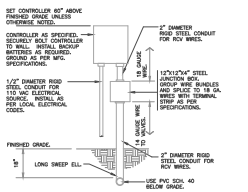
H HYDRANT CLEARANCE
NOT TO SCALE



1 PGV GLOBE VALVE



2 PROS-06 SPRAY HEAD WITH PRO-FLEX TUBING



3 WALL MOUNT CONTROLLER

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PROJECT INFORMATION:
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CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISERIO, RLA
FLA NO. 945 DATE:
STATE OF FLORIDA

PROJECT NO.	220082
PROJECT MGR.	Greg Diserio
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DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD
DATED FOR:	DEVELOPMENT ORDER SUBMITTAL

ISSUED DATE: NOV 18, 2021
REVISIONS:
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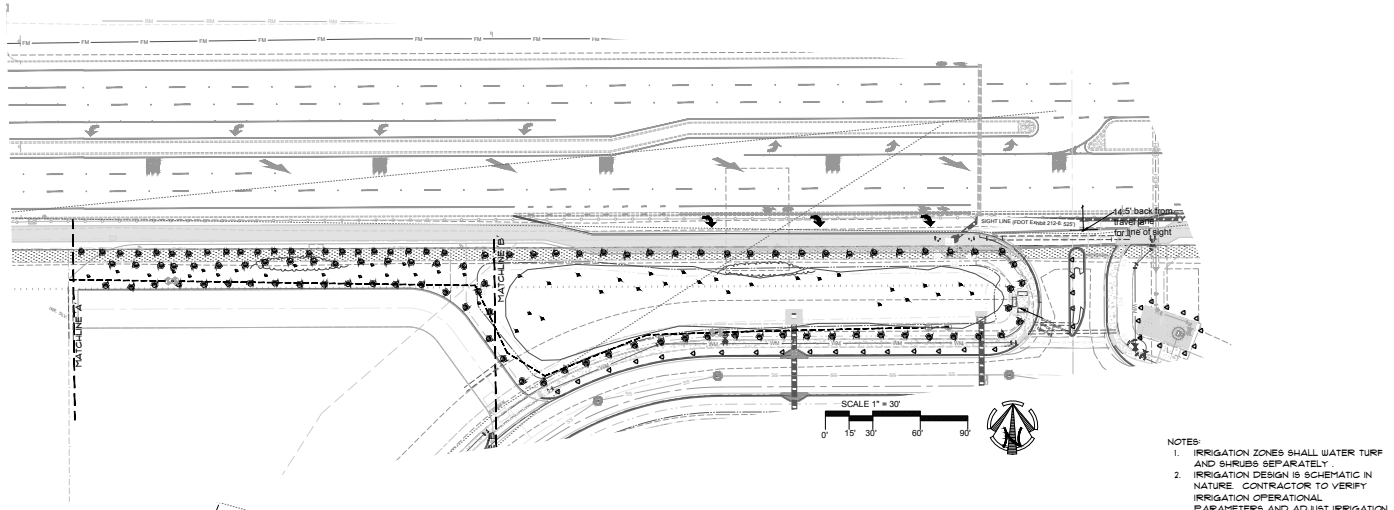
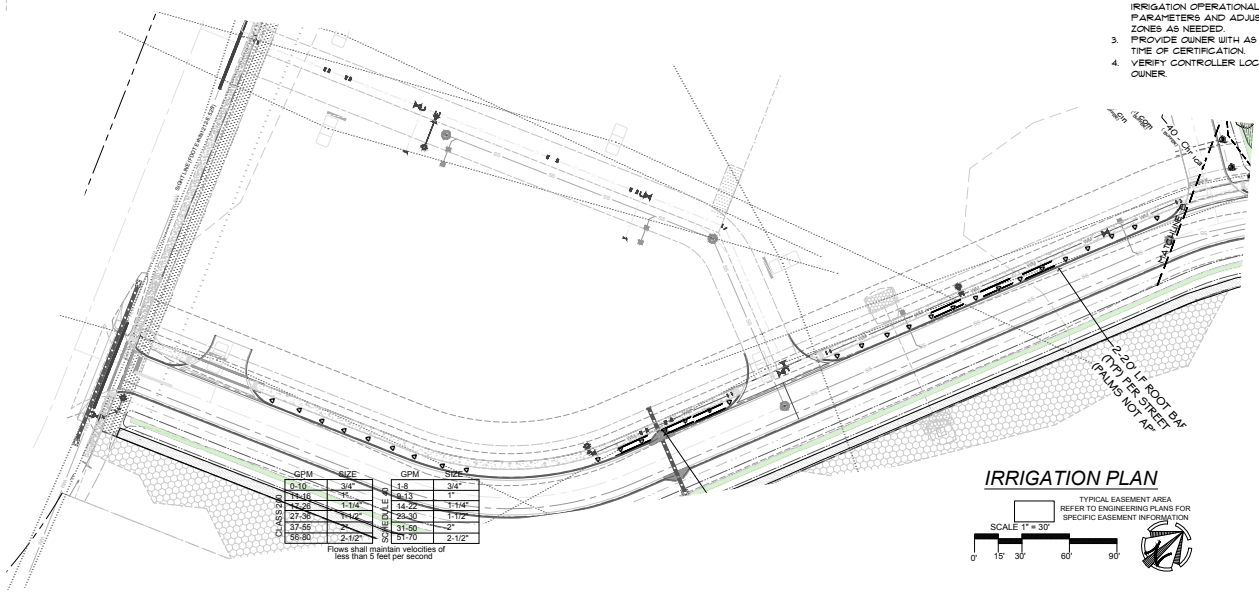
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L-3



NOTES:
1. IRRIGATION ZONES SHALL WATER TURF AND SHRUBS SEPARATELY .
2. IRRIGATION DESIGN IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY IRRIGATION OPERATIONAL PARAMETERS AND ADJUST IRRIGATION ZONES AS NEEDED.
3. PROVIDE OWNER WITH AS BUILT AT TIME OF CERTIFICATION.
4. VERIFY CONTROLLER LOCATION W/ OWNER.



CLASS 200 PVC	GPM	SIZE
	0-10	3/4"
	11-16	1"
	17-26	1-1/4"
	27-36	1-1/2"
	37-55	2"
	56-80	2-1/2"

SCH 40 PVC	GPM	SIZE
	1-8	3/4"
	9-13	1"
	14-22	1-1/4"
	23-30	1-1/2"
	31-50	2"
	51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

IRRIGATION PLAN

TYPICAL EASEMENT AREA
REFER TO ENGINEERING PLANS FOR SPECIFIC EASEMENT INFORMATION

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SHEET TITLE:
IRRIGATION PLAN

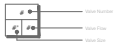
SHEET NUMBER:
IR-1

2023-02-20 12:22

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
SS LCS ACS CS SS	Hunter PROS-06-PRS30 5` strip spray Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	64	
Q T H P	Hunter PROS-06-PRS30 10` radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	22	
Q T H P	Hunter PROS-06-PRS30 15` radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.	85	
25 30 15 25	Hunter PCB 10 Flood Bubbler, 1/2" FIPT.	45	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter PGV-151 Angle 1-1/2" 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet, With Flow Control. Angle Configuration.	6	
	Irrigation Mainline: PVC Class 200 SDR 21	593.1 l.f.	
	Irrigation Mainline: PVC Class 200 SDR 21	593.1 l.f.	
	Irrigation Mainline: PVC Class 200 SDR 21	593.1 l.f.	
	Pipe Sleeve: PVC Class 200 SDR 21	34.3 l.f.	



Calculations Of Irrigation Requirements (1-in-10)

SEVEN ELEVEN SITE

Rainfall Station: Ft. Myers
Irrigation System: Overhead
Irrigated Acreage: 0.49
Crop: Turf Grass
Soil Type: 0.80
Multiplier 1.25
Efficiency 0.80

Calculations	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Average Rainfall (inches)	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
Evapotranspiration (inches)	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.46	4.92	3.07	2.15	59.63
Average Effective Rainfall (inches)	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.60
1-in-10 Effective Rainfall (inches)	0.62	0.81	0.13	0.46	1.71	3.91	3.82	4.03	4.02	1.30	0.62	0.63	22.00
Average Irrigation (inches)	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.39	3.11	2.31	1.43	31.97
1-in-10 Irrigation (inches)	1.24	1.33	3.57	4.71	5.12	3.69	4.23	3.89	2.46	3.62	2.45	1.52	37.63

1-in-10 Annual Supplemental Crop Requirement = 37.63 inches

Annual Supplemental Crop Water Use:

37.63 inches ÷ 0.49 Acres X 1.25 X 0.02715 MG/AC-IN = 0.63 MG

1-in-10 Maximum Monthly Supplemental Crop Requirement = 5.12 inches

Maximum Monthly Supplemental Crop Water Use:

5.12 inches X 0.49 Acres X 1.25 X 0.02715 MG/AC-IN = 0.09 MG

Notes:
Evapotranspiration was calculated using a modified Blaney-Criddle method.
Average effective rainfall is the amount that is useful to crops in an average year.
2-in-10 drought rainfall is the rainfall minimum expected with a probability of 2 year in 10.
2-in-10 effective rainfall is the amount that is useful to crops in a 2-in-10 drought rainfall.
Average irrigation is the net amount that should be required for maximum yields during an average year.
2-in-10 irrigation is the net amount that should be required for maximum yields during a 2-in-10 drought year.

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	23-30	1-1/2"
	31-50	2"
	51-70	2-1/2"

Flows shall maintain velocities of less than 5 feet per second

GENERAL IRRIGATION NOTES

1. All mainline and lateral line piping and control wires under paving shall be installed in separate sleeves, main and lateral line sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved. Control wire sleeves shall be sufficient size for the required number of wires under paving.
2. Pipe sizes shall conform to those shown on the drawings. No substitutes of smaller pipe sizes shall be permitted but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
3. All sprinkler heads shall be set perpendicular to finished grade unless otherwise specified.
4. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum coverage with minimal overspray onto walks, streets, walls, etc.
5. Irrigation heads shall be a minimum of 24" from buildings.
6. This drawing sheet is diagrammatic and for reference only. All piping, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible. The contractor shall locate all valves in shrub areas where possible.
7. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
8. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, water levels or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of owners representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
9. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
10. The contractor shall provide (Pressure Compensating Screens) as necessary to reduce or eliminate over spray into streets, walks or other areas as dictated by the owner's authorized representative.
11. All remote control valves, gate valves, quick couplers and control wire splices shall be installed in approved valve boxes with locking covers. All shall be marked indicating controller and station numbers for control valve.
12. Contractor to provide the Owner with a complete irrigation design in compliance with Owners program. All required plantings shall be irrigated. System shall be zoned per irrigation water source specifications.
13. Irrigation system shall be designed for complete coverage. Verify with owner limits of irrigation prior to bidding.
14. The sprinkler system to be based on a minimum operating pressure of 40 PSI. The irrigation contractor shall verify water pressures, flows, elevations, and other requirements prior to construction. Report any differences between the water pressure and flows indicated on drawings and the actual pressure reading at the irrigation point of connection to the owners authorized representative.
15. Installer shall conduct final testing and adjustments to achieve design specifications prior to completion of the system and acceptance by the owner or owner's representative.
16. The installer shall provide property owners and users with post-construction documentation, including as-constructed drawings, recommended maintenance activities and schedules, operational schedule, design precipitation rates, instructions on adjusting the system to apply less water after the landscape is established, maintenance schedule, water source, water shut-off method, and the manufacturer's operation guide for the irrigation controller. To the extent feasible, similar information should be made available for subsequent property transfers.
17. Any changes and/or modifications to the water source shall require appropriate adjustments to the system design.
18. The contractor shall be responsible for providing all code required backflow preventers in addition to all permits as required by the governing agencies including water use permits, if applicable.
19. Plan prepared for development order permitting only. Refer to construction documents for complete irrigation system design.
20. Irrigation water source shall be from a proposed irrigation meter w/ backflow per Engineering Plans.

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ISSUED FOR:	DEVELOPMENT ORDER SUBMITTAL
ISSUED DATE:	NOV. 18, 2021
REVISIONS:	JUNE 14, 2022 RAI #2 RESPONSE
	SEPT. 8, 2022 RAI RESPONSE
	NOV. 4, 2022 RAI & REVIEW BD CMTS
	FEB. 20, 2023 INFRASTRUCTURE

SHEET TITLE:
IRRIGATION NOTES

SHEET NUMBER:
IR-2

Quattrone & Associates, Inc.

Engineers, Planners & Development Consultants

Corkscrew Pines

Development Order DOS 2021-E008

PZDB Public Hearing

Tuesday, March 14, 2023

THE TEAM

NEALE MONTGOMERY

- Attorney – Pavese Law Firm

AL QUATTRONE, P.E.

- Land Use Consultant - Quattrone & Associates, Inc.

GREGORY J. DISERIO, R.L.A.

- Landscaping Consultant – David M. Jones, Jr. and Associates, Inc.

PRESENTATION OUTLINE

I. Overview
II. Location
III. Current Zoning
IV. Current Master Concept Plan
V. Site Plan – Infrastructure
VI. Landscaping – Infrastructure

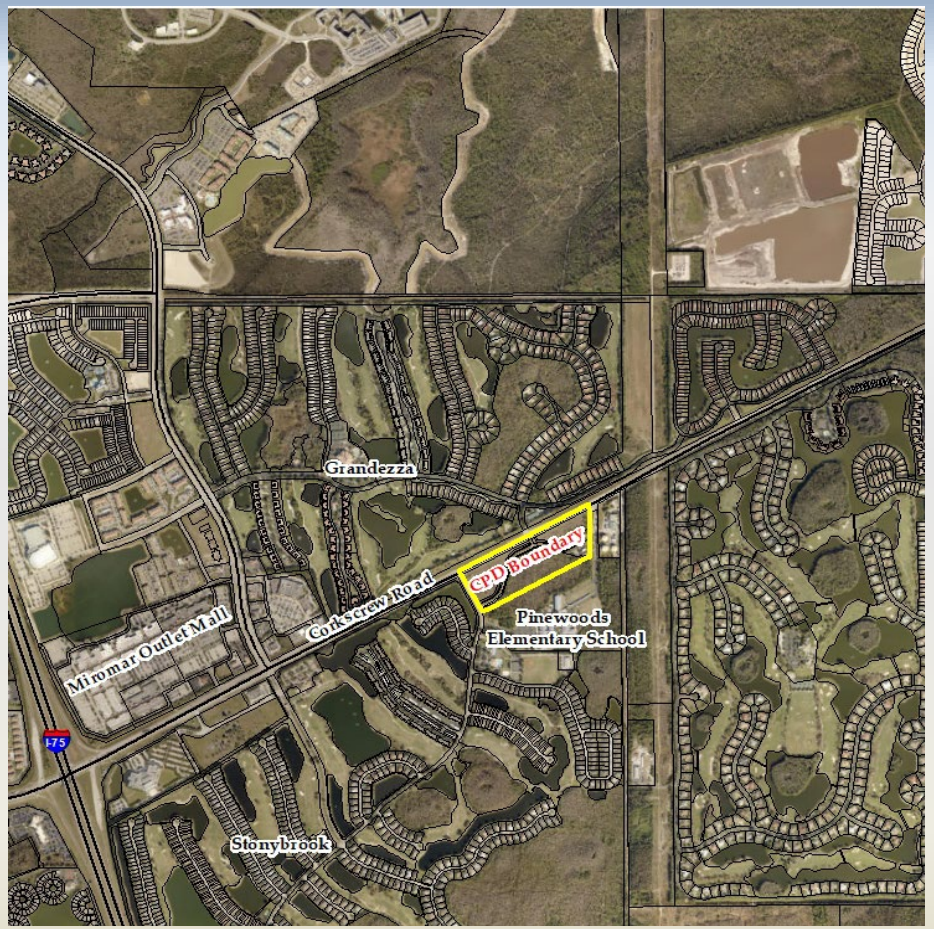
OVERVIEW

- Vacant 12.03 Acre Parcel Zoned Commercial Planned Development (CPD) within the Stoneybrook DRI.
- Project is being Subdivided into Four Development Tracts and One Road/Drainage Tract.
- Tract S-2: Proposed +/-137,000 SF Self Storage Facility in Three Buildings (Two One-Story Buildings & One Two-Story Building).
- The Property Abuts:
  - Corkscrew Road to the North
  - Stoneybrook Golf Drive to the West
  - Fire House Lane to the East
  - Wetland Conservation Tract to the South

LOCATION

Property Location

- North side of Pinewoods Elementary School
- Southeast corner of Corkscrew Road and Stoneybrook Golf Drive

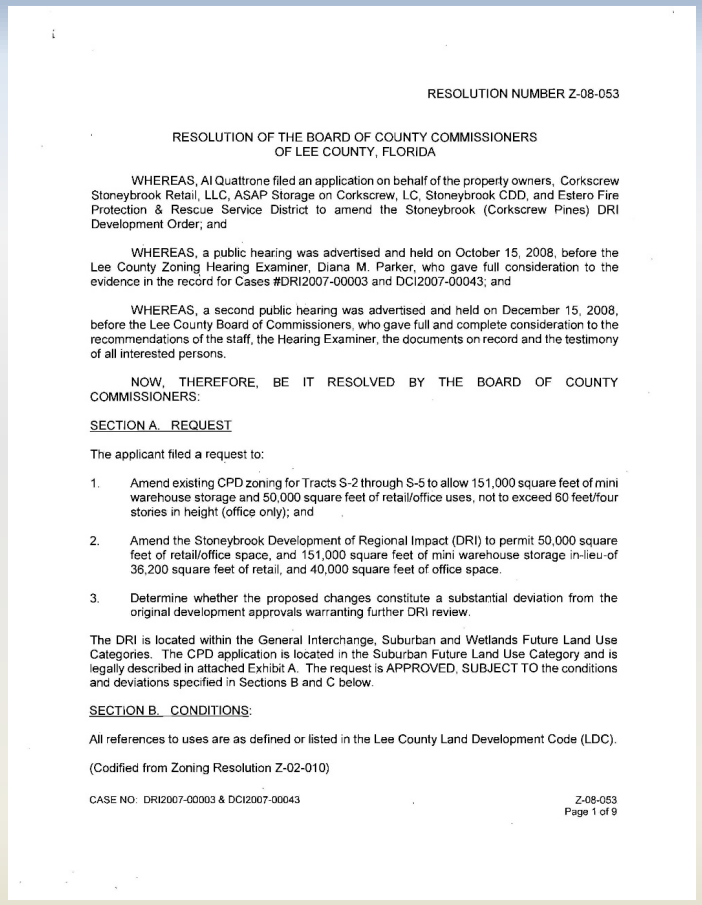


LOCATION

GRANDEZZA GRANDE OAK SUBDIVISION
GRANDEZZA GRANDE OAK SUBDIVISION
CORKSCREW ROAD
CORKSCREW ROAD
STONEYBROOK SUBDIVISION
TRACT S-4
1.78 AC
77,516 SF
TRACT S-3
1.91 AC
83271 SF
TRACT S-2
5.05 AC
220,051 SF
TRACT S-5
1.48 AC
64,438 SF
TRACT C-1
348,823 SF
8.01 AC
TRACT S-1
1.80 AC
78,386 SF
RAE HOSELTON
WATER TREATMENT PLANT
PINEWOODS ELEMENTARY SCHOOL

CURRENT ZONING

- Originally approved in as part of the Stoneybrook DRI in 1985
- Amended in 2002 to designate subject site as Commercial
- Most Recent Amendment in 2008
- List of Approved Uses Include:
  - Mini-Warehouse
  - Convenience Food & Beverage Stores w/ 12 Gas Pumps
  - Restaurants w/ Drive Thru Facilities & Consumption on Premises
  - Offices
  - Drug Stores
  - Refer to Z-08-053 for Full List of Uses



RESOLUTION NUMBER Z-08-053

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Al Quattrone filed an application on behalf of the property owners, Corkscrew Stoneybrook Retail, LLC, ASAP Storage on Corkscrew, LC, Stoneybrook CDD, and Estero Fire Protection & Rescue Service District to amend the Stoneybrook (Corkscrew Pines) DRI Development Order; and

WHEREAS, a public hearing was advertised and held on October 15, 2008, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Cases #DRI2007-00003 and DCI2007-00043; and

WHEREAS, a second public hearing was advertised and held on December 15, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

1. Amend existing CPD zoning for Tracts S-2 through S-5 to allow 151,000 square feet of mini warehouse storage and 50,000 square feet of retail/office uses, not to exceed 60 feet/four stories in height (office only); and

2. Amend the Stoneybrook Development of Regional Impact (DRI) to permit 50,000 square feet of retail/office space, and 151,000 square feet of mini warehouse storage in-lieu-of 36,200 square feet of retail, and 40,000 square feet of office space.

3. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further DRI review.

The DRI is located within the General Interchange, Suburban and Wetlands Future Land Use Categories. The CPD application is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

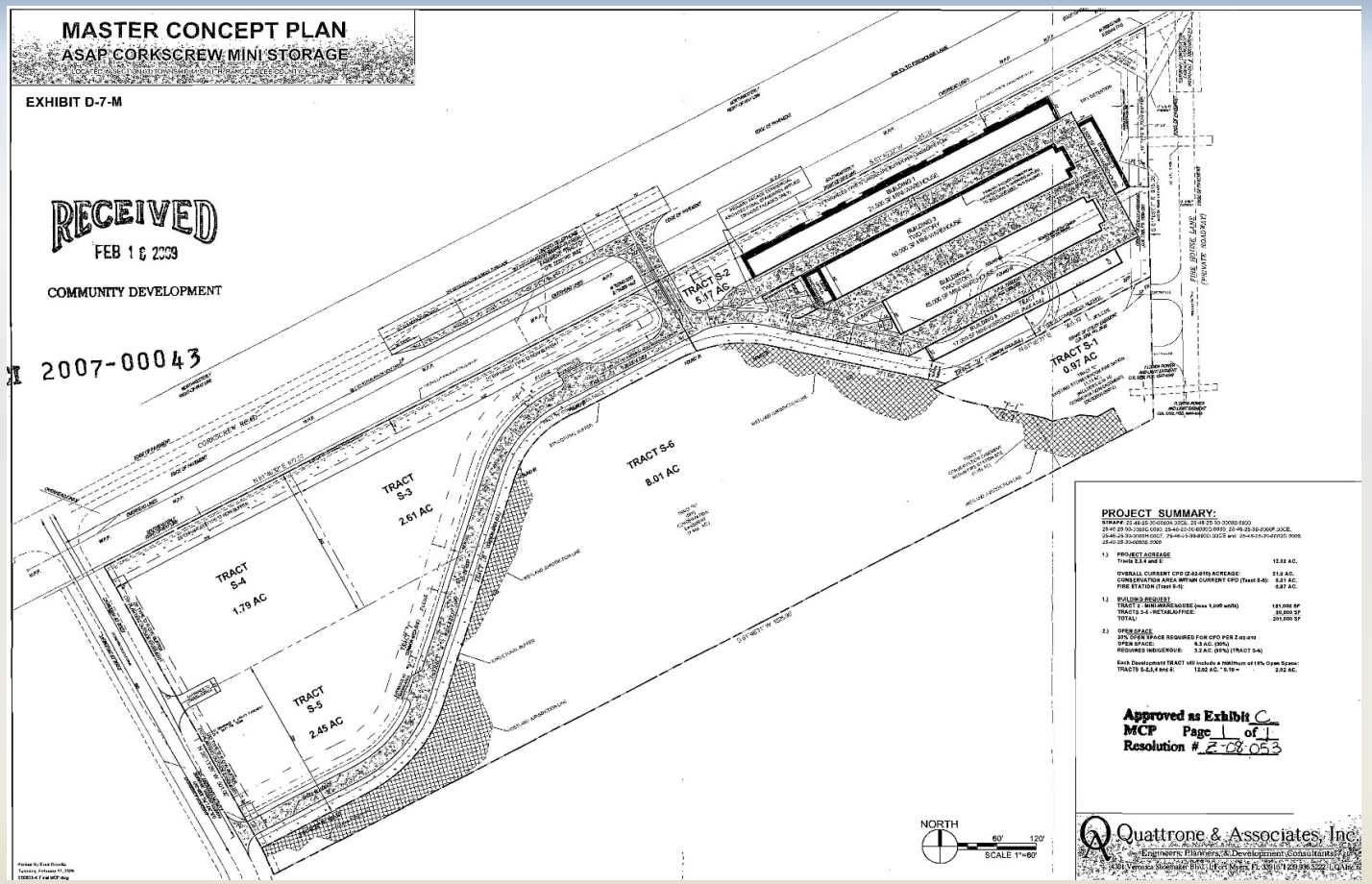
SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

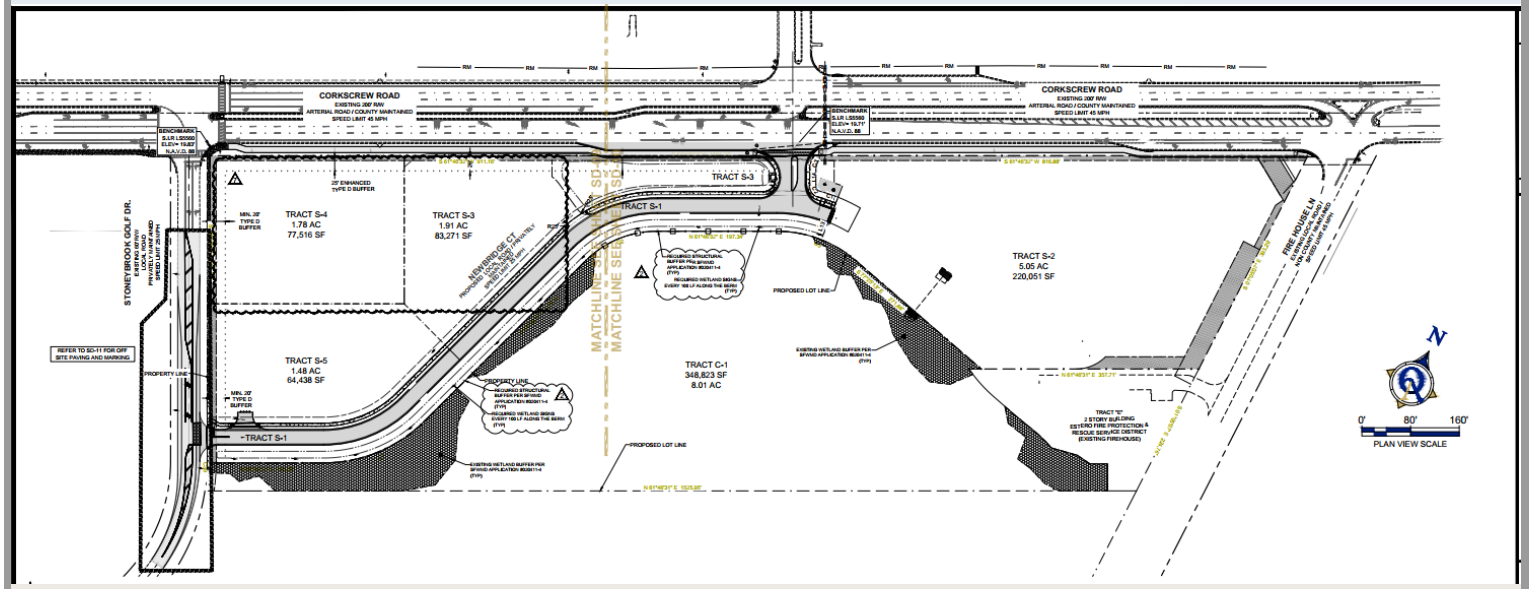
(Codified from Zoning Resolution Z-02-010)

CASE NO: DRI2007-00003 & DCI2007-00043 Z-08-053
Page 1 of 9

CURRENT MASTER CONCEPT PLAN

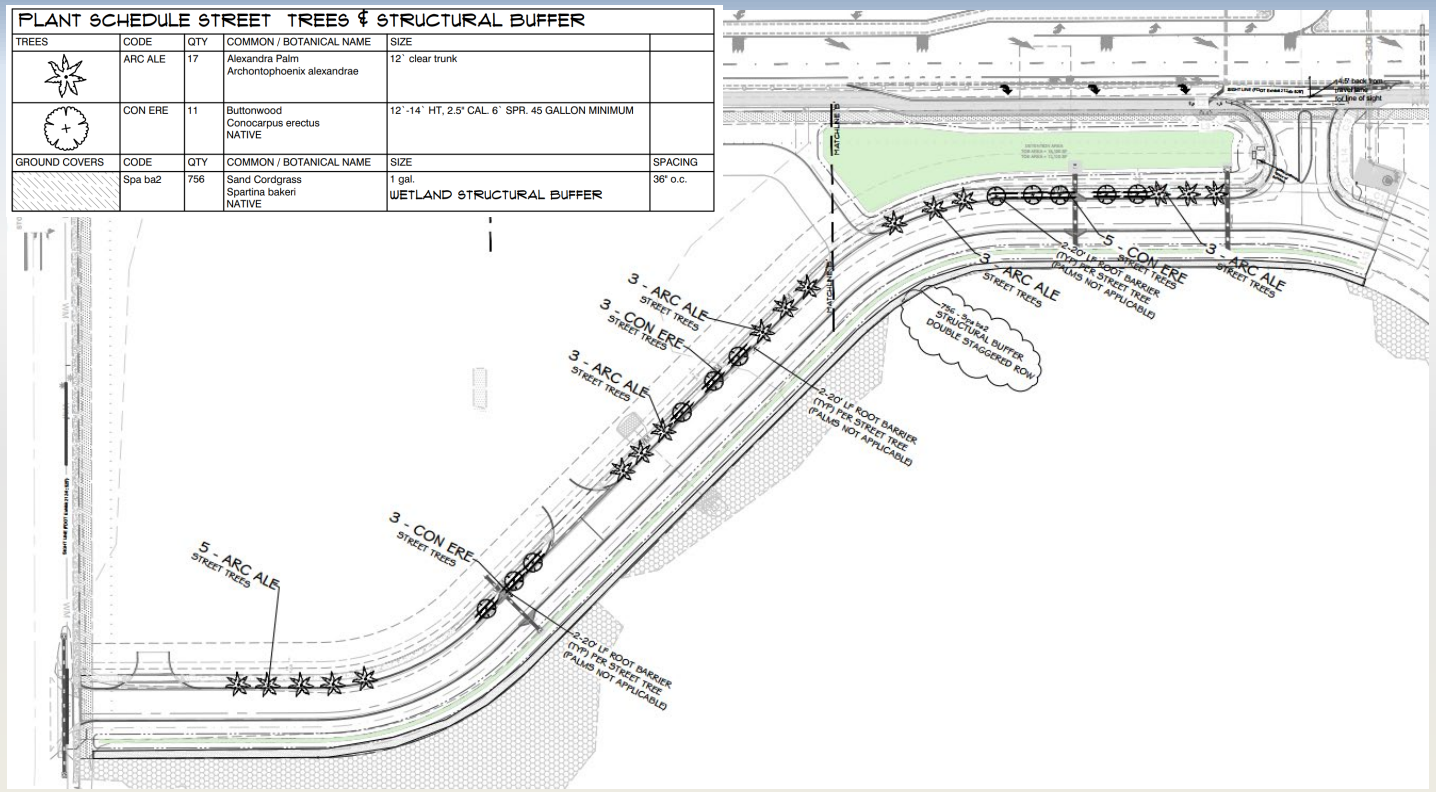


SITE PLAN – INFRASTRUCTURE

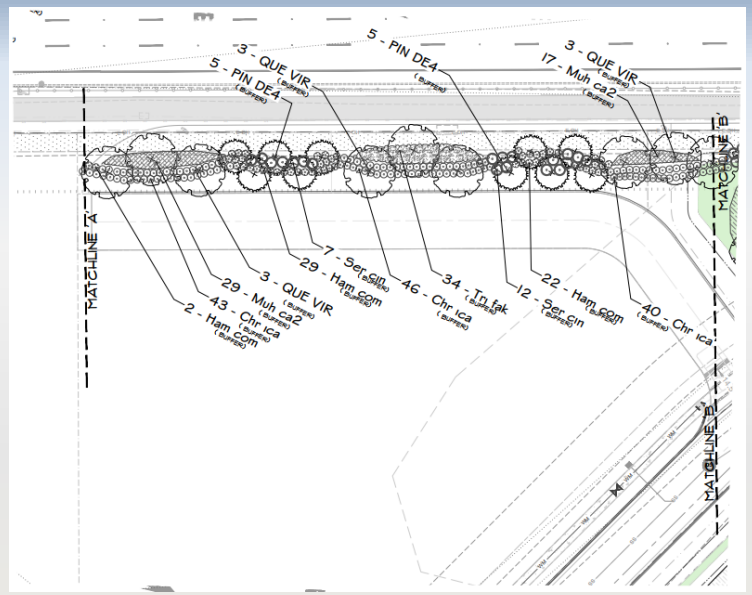


LANDSCAPING – INFRASTRUCTURE

PLANT SCHEDULE STREET TREES & STRUCTURAL BUFFER					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	ARC ALE	17	Alexandra Palm Archontophoenix alexandrae	12` clear trunk	
	CON ERE	11	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Spa ba2	756	Sand Cordgrass Spartina bakeri NATIVE	1 gal. WETLAND STRUCTURAL BUFFER	36" o.c.

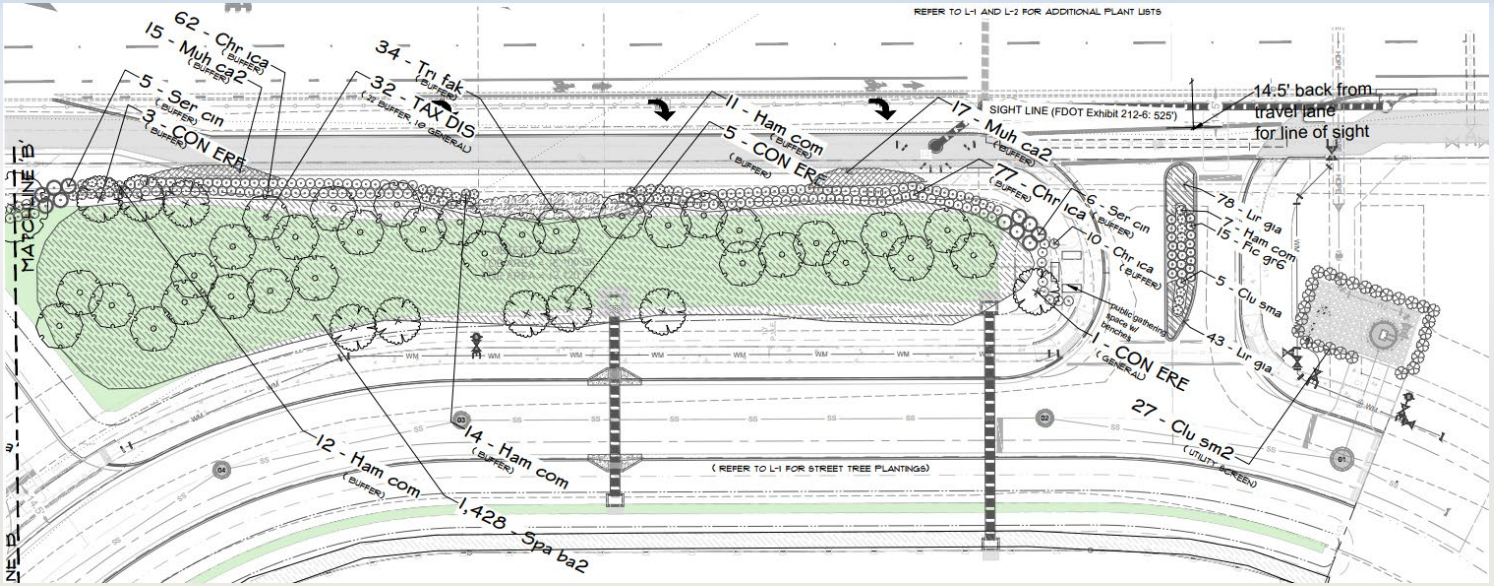


LANDSCAPING – DETENTION AREA



PLANT SCHEDULE NORTH BUFFER & DETENTION					
TREES	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	CON ERE	9	Buttonwood Conocarpus erectus NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
	TAX DIS	32	Bald Cypress Taxodium distichum NATIVE	12`-14` HT, 2.5" CAL. 6` SPR. 45 GALLON MINIMUM	
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
	Chr ica	149	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	Clu sm2	27	Small Leaf Clusia Clusia guttifera NATIVE	10 gallon, 5` ht, full	
	Clu sma	5	Small Leaf Clusia Clusia guttifera NATIVE	3 gal., 24" ht	
	Fic gr6	15	Green Island Ficus Ficus microcarpa `Green Island`	3 gal. 12"-18" ht	
	Ham com	44	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon	
	Ser cin	11	Silver Saw Palmetto Serenoa repens 'Cinerea' NATIVE	3 gal. 12"-18" ht	
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Muh ca2	32	Pink Muhly Grass Muhlenbergia capillaris NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri fak	34	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
	Lir gia	121	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal.	15" o.c.
	Spa ba2	1,428	Sand Cordgrass Spartina bakeri NATIVE	1 gal.	36" o.c.

LANDSCAPING – DETENTION AREA



LANDSCAPING – INFRASTRUCTURE

TREE IMAGES CON'T.

Alexandra Palm

Buttonwood

Bald Cypress

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES CON'T.

Coco Plum

Small Leaf Clusia

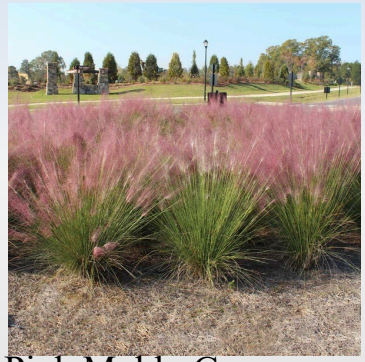
Green Island Ficus

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES CON'T.

Dwarf Firebush

Silver Saw Palmetto


Pink Muhly Grass

LANDSCAPING – INFRASTRUCTURE

SHRUBS IMAGES CON'T.

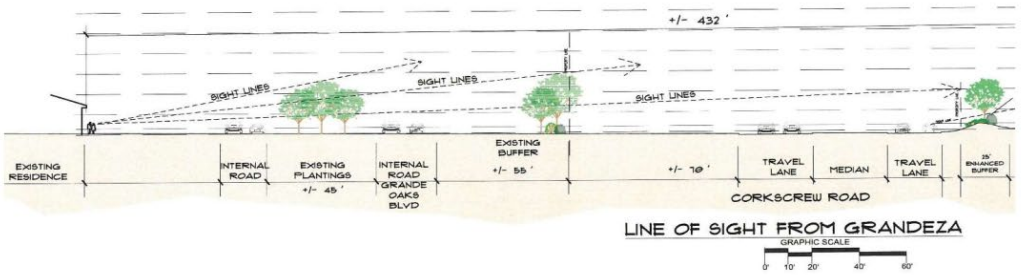
Fakahatchee Grass

Evergreen Giant Lilyturf

Sand Cordgrass

LANDSCAPING – INFRASTRUCTURE

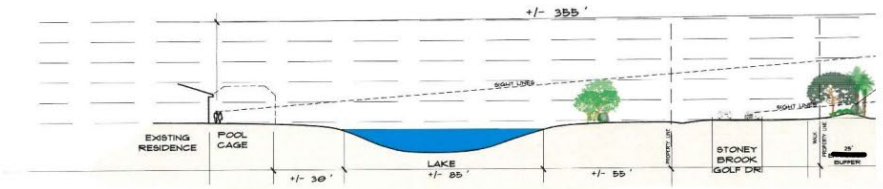
LINE OF SIGHT



LINE OF SIGHT FROM GRANDEZA

GRAPHIC SCALE 0' 10' 20' 40' 60'

FUTURE DEVELOPMENT



LINE OF SIGHT FROM STONEY BROOK

GRAPHIC SCALE 0' 10' 20' 40' 60'

FUTURE DEVELOPMENT

SOUTH ELEVATION

NORTH ELEVATION

MATERIAL LEGEND

1. PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT SHERWIN WILLIAMS "NUANCE" #SW7049
4. PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT KAWNEER - DARK BRONZE
8. PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

EAST ELEVATION

WEST ELEVATION

EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NUANCE
SW7049

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 1

LEE COUNTY, FLORIDA

SOUTH ELEVATION

NORTH ELEVATION

MATERIAL LEGEND

1. PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
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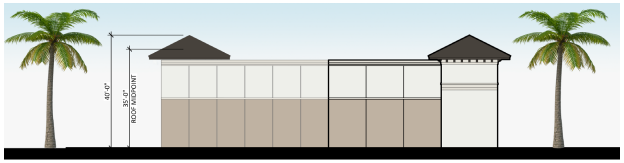
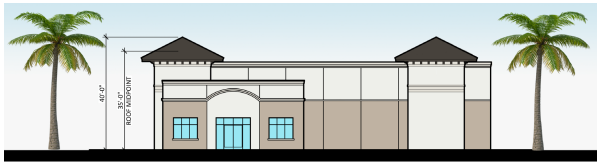


EAST ELEVATION



WEST ELEVATION

EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

EXTERIOR PAINT
NUANCE
SW7049

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

EXTERIOR PAINT
VAN DYKE BROWN
SW7041

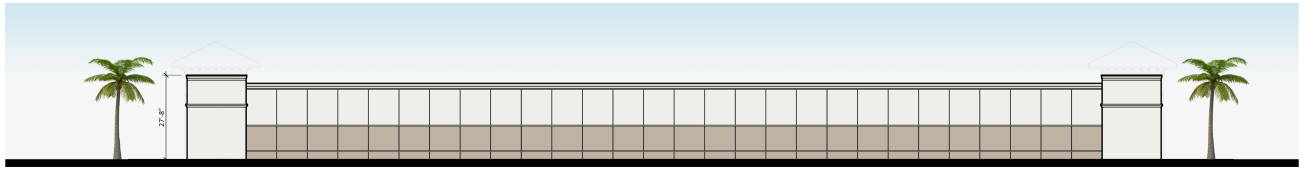
ROOF MATERIAL
TILCOR, ANTICA
CEDAR

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

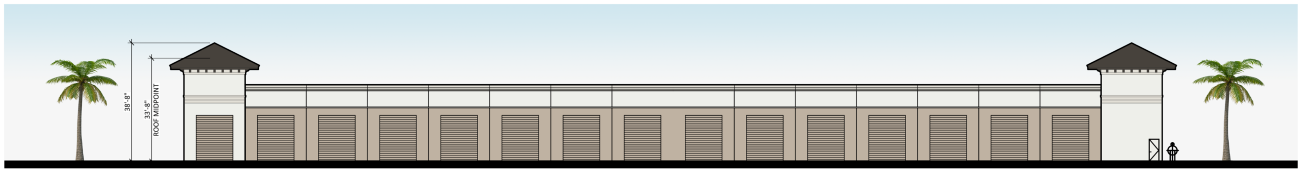
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 2

LEE COUNTY, FLORIDA



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL LEGEND

1 PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006

2 PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675

3 PAINT
SHERWIN WILLIAMS "NUANCE" #SW7049

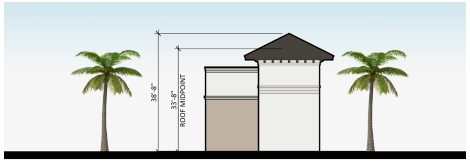
4 PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

5 PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041

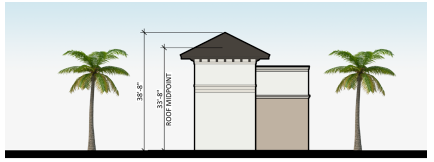
6 TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR

7 STOREFRONT
KAWNEER - DARK BRONZE

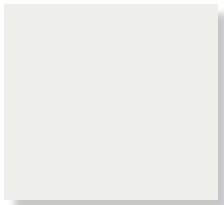
8 PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037



EAST ELEVATION

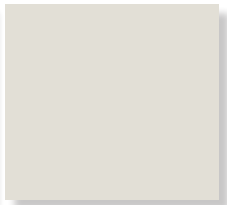


WEST ELEVATION



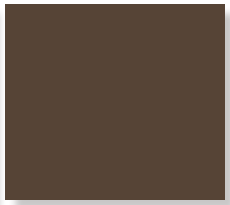
EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

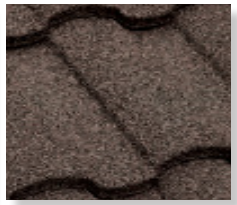


EXTERIOR PAINT
NUANCE
SW7049

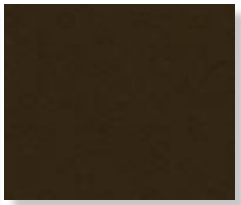
EXTERIOR PAINT
BALANCED BEIGE
SW 7037



EXTERIOR PAINT
VAN DYKE BROWN
SW7041



ROOF MATERIAL
TILCOR, ANTICA
CEDAR

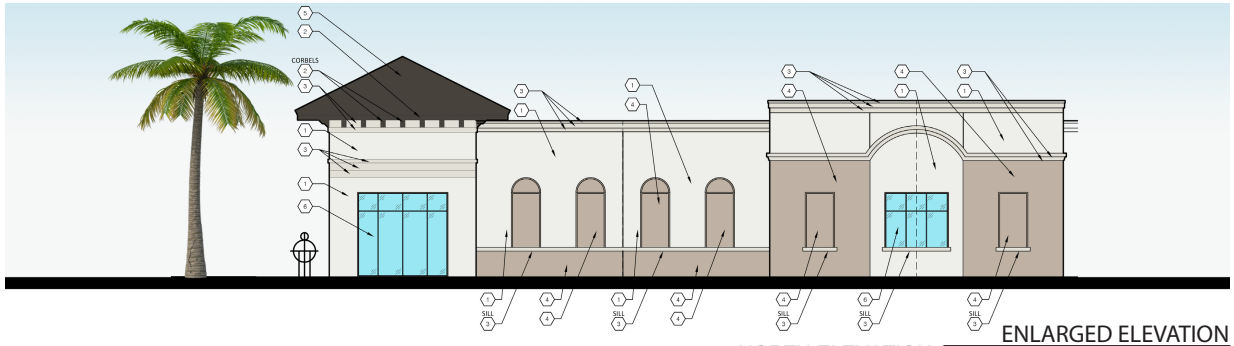


WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - BUILDING 3

LEE COUNTY, FLORIDA



ENLARGED ELEVATION

MATERIAL LEGEND

1. PAINT
   SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT
   SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
   SHERWIN WILLIAMS "NUANCE" #SW7049
4. PAINT
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
   SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
   STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
   KAWNEER - DARK BRONZE
8. PAINT - DOOR
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

1). 'T' = TEMPERED

2). 'S' = SPANDREL

3). TILT-WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT

4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS

EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

ROOF MATERIAL
TILCOR, ANTICA
CEDAR

EXTERIOR PAINT
NUANCE
SW 7049

EXTERIOR PAINT
BALANCED BEIGE
SW 7037

WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - DETAIL ELEVATION

LEE COUNTY, FLORIDA

BUILDING 1 WITH VIEW OF BUILDING 2 IN BACKGROUND

STREET VIEW

MATERIAL LEGEND

1. PAINT
   SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT
   SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
   SHERWIN WILLIAMS "NUANCE" #SW7049
4. PAINT
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
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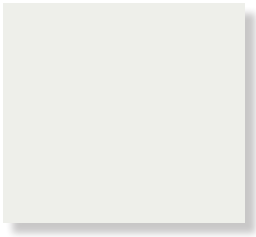
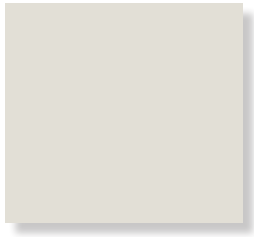
4). ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS



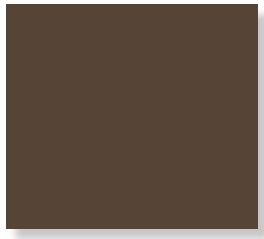
EXTERIOR PAINT
EXTRA WHITE
SW 7006

EXTERIOR PAINT
SEAL SKIN
SW 7675

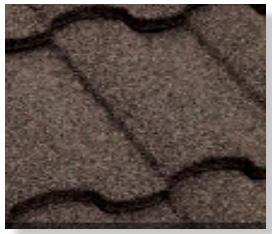


EXTERIOR PAINT
NUANCE
SW7049

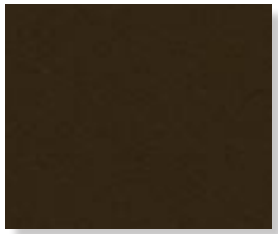
EXTERIOR PAINT
BALANCED BEIGE
SW 7037



EXTERIOR PAINT
VAN DYKE BROWN
SW7041



ROOF MATERIAL
TILCOR, ANTICA
CEDAR

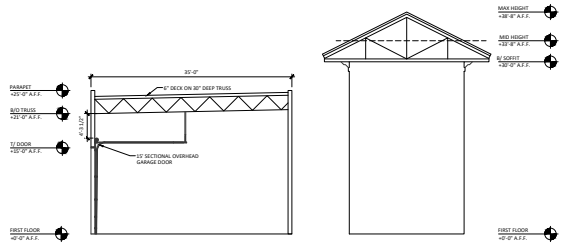


WINDOW AND DOOR FRAMES
DARK BRONZE ANODIZED

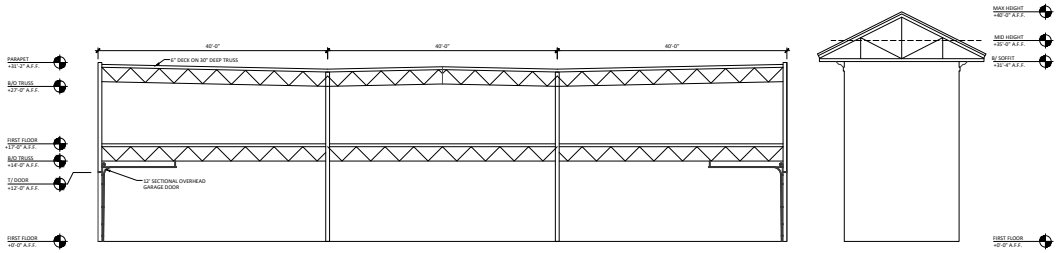
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- ELEVATION FROM STREET

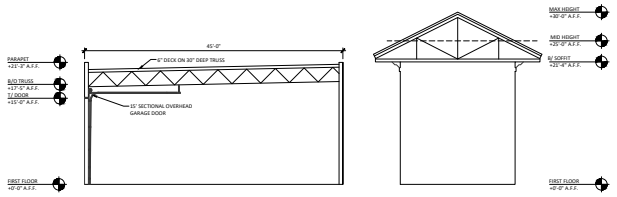
LEE COUNTY, FLORIDA



BUILDING 3 SECTION



BUILDING 2 SECTION



BUILDING 1 SECTION

Flat Roof

Pitched Roof

BUILDING CODE DIAGRAMS

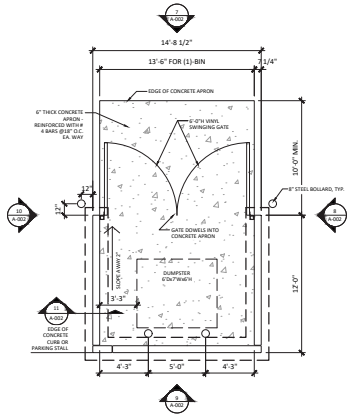
GEIS COMPANIES

CORKSCREW PINES SELF STORAGE- BUILDING HEIGHTS

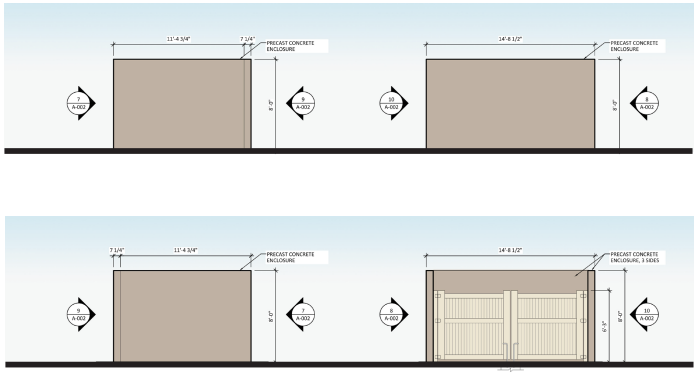
LEE COUNTY, FLORIDA

PAINT
BALANCED BEIGE
SW 7037

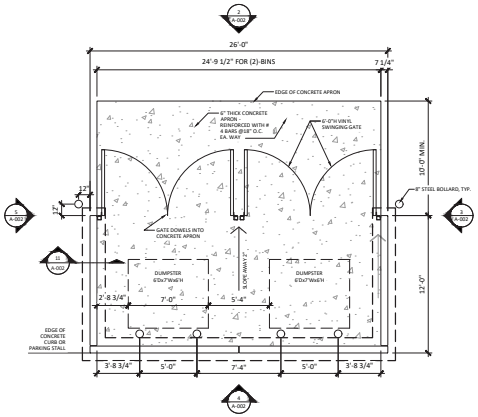
VINYL GATE
COLOR: SANDSTONE



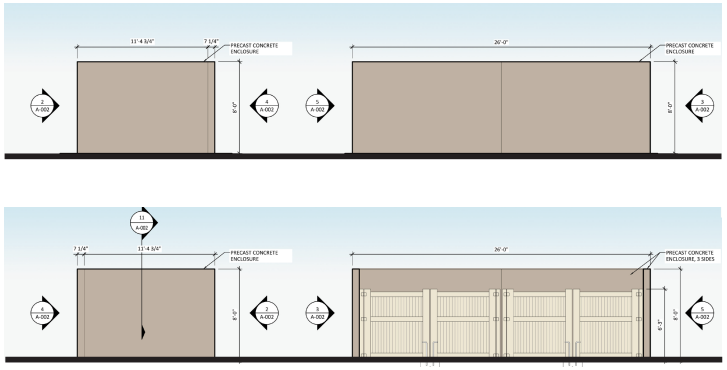
TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS



TRASH ENCLOSURE PLAN



TRASH ENCLOSURE ELEVATIONS

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - TRASH ENCLOSURE

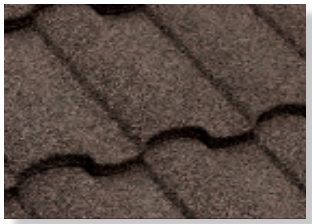
LEE COUNTY, FLORIDA

PARAPET

Incorporates wall geometry common to the Mission Revivial style, such as semicircular arches, flanked by horizontal cornice portions on each side

ROOF

Uses 6/12 slope roof with wide overhangs to shade the sides of the building.
Includes exposed rafter elements at roof perimeter to accent the top-of-wall condition



MATERIALS

Roofing material simulates clay tiles that are typical of the Mission Revival style.
Painted precast concrete walls mimic the texture of stucco

GROUND LEVEL

Arched window forms are painted on to the exterior of the building that faces Corkscrew Rd, giving the illusion of decorative ground-level fenestration

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - MISSION REVIVAL ELEMENTS

LEE COUNTY, FLORIDA

GEIS COMPANIES

CORKSCREW PINES SELF STORAGE - STREET VIEW

LEE COUNTY, FLORIDA

NEW FACILITY
FOR
CORKSCREW PINES SELF STORAGE BLDG 1

SITUATED IN THE VILLAGE OF ESTERO
LEE COUNTY, FLORIDA

ARCHITECTURAL SYMBOL LEGEND

WALL TYPE / WALL HEIGHT	WALL/ PARTITION TAG
WINDOW LETTER	WINDOW/ GLAZING TAG
ROOM NUMBER / DOOR LETTER	DOOR TAG
MATERIAL NUMBER	EXTERIOR FINISH/ MATERIAL KEYNOTE
VIEW NUMBER / SHEET NUMBER	SECTION CUT LABEL
VIEW LETTER / SHEET NUMBER	ELEVATION LABEL
VIEW NUMBER / SHEET NUMBER	DETAIL CALLOUT
VIEW LETTER / SHEET NUMBER	INTERIOR ELEVATION LABEL
FINISH FLOOR +0'-0" A.F.F.	ELEVATION/ DATUM POINT
ROOM NAME / ROOM NUMBER	ROOM LABEL
FLOOR FINISH / BASE FINISH / ACCENT FINISH / NUMBER / TRANSITION MATERIAL	FINISH TAG
REVISION NUMBER	REVISION TAG
CEILING MATERIAL / HEIGHT LABEL / CEILING TYPE	CEILING TAG
EQUIPMENT GROUP / EQUIPMENT NUMBER	EQUIPMENT TAG
COLUMN GRID - FACE OF EXTERIOR WALLS (BUILDING CORNERS)	
COLUMN GRID - CENTER OF STRUCTURAL COLUMNS	

ABBREVIATIONS INDEX

ACT.	= ACOUSTICAL CEILING TILE	GA.	= GAUGE	PRTN.	= PARTITION
ADA	= AMERICANS WITH DISABILITIES ACT	GAL.	= GALLON	P.S.F.	= POUNDS PER SQUARE FOOT
A.F.F.	= ABOVE FINISH FLOOR	GALV.	= GALVANIZED	P.S.I.	= POUNDS PER SQUARE INCH
ALT.	= ALTERNATE	G.C.	= GENERAL CONTRACTOR	PVC	= POLYVINYL CHLORIDE
ALUM.	= ALUMINUM	GEN.	= GENERAL	PVMT.	= PAVEMENT
ANOD.	= ANODIZED	GYP. BD.	= GYPSUM BOARD	QTY.	= QUANTITY
APPROX.	= APPROXIMATELY	H	= HIGH	R.	= RADIUS
ARCH.	= ARCHITECT / ARCHITECTURAL	H.B.	= HOSE BIB	RAD.	= RADIUS
AVG.	= AVERAGE	H/C	= HANDICAP	R.P.	= REFLECTED CEILING PLAN
B.F.F.	= BELOW FINISH FLOOR	HOR.	= HORIZONTAL	R.D.	= ROOF DRAIN
B.F.G.	= BELOW FINISH GRADE	H.P.	= HIGH POINT	REINF.	= REINFORCED
BLDG.	= BUILDING	HR.	= HOUR	REQ.	= REQUIRED / REQUIREMENT
B.O.	= BOTTOM OF	HT.	= HEIGHT	REV.	= REVISION
BRG.	= BEARING	HVAC	= HEATING VENTILATION AIR CONDITIONING	RFG.	= REFRIGERATOR
C/C	CENTER TO CENTER	H.W.	= HOSE BIB	RM.	= ROOM
CABT.	= CABINET	H.W.R.	= HOT WATER RETURN	R.O.	= ROUGH OPENING
C.F.	= CUBIC FEET	I.C.F.	= INSULATED CONCRETE FORM	R.T.U.	= ROOF TOP UNIT
C.I.	= CONTROL JOINT	I.D.	= INSIDE DIAMETER	R/W	= RIGHT OF WAY
CLG.	= CEILING	I.M.P.	=INSULATED METAL PANEL	S	= SOUTH
CLR.	= CLEAR	IN.	= INCH	SAN.	= SANITARY
C.M.U.	= CONCRETE MASONRY UNIT	INSUL.	= INSULATION	SCHED.	= SCHEDULE
CNPY	= CANOPY	JAN.	= JANITOR	SECT.	= SECTION
CNTR.	= COUNTER	JNT.	= JOINT	S.F.	= SQUARE FEET
C.O.	= CLEAN OUT	JT.	= JOINT	SHT.	= SHEET
COL.	= COLUMN	L	= LONG	SHWR.	= SHOWER
CONC.	= CONCRETE	L	= LENGTH	SIM.	= SIMILAR
CONST.	= CONSTRUCTION	LAM.	= LAMINATE	SPEC.	= SPECIFICATION
CONT.	= CONTINUOUS	LAV.	= LAVATORY	SPECS.	= SPECIFICATIONS
D.	= DEPTH	LBS.	= POUNDS	SQ.	= SQUARE
DBL.	= DOUBLE	LF.	= LINEAR FOOT	SQ.FT.	= SQUARE FEET
DEPT.	= DEPARTMENT	L.L.H.	= LONG LEG HORIZONTAL	S.S.	= STAINLESS STEEL
D.F.	= DRINKING FOUNTAIN	L.L.V.	= LONG LEG VERTICAL	STD.	= STANDARD
DIA.	= DIAMETER	L.T.	= LAUNDRY TRAY	STL.	= STEEL
DIM.	= DIMENSION	MAX.	= MAXIMUM	STRUCT.	= STRUCTURAL
DN.	= DOWN	M.B.	= MOP BASIN	SUSP.	= SUSPENDED
D.O.	= DOOR OPENING	MECH.	= MECHANICAL	S.Y.	= SQUARE YARD
D.S.	= DOWN SPOUT	MEZZ.	= MEZZANINE	SYM.	= SYMMETRICAL
DTL.	= DETAIL	MFG.	= MANUFACTURING	T&B	= TOP AND BOTTOM
D.W.	= DISHWASHER	MFR.	= MANUFACTURER	T&G	= TONGUE AND GROOVE
DWG.	= DRAWING	MIN.	= MINIMUM	T.B.D.	= TO BE DETERMINED
DWGS.	= DRAWINGS	MISC.	= MISCELLANEOUS	T.C.	= TOP OF CURB
E	= EAST	MTD.	= MOUNTED	TEMP.	= TEMPERED
EA.	= EACH	MTL.	= METAL	THK.	= THICK / THICKNESS
EIFS	= EXTERIOR INSULATION AND FINISH SYSTEM	N	= NORTH	TLT	= TOILET
E.J.	= EXPANSION JOINT	N/A	= NOT APPLICABLE	T.O.	= TOP OF
EL.	= ELEVATION	N.E.C.	= NATIONAL ELECTRIC CODE	T.P.	= TOILET PAPER
ELEC.	= ELECTRICAL	N.I.C.	= NOT IN CONTRACT	TYP.	= TYPICAL
ELEV.	= ELEVATOR	NO.	= NUMBER	U.L.	= UNDERWRITERS LABORATORIES
ELVTR.	= ELEVATOR	NOM.	= NOMINAL	U.N.O.	= UNLESS NOTED OTHERWISE
ENG.	= ENGINEERING / = ENGINEERED / ENGINEER	N.T.S.	= NOT TO SCALE	UR.	= URINAL
EQ.	= EQUAL	O/	= ON / OVER	VCT	= VINYL COMPOSITION TILE
E.T.R.	= EXISTING TO REMAIN	O.A.	= OVERALL	VERT.	= VERTICAL
E.W.	= EACH WAY	O.C.	= ON CENTER	VEST.	= VESTIBULE
EWC.	= ELECTRIC WATER COOLER	O.D.	= OUTSIDE DIAMETER	V.I.F.	= VERIFY IN FIELD
EX.	= EXISTING	OPNG.	= OPENING	W	= WEST
EXH	= EXHAUST	OPP.	= OPPOSITE	W	= WIDTH
EXP.	= EXPANSION	OVHD.	= OVERHEAD	W/	= WITH
EXST.	= EXISTING			W/O	= WITHOUT
EXTR.	= EXTERIOR			W.C.	= WATER CLOSET
F.D.	= FLOOR DRAIN	P.C.	= PLUMBING CONTRACTOR	WD.	= WOOD
F.E.	= FIRE EXTINGUISHER	PERF.	= PERFORATED	WT.	= WEIGHT
F.E.C.	= FIRE EXTINGUISHER CABINET	PERP.	= PERPENDICULAR	W.W.F.	= WELDED WIRE FABRIC
F.F.	= FINISH FLOOR	PL.	= PLATE	W.W.M.	= WELDED WIRE MESH
FIN.	= FINISHED	P/L	= PROPERTY LINE		
FIXT.	= FIXTURE	PLAM.	= PLASTIC LAMINATE		
FLR.	= FLOOR	PLBG.	= PLUMBING		
FND.	= FOUNDATION	PLYWD.	= PLYWOOD		
F.O.	= FINISH OPENING	PNL.	= PANEL		
F.P.H.B.	= FROST PROOF HOSE BIBB	PREFAB	= PREFABRICATED		
F.R.T.	= FIRE RETARDANT TREATED	PROJ.	= PROJECT		
FT.	= FOOT / FEET	PROJ.	= PROJECTION		
		PROP.	= PROPOSED		

MATERIALS INDEX

BRICK VENEER	INSULATION BATT
CONCRETE	INSULATION RIGID
CONCRETE BLOCK	PLYWOOD
EARTH/ BACK FILL	STEEL
GYPSUM	SAND OR FILL
GYPSUM BOARD/ DRYWALL	STUCCO

VICINITY MAP - NOT TO SCALE

GENERAL

G-100	TITLE SHEET
G-110	CODE DATA SHEET

CIVIL

C100	TITLE SHEET
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	UTILITY PLAN

LANDSCAPE

STRUCTURAL

ARCHITECTURAL

A-001	ARCHITECTURAL SITE PLAN
A-100	OVERALL FLOOR PLAN
A-300	OVERALL ELEVATIONS
A-310	ENLARGED ELEVATIONS
A-311	ENLARGED ELEVATIONS

PLUMBING

MECHANICAL

ELECTRICAL

FIRE SUPPRESSION

FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER
SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER

DEFERRED SUBMITTALS

REFER ALSO TO PROJECT SPECIFICATION MANUAL

MECHANICAL, PLUMBING

GLSD ARCHITECTS
10020 AURORA HUDSON ROAD
STREETSBORO, OHIO 44241
PHONE: 330-528-3500
FAX: 330-528-0008
CONTACT: DOUG TURNER, P.E.

ELECTRICAL

GLSD ARCHITECTS
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ARCHITECT

GLSD ARCHITECTS, LLC
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PHONE: 330-528-3500
FAX: 330-528-0008
CONTACT: JEN DIASIO, R.A.

CIVIL

STRUCTURAL

ARCHITECTURAL SEAL

I HEREBY CERTIFY THAT THE PORTION OF THE SUBMISSION NOT MARKED OTHERWISE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THIS STATE.

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www.geisco.net

Drawn By JL
Checked By BK
Project Number 22-22-2222

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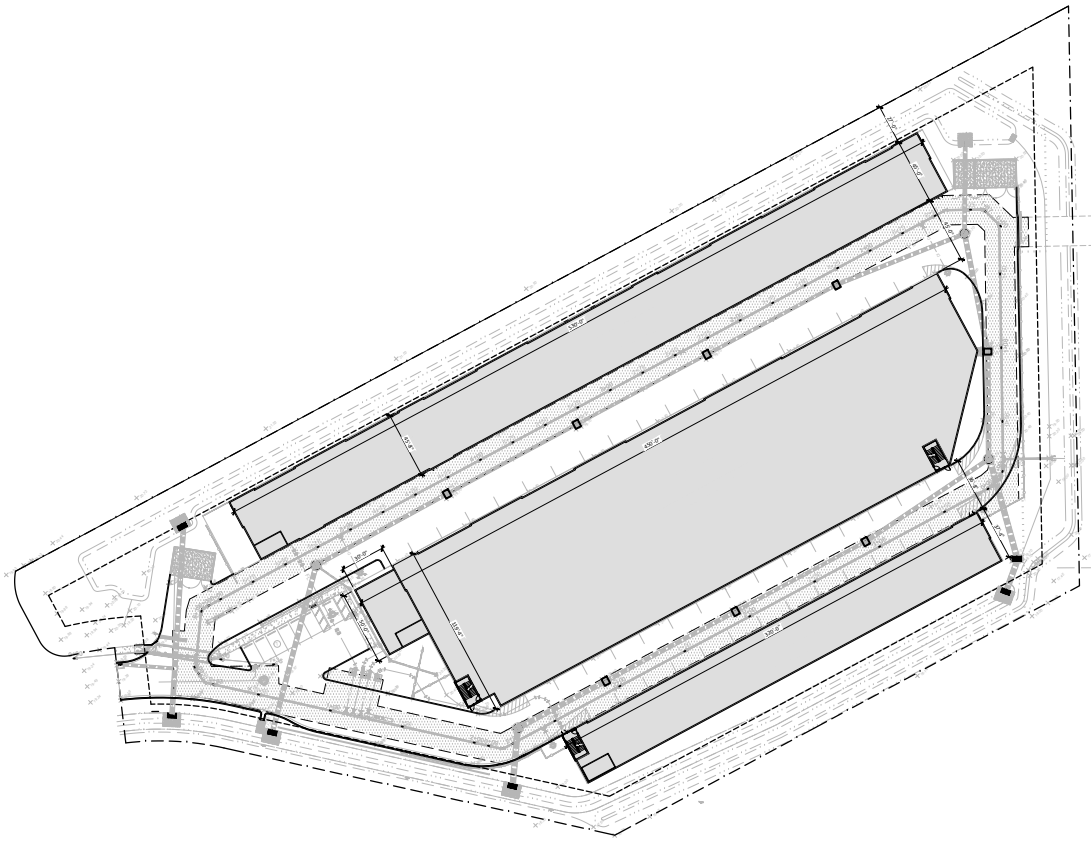
DATES AND REVISIONS

MM-DD-YYYY DESCRIPTION

CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA

TITLE SHEET

G-100



ARCHITECTURAL SITE PLAN
SCALE: 1" = 32'

1
A-001

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Checked By ---
Project Number 22-00-47

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DATES AND REVISIONS

MM-DD-YYYY
DESCRIPTION

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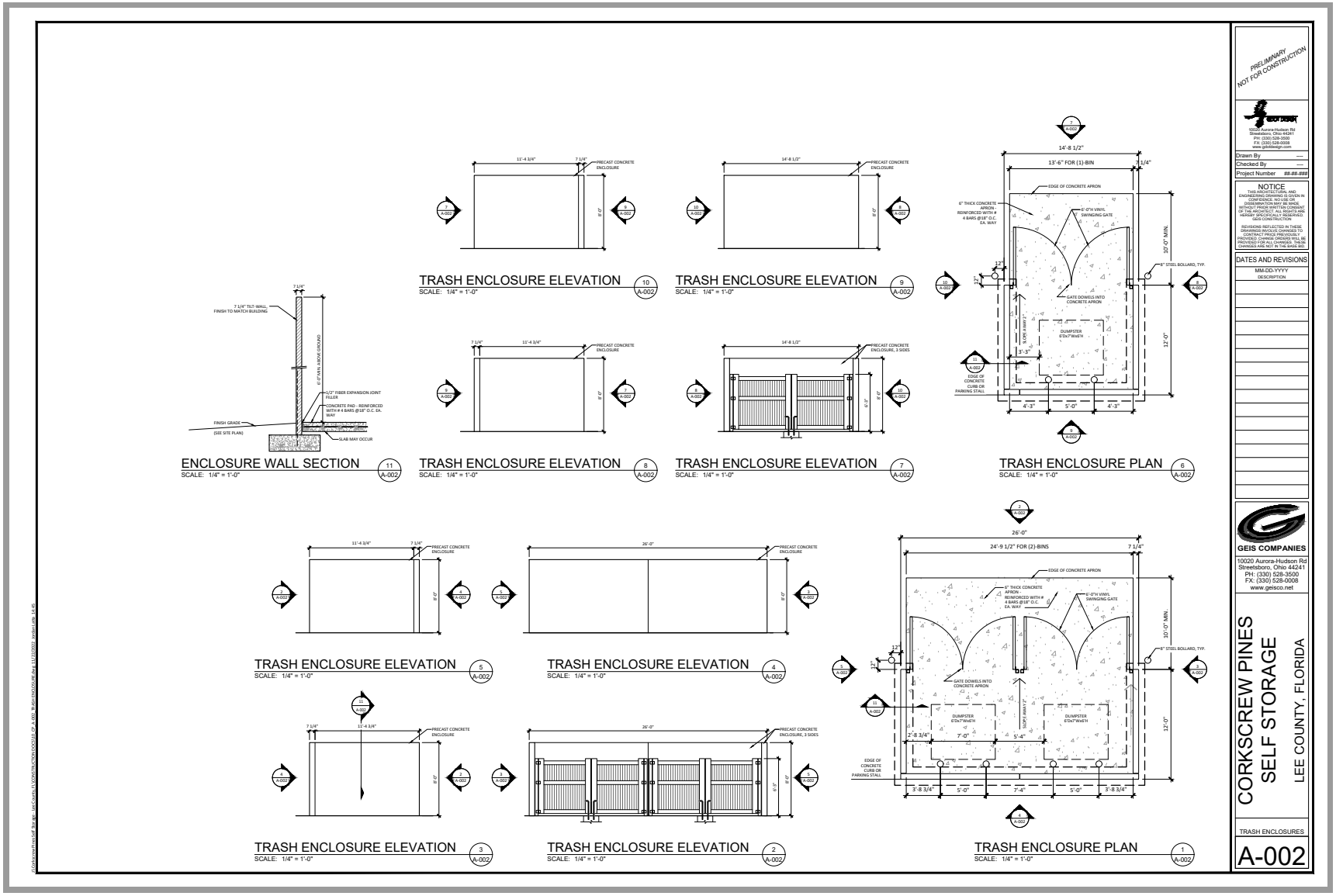
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA

ARCHITECTURAL
SITE PLAN

A-001


TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"
ENCLOSURE WALL SECTION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE ELEVATION
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TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"
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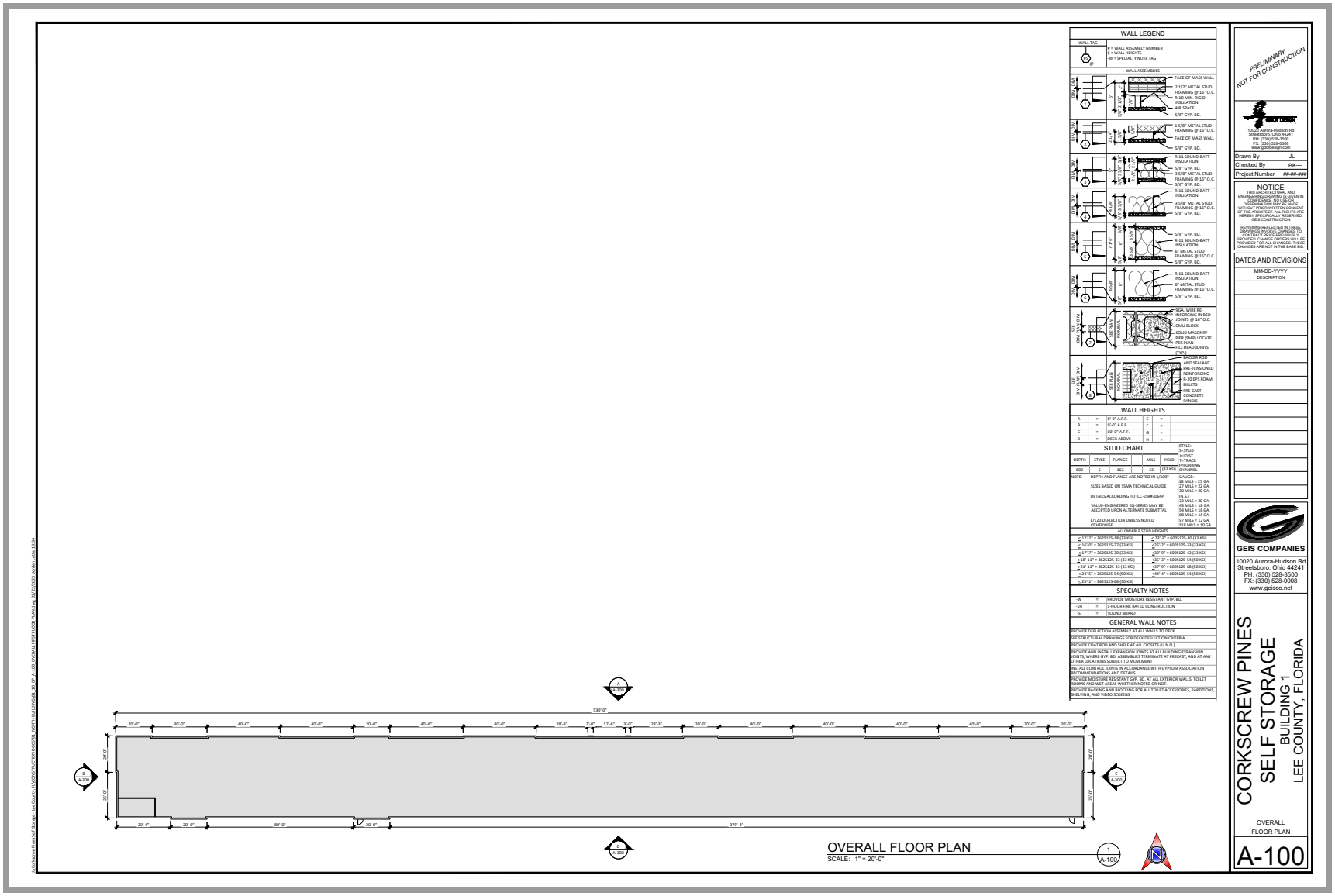
CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA
TRASH ENCLOSURES
A-002


WALL LEGEND
WALL TAG
= WALL ASSEMBLY NUMBER
= WALL HEIGHTS
@ = SPECIALTY NOTE TAG
WALL ASSEMBLIES
WALL HEIGHTS
STUD CHART
ALLOWABLE STUD HEIGHTS
SPECIALTY NOTES
GENERAL WALL NOTES
PRELIMINARY NOT FOR CONSTRUCTION
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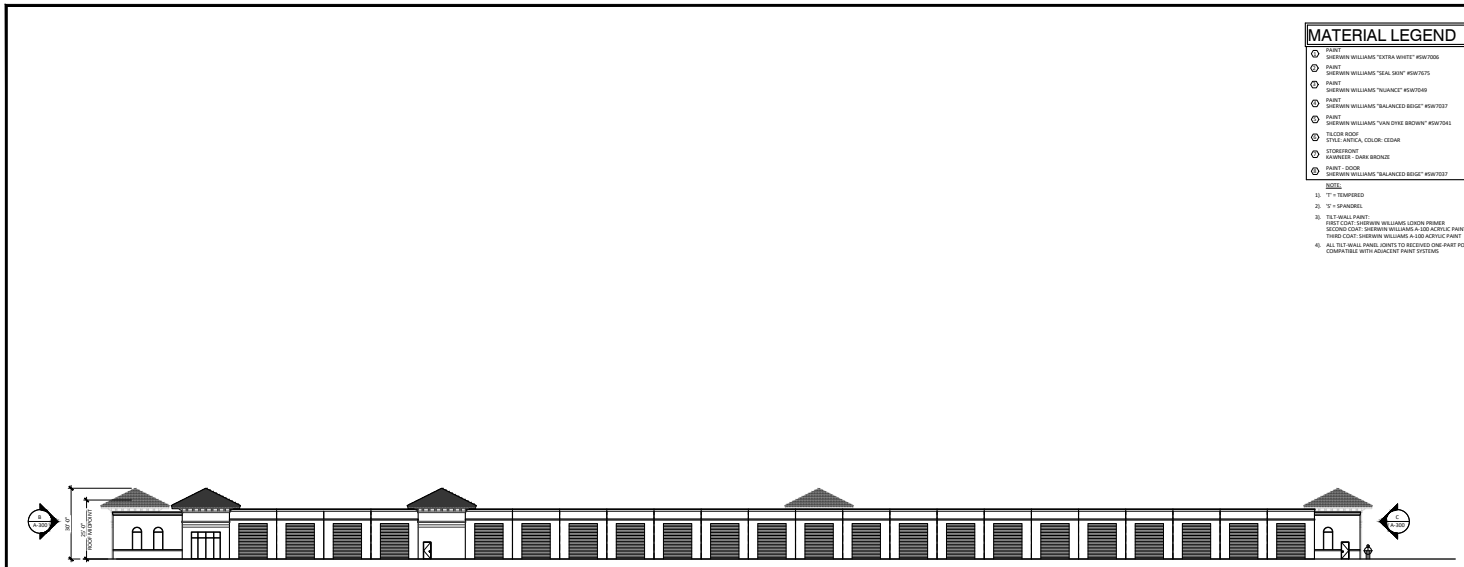
www.geisco.net
Drawn By JL—
Checked By BK—
Project Number 00.00.000
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
OVERALL FLOOR PLAN
A-100
OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"



MATERIAL LEGEND

1. PAINT
SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT
SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
SHERWIN WILLIAMS "NUANCE" #SW7049
4. PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
KAWNEER - DARK BRONZE
8. PAINT - DOOR
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:
1) "T" = TEMPERED
2) "S" = SPANDREL
3) TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4) ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS

PRELIMINARY
NOT FOR CONSTRUCTION

GEIS DESIGN
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisdesign.com

Drawn By JL —
Checked By BK—
Project Number 22-22-222

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DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

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Streetsboro, Ohio 44241
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FX: (330) 528-0008
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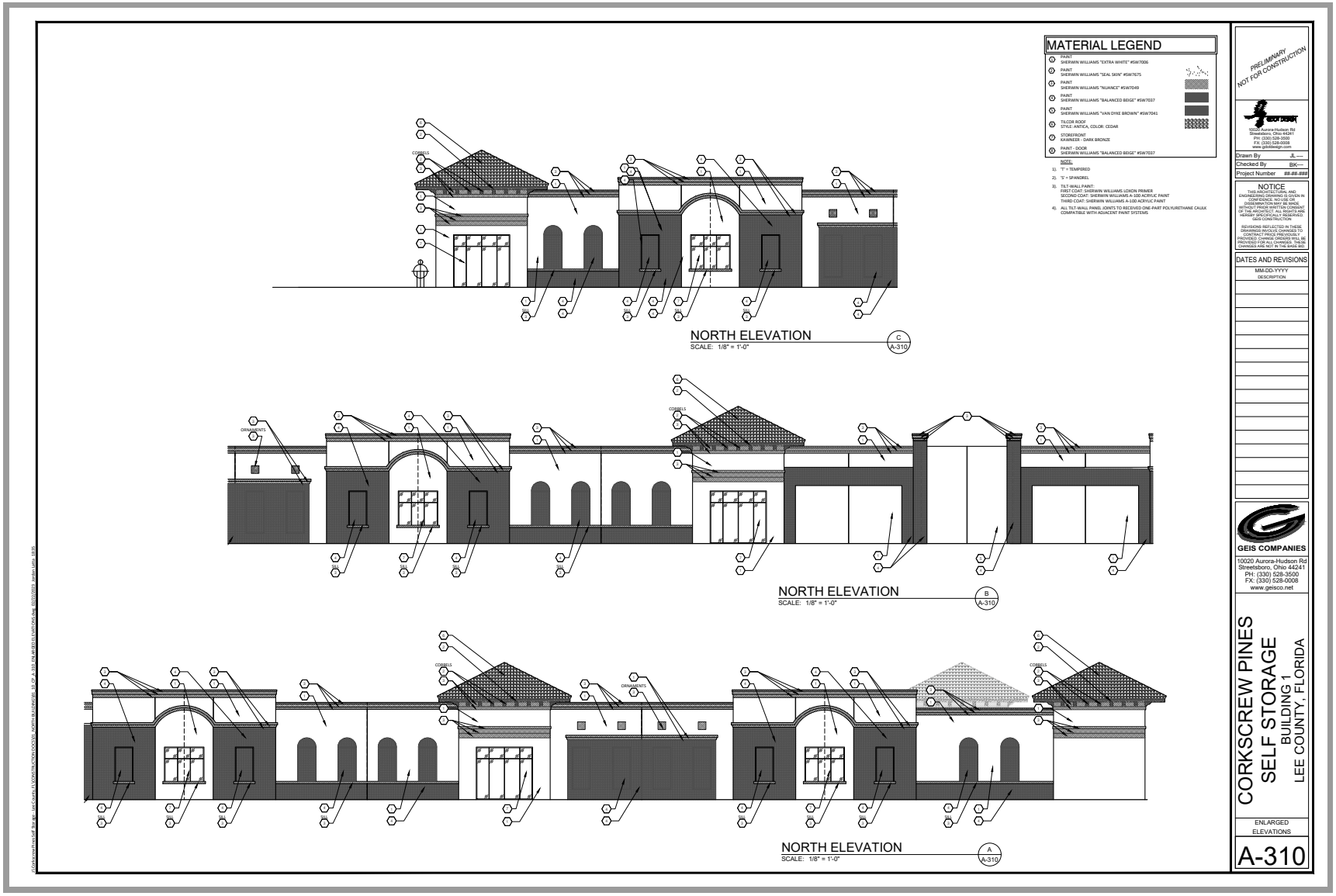
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA

ELEVATIONS

A-300


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NUANCE" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT KAWNEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1) "T" = TEMPERED
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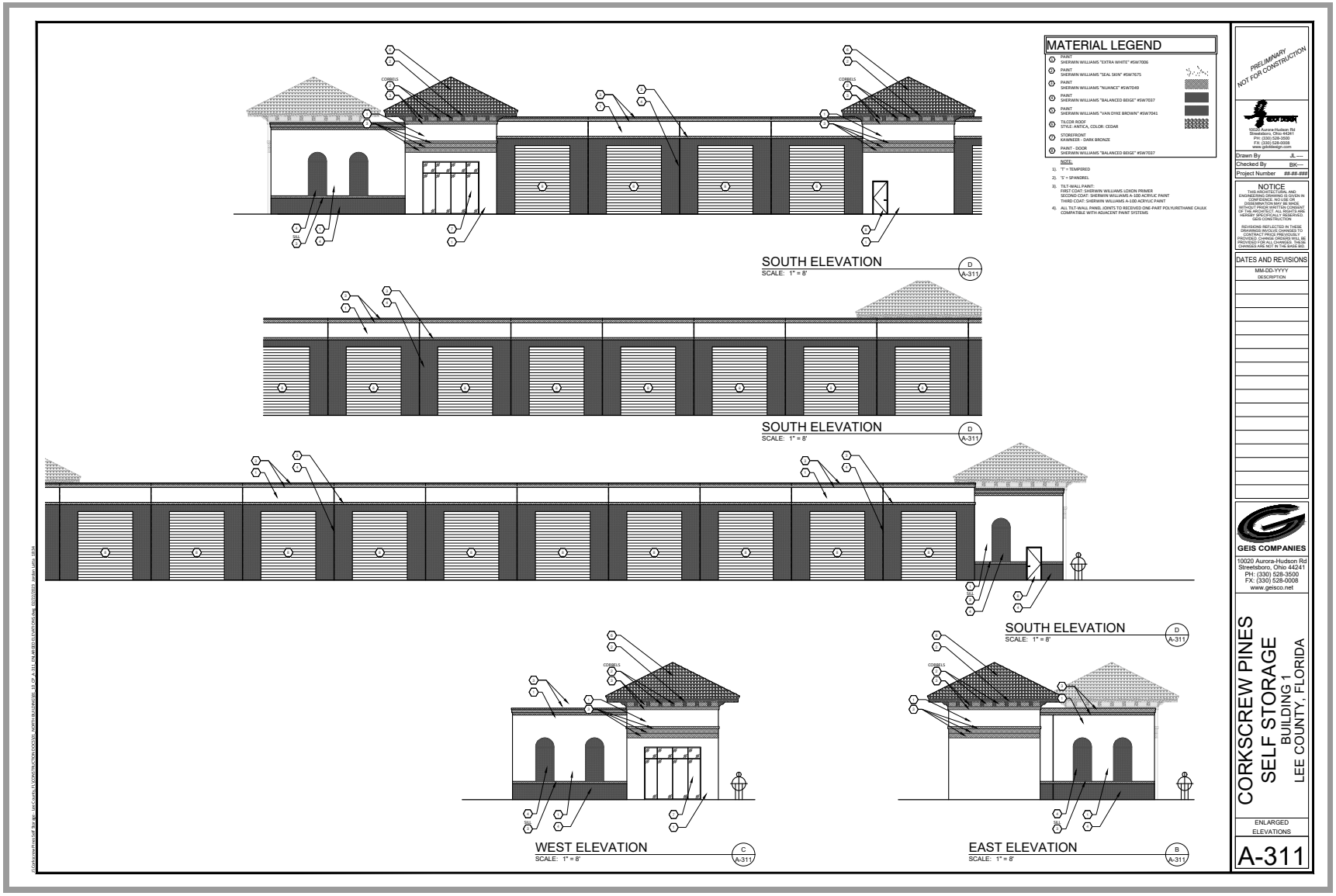
3) TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4) ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
C
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
B
A-310
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A
A-310
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By JL
Checked By BK
Project Number 22-02-2020
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-310


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NUANCE" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT KAWNEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1) "T" = TEMPERED
2) "S" = SPANDREL
3) TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
4) ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
SOUTH ELEVATION
SCALE: 1" = 8'
D A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D A-311
SOUTH ELEVATION
SCALE: 1" = 8'
D A-311
WEST ELEVATION
SCALE: 1" = 8'
C A-311
EAST ELEVATION
SCALE: 1" = 8'
B A-311
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
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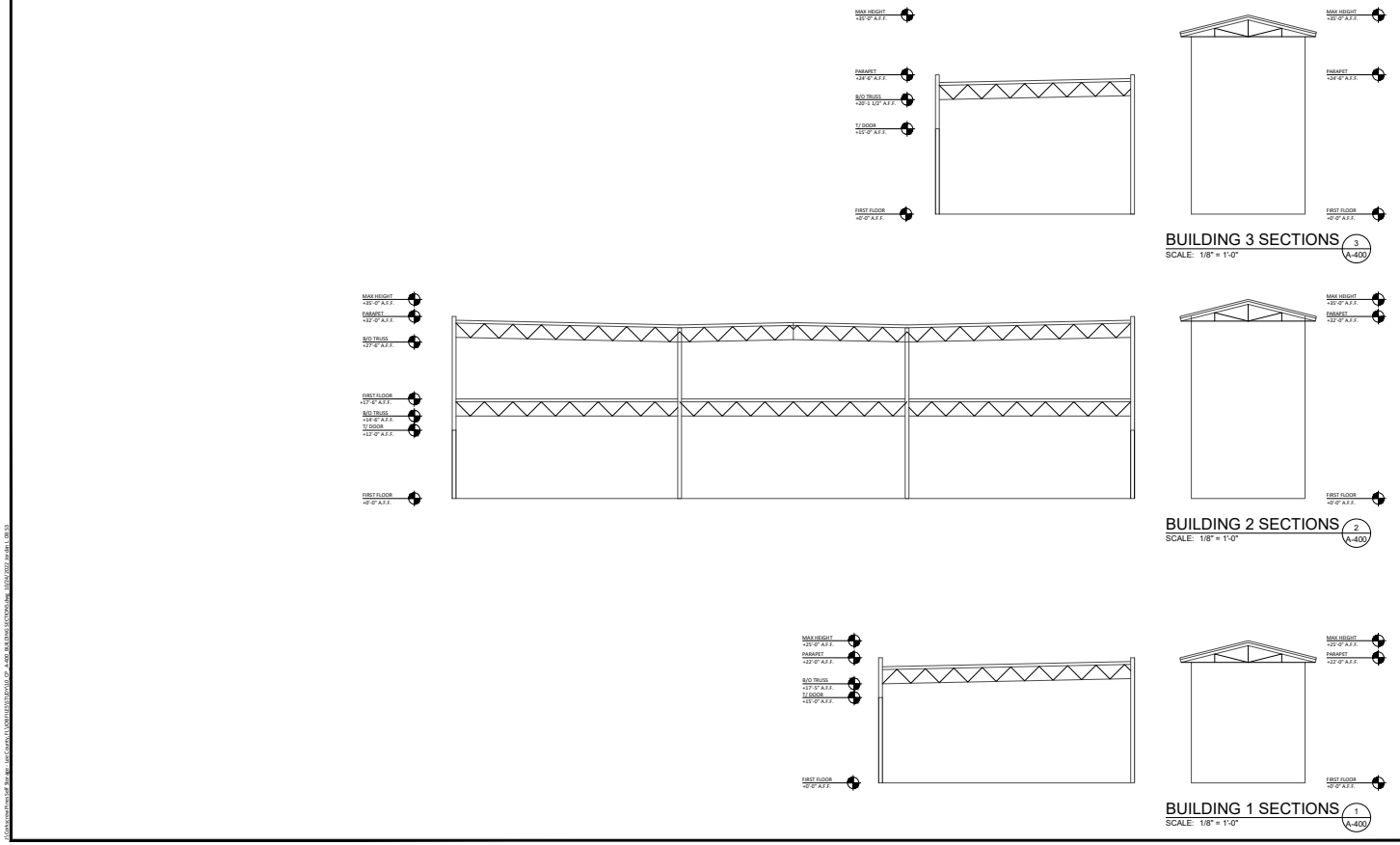
SELF STORAGE
BUILDING 1
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-311



PRELIMINARY
NOT FOR CONSTRUCTION

GEIS DESIGN
10020 Aurora-Hudson Rd
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Drawn By ---
Checked By ---
Project Number ##-##-####

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REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO THE WORK AS ORIGINALLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID

DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

GEIS COMPANIES
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CORKSCREW PINES
SELF STORAGE
LEE COUNTY, FLORIDA

BUILDING SECTIONS

A-400

NEW FACILITY
FOR
CORKSCREW PINES SELF STORAGE BLDG 2

SITUATED IN THE VILLAGE OF ESTERO
LEE COUNTY, FLORIDA

ARCHITECTURAL SYMBOL LEGEND

WALL TYPE / WALL HEIGHT	WALL/ PARTITION TAG
WINDOW LETTER	WINDOW/ GLAZING TAG
ROOM NUMBER / DOOR LETTER	DOOR TAG
MATERIAL NUMBER	EXTERIOR FINISH/ MATERIAL KEYNOTE
VIEW NUMBER / SHEET NUMBER	SECTION CUT LABEL
VIEW LETTER / SHEET NUMBER	ELEVATION LABEL
VIEW NUMBER / SHEET NUMBER	DETAIL CALLOUT
VIEW LETTER / SHEET NUMBER	INTERIOR ELEVATION LABEL
FINISH FLOOR +0'-0" A.F.F.	ELEVATION/ DATUM POINT
ROOM NAME / ROOM NUMBER	ROOM LABEL
ENLARGED DETAIL/ VIEW CALLOUT	FINISH TAG
REVISION NUMBER	REVISION TAG
COLUMN GRID - FACE OF EXTERIOR WALLS (BUILDING CORNERS)	CEILING TAG
COLUMN GRID - CENTER OF STRUCTURAL COLUMNS	EQUIPMENT TAG

ABBREVIATIONS INDEX

ACT.	= ACOUSTICAL CEILING TILE	GA.	= GAUGE	PRTN.	= PARTITION
ADA	= AMERICANS WITH DISABILITIES ACT	GAL.	= GALLON	P.S.F.	= POUNDS PER SQUARE FOOT
A.F.F.	= ABOVE FINISH FLOOR	GALV.	= GALVANIZED	P.S.I.	= POUNDS PER SQUARE INCH
ALT.	= ALTERNATE	G.C.	= GENERAL CONTRACTOR	PVC	= POLYVINYL CHLORIDE
ALUM.	= ALUMINUM	GEN.	= GENERAL	PVMT.	= PAVEMENT
ANOD.	= ANODIZED	GYP. BD.	= GYPSUM BOARD	QTY.	= QUANTITY
APPROX.	= APPROXIMATELY	H	= HIGH	R.	= RADIUS
ARCH.	= ARCHITECT / ARCHITECTURAL	H.B.	= HOSE BIB	RAD.	= RISER
AVG.	= AVERAGE	H/C	= HANDICAP	R.P.	= RADIUS
B.F.F.	= BELOW FINISH FLOOR	HOR.	= HORIZONTAL	RCP	= REFLECTED CEILING PLAN
B.F.G.	= BELOW FINISH GRADE	H.P.	= HIGH POINT	R.D.	= ROOF DRAIN
BLDG.	= BUILDING	HR.	= HOUR	REINF.	= REINFORCED
B.O.	= BOTTOM OF	HT.	= HEIGHT	REQ.	= REQUIRED / REQUIREMENT
BRG.	= BEARING	HVAC	= HEATING VENTILATION AIR CONDITIONING	REV.	= REVISION
C/C	CENTER TO CENTER	H.W.	= HOT WATER	RFG.	= REFRIGERATOR
CABT.	= CABINET	H.W.R.	= HOT WATER RETURN	RM.	= ROOM
C.F.	= CUBIC FEET	I.C.F.	= INSULATED CONCRETE FORM	R.O.	= ROUGH OPENING
C.I.	= CONTROL JOINT	I.D.	= INSIDE DIAMETER	R.T.U.	= ROOF TOP UNIT
CLG.	= CEILING	I.M.P.	=INSULATED METAL PANEL	R/W	= RIGHT OF WAY
CLR.	= CLEAR	IN.	= INCH		
C.M.U.	= CONCRETE MASONRY UNIT	INSUL.	= INSULATION		
CNPY	= CANOPY	JAN.	= JANITOR	S.	= SOUTH
CNTR.	= CENTER	JNT.	= JOINT	SAN.	= SANITARY
C.O.	= CLEAN OUT	JT.	= JOINT	SCHED.	= SCHEDULE
COL.	= COLUMN	L.	= LONG	SECT.	= SECTION
CONC.	= CONCRETE	L.	= LENGTH	S.F.	= SQUARE FEET
CONST.	= CONSTRUCTION	LAM.	= LAMINATE	SHT.	= SHEET
CONT.	= CONTINUOUS	LAV.	= LAVATORY	SHWR.	= SHOWER
		LBS.	= POUNDS	SIM.	= SIMILAR
D.	= DEPTH	LF.	= LINEAR FOOT	SPEC.	= SPECIFICATION
DBL.	= DOUBLE	L.L.H.	= LONG LEG HORIZONTAL	SPECS.	= SPECIFICATIONS
DEPT.	= DEPARTMENT	L.L.V.	= LONG LEG VERTICAL	SQ.	= SQUARE
D.F.	= DRINKING FOUNTAIN	L.T.	= LAUNDRY TRAY	SQ.FT.	= SQUARE FEET
DIA.	= DIAMETER			S.S.	= STAINLESS STEEL
DIM.	= DIMENSION	MAX.	= MAXIMUM	STD.	= STANDARD
DN.	= DOWN	M.B.	= MOP BASIN	STL.	= STEEL
D.O.	= DOOR OPENING	MECH.	= MECHANICAL	STRUCT.	= STRUCTURAL
D.S.	= DOWN SPOUT	MEZZ.	= MEZZANINE	SUSP.	= SUSPENDED
DTL.	= DETAIL	MFG.	= MANUFACTURING	S.Y.	= SQUARE YARD
D.W.	= DISHWASHER	MFR.	= MANUFACTURER	SYM.	= SYMMETRICAL
DWG.	= DRAWING	MIN.	= MINIMUM		
DWGS.	= DRAWINGS	MISC.	= MISCELLANEOUS	T&B	= TOP AND BOTTOM
		M.O.	= MASONRY OPENING	T&G	= TONGUE AND GROOVE
E.	= EAST	M.O.	= MASONRY OPENING	T.B.D.	= TO BE DETERMINED
EA.	= EACH	MTD.	= MOUNTED	TEL.	= TELEPHONE
EIFS	= EXTERIOR INSULATION AND FINISH SYSTEM	MTL.	= METAL	TEMP.	= TEMPERED
				THK.	= THICK / THICKNESS
E.J.	= EXPANSION JOINT	N	= NORTH	TLT.	= TOILET
EL.	= ELEVATION	N/A	= NOT APPLICABLE	T.O.	= TOP OF
ELEC.	= ELECTRICAL	N.E.C.	= NATIONAL ELECTRIC CODE	T.P.	= TOILET PAPER
ELEV.	= ELEVATION	N.I.C.	= NOT IN CONTRACT	TYP.	= TYPICAL
ELVTR.	= ELEVATOR	NO.	= NUMBER	U.L.	= UNDERWRITERS LABORATORIES
ENG.	= ENGINEERING / = ENGINEERED / ENGINEER	NOM.	= NOMINAL	U.N.O.	= UNLESS NOTED OTHERWISE
EQ.	= EQUAL	N.T.S.	= NOT TO SCALE	UR.	= URINAL
E.X.R.	= EXISTING TO REMAIN				
E.W.	= EACH WAY	O/	= ON / OVER		
EWC.	= ELECTRIC WATER COOLER	O.A.	= OVERALL	VCT	= VINYL COMPOSITION TILE
EX.	= EXISTING	O.C.	= ON CENTER	VERT.	= VERTICAL
EXH	= EXHAUST	O.D.	= OUTSIDE DIAMETER	VEST.	= VESTIBULE
EXP.	= EXPANSION	OPNG.	= OPENING	V.I.F.	= VERIFY IN FIELD
EXST.	= EXISTING	OPP.	= OPPOSITE		
EXTR.	= EXTERIOR	OVHD.	= OVERHEAD	W	= WEST
				W	= WIDTH
F.D.	= FLOOR DRAIN	P.C.	= PLUMBING CONTRACTOR	W/	= WITH
F.E.	= FIRE EXTINGUISHER	PERF.	= PERFORATED	W/O	= WITHOUT
F.E.C.	= FIRE EXTINGUISHER CABINET	PERP.	= PERPENDICULAR	W.C.	= WATER CLOSET
		PL.	= PLATE	WD.	= WOOD
F.F.	= FINISH FLOOR	P.L.	= PROPERTY LINE	WT.	= WEIGHT
FIN.	= FINISHED	PLAM.	= PLASTIC LAMINATE	W.W.F.	= WELDED WIRE FABRIC
FIXT.	= FIXTURE	PLBG.	= PLUMBING	W.W.M.	= WELDED WIRE MESH
FLR.	= FLOOR	PLYWD.	= PLYWOOD		
FND.	= FOUNDATION	PNL.	= PANEL		
F.O.	= FINISH OPENING	PREFAB	= PREFABRICATED		
F.P.H.B.	= FROST PROOF HOSE BIBB	PROJ.	= PROJECT		
F.R.T.	= FIRE RETARDANT TREATED	PROJ.	= PROJECTION		
FT.	= FOOT / FEET	PROP.	= PROPOSED		

MATERIALS INDEX

BRICK VENEER	INSULATION BATT
CONCRETE	INSULATION RIGID
CONCRETE BLOCK	PLYWOOD
EARTH/ BACK FILL	STEEL
GYPSUM	SAND OR FILL
GYPSUM BOARD/ DRYWALL	STUCCO

VICINITY MAP - NOT TO SCALE

GENERAL
G-100 TITLE SHEET
G-110 CODE DATA SHEET

CIVIL
C100 TITLE SHEET
C101 DEMOLITION PLAN
C102 SITE PLAN
C103 UTILITY PLAN

LANDSCAPE

STRUCTURAL

ARCHITECTURAL
A-001 ARCHITECTURAL SITE PLAN
A-100 OVERALL FLOOR PLAN
A-300 OVERALL ELEVATIONS
A-310 ENLARGED ELEVATIONS
A-311 ENLARGED ELEVATIONS

PLUMBING

MECHANICAL

ELECTRICAL

FIRE SUPPRESSION
FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER
SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER

DEFERRED SUBMITTALS
REFER ALSO TO PROJECT SPECIFICATION MANUAL

MECHANICAL, PLUMBING
GLSD ARCHITECTS
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PHONE: 330-528-3500
FAX: 330-528-0008
CONTACT: DOUG TURNER, P.E.

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GLSD ARCHITECTS
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ARCHITECT
GLSD ARCHITECTS, LLC
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FAX: 330-528-0008
CONTACT: JEN DIASIO, R.A.

CIVIL
PHONE: 330-329-2037

STRUCTURAL

ARCHITECTURAL SEAL

I HEREBY CERTIFY THAT THE PORTION OF THE SUBMISSION NOT MARKED OTHERWISE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THIS STATE.

SIGNATURE DATE
PRINT NAME
REGISTRATION NO. EXPIRATION DATE

PRELIMINARY NOT FOR CONSTRUCTION

GLSD ARCHITECTS
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
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www.glsdarchitect.com

Drawn By JL
Checked By BK
Project Number 22-22-2222

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DATES AND REVISIONS

MM-DD-YYYY DESCRIPTION

GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
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www.geisco.net

CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA

TITLE SHEET

G-100

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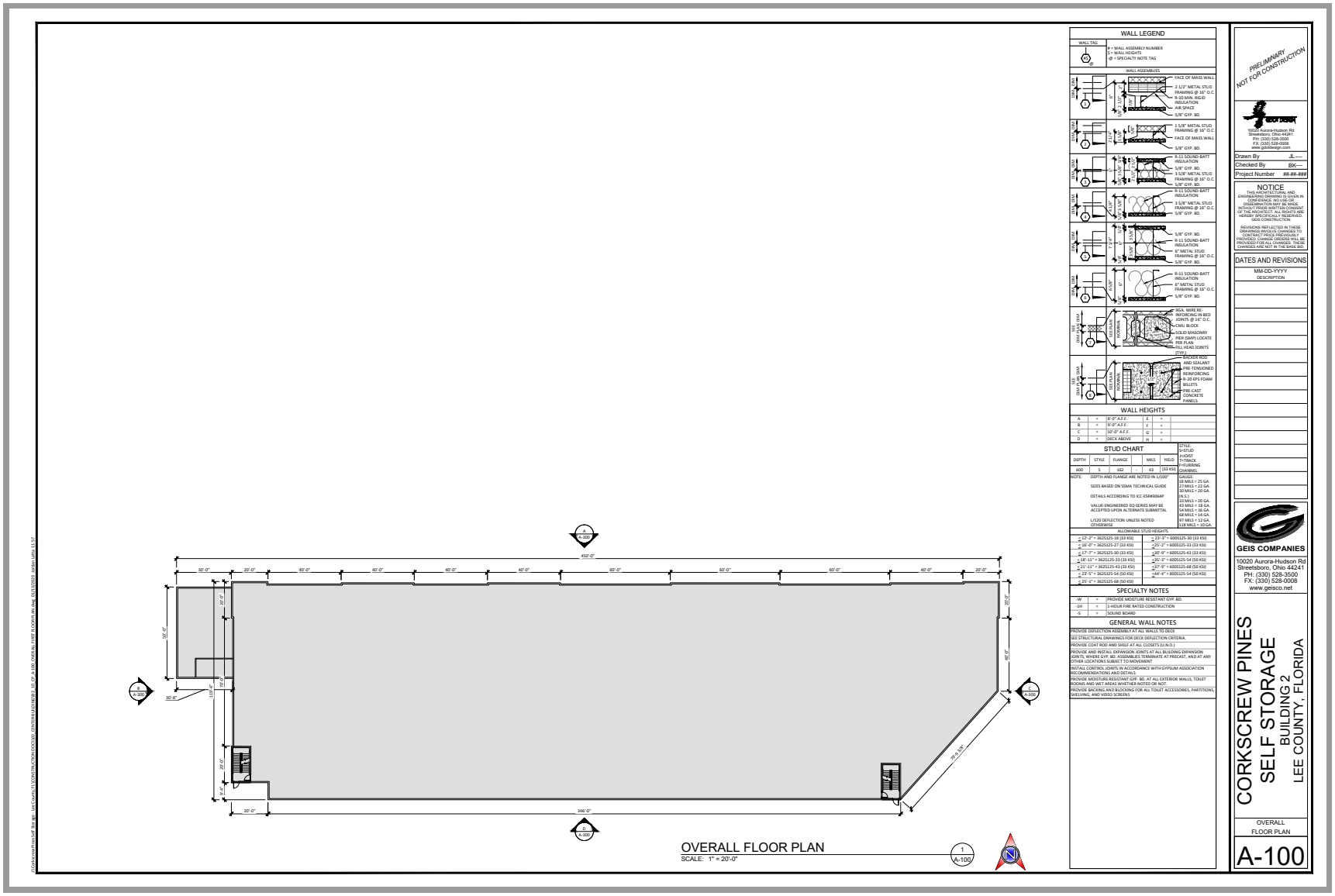
WALL LEGEND
WALL TAG
= WALL ASSEMBLY NUMBER
= WALL HEIGHTS
@ = SPECIALTY NOTE TAG
WALL ASSEMBLIES
FACE OF MASS WALL
2 1/2" METAL STUD FRAMING @ 16" O.C.
R-10 MIN. RIGID INSULATION
AIR SPACE
5/8" GYP. BD.
1 5/8" METAL STUD FRAMING @ 16" O.C.
R-11 SOUND BATT INSULATION
3 5/8" METAL STUD FRAMING @ 16" O.C.
6" METAL STUD FRAMING @ 16" O.C.
8GA. WIRE RE-INFORCING IN BED JOINTS @ 16" O.C.
CMU BLOCK
SOLID MASONRY PIER (SHIP) LOCATE PER PLAN
FILL HEAD JOINTS (TYP.)
BACKER ROD AND SEALANT
PRE-TENSIONED REINFORCING
R-20 EPS FOAM BILLETS
PRE-CAST CONCRETE PANELS
WALL HEIGHTS
A = 8'-0" A.F.F.
B = 9'-0" A.F.F.
C = 10'-0" A.F.F.
D = DECK ABOVE
E =
F =
G =
H =
STUD CHART
DEPTH
STYLE
FLANGE
MILS
YIELD
600
S
162
43
(33 KSI)
STYLE: S=STUD J=JOIST T=TRACK R=TURNING CHANNEL
GAUGE
18 MILS = 25 GA.
27 MILS = 22 GA.
30 MILS = 20 GA.
33 MILS =
43 MILS = 20 GA.
54 MILS = 18 GA.
68 MILS = 16 GA.
97 MILS = 14 GA.
118 MILS = 12 GA.
118 MILS = 10 GA.
NOTE: DEPTH AND FLANGE ARE NOTED IN 1/100"
SIZES BASED ON SSMA TECHNICAL GUIDE
DETAILS ACCORDING TO ICC-ESR#3064P
VALUE-ENGINEERED EQ-SERIES MAY BE ACCEPTED UPON ALTERNATE SUBMITTAL
L/120 DEFLECTION UNLESS NOTED OTHERWISE
ALLOWABLE STUD HEIGHTS
≤ 12'-2" = 362S125-18 (33 KSI)
≤ 16'-0" = 362S125-27 (33 KSI)
≤ 17'-7" = 362S125-30 (33 KSI)
≤ 18'-11" = 362S125-33 (33 KSI)
≤ 21'-11" = 362S125-43 (33 KSI)
≤ 23'-3" = 362S125-54 (50 KSI)
≤ 25'-1" = 362S125-68 (50 KSI)
≤ 23'-3" = 600S125-30 (33 KSI)
≤ 25'-2" = 600S125-33 (33 KSI)
≤ 30'-0" = 600S125-43 (33 KSI)
≤ 35'-3" = 600S125-54 (50 KSI)
≤ 37'-9" = 600S125-68 (50 KSI)
≤ 44'-4" = 800S125-54 (50 KSI)
≤ =
SPECIALTY NOTES
-W = PROVIDE MOISTURE RESISTANT GYP. BD.
-1H = 1 HOUR FIRE RATED CONSTRUCTION
-S = SOUND BOARD
GENERAL WALL NOTES
PROVIDE DEFLECTION ASSEMBLY AT ALL WALLS TO DECK
SEE STRUCTURAL DRAWINGS FOR DECK DEFLECTION CRITERIA.
PROVIDE COAT ROD AND SHELF AT ALL CLOSETS (U.N.O.)
PROVIDE AND INSTALL EXPANSION JOINTS AT ALL BUILDING EXPANSION JOINTS, WHERE GYP. BD. ASSEMBLIES TERMINATE AT PRECAST, AND AT ANY OTHER LOCATIONS SUBJECT TO MOVEMENT
INSTALL CONTROL JOINTS IN ACCORDANCE WITH GYPSUM ASSOCIATION RECOMMENDATIONS AND DETAILS
PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL EXTERIOR WALLS, TOILET ROOMS AND WET AREAS WHETHER NOTED OR NOT.
PROVIDE BACKING AND BLOCKING FOR ALL TOILET ACCESSORIES, PARTITIONS, SHELVING, AND VIDEO SCREENS
450'-0"
346'-0"
79'-3 1/4"
OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
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www.geisco.net
Drawn By JL—
Checked By BK—
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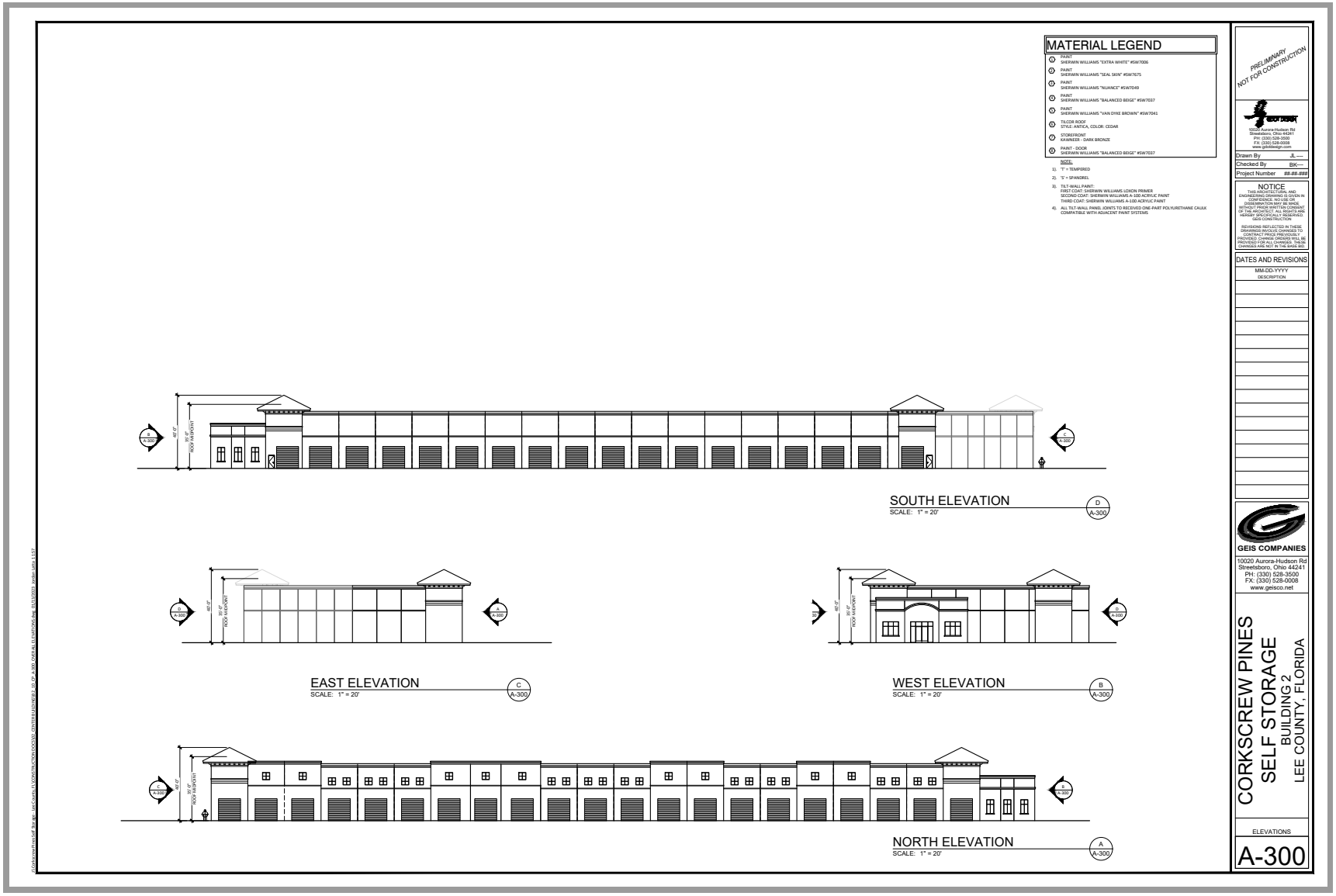
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA
OVERALL FLOOR PLAN
A-100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SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
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SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT
SHERWIN WILLIAMS "NUANCE" #SW7049
4 PAINT
SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT
SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF
STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT
KAWNEER - DARK BRONZE
8 PAINT - DOOR
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NOTE:
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SCALE: 1" = 20'
D A-300
EAST ELEVATION
SCALE: 1" = 20'
C A-300
WEST ELEVATION
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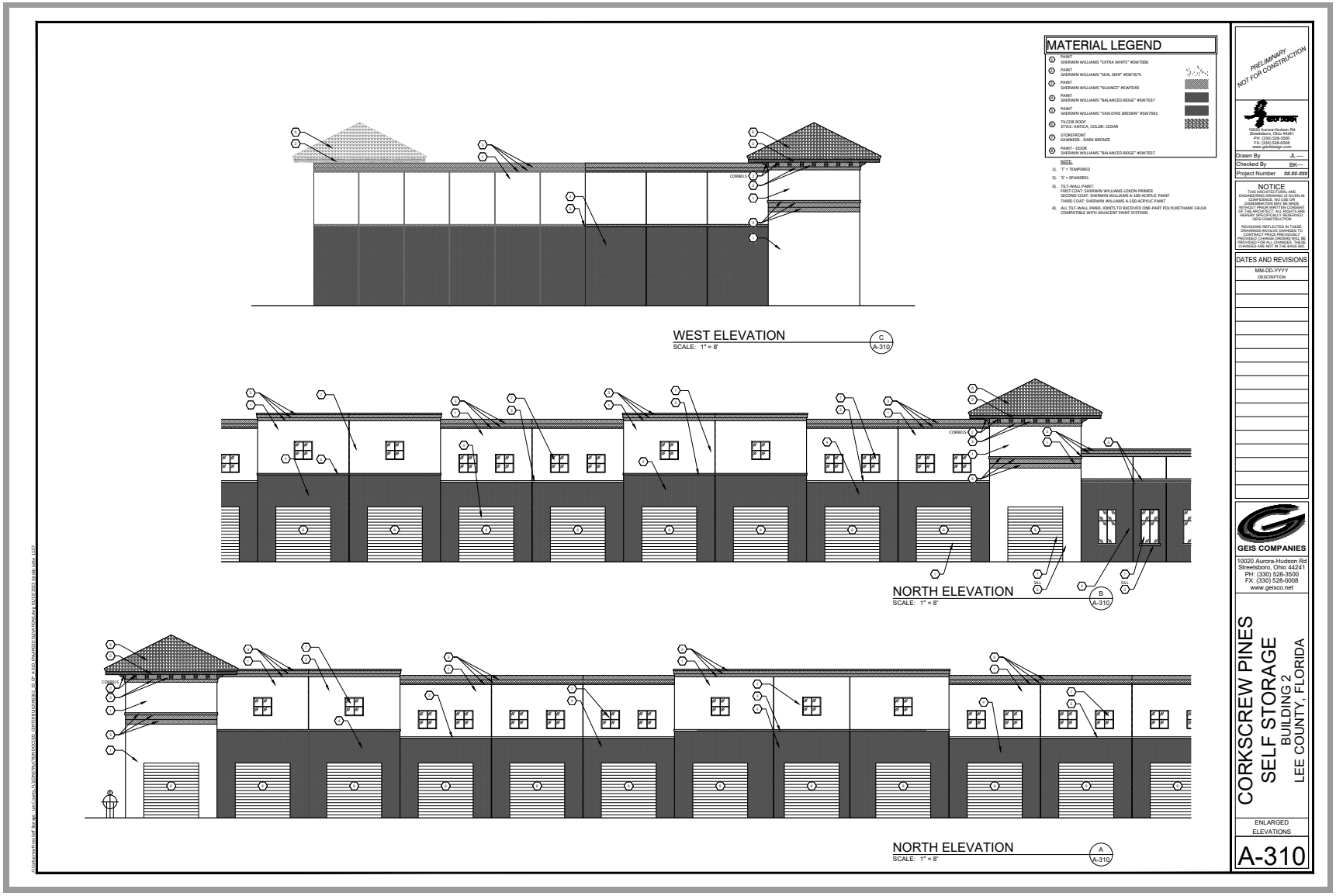
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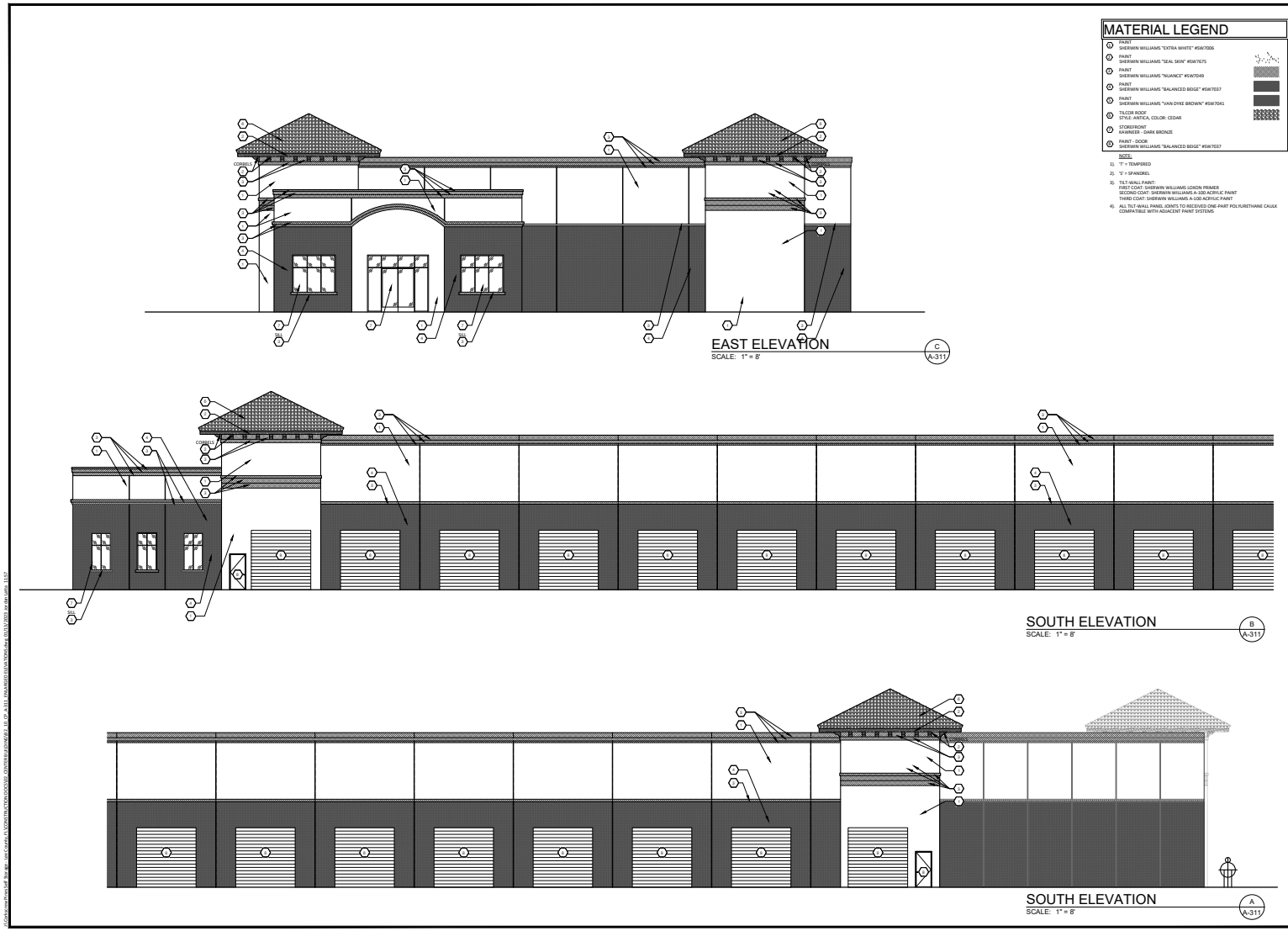
BUILDING 2
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-310


MATERIAL LEGEND
1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NUANCE" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT KAWNEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
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2) "S" = SPANDREL
3) TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
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4) ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
EAST ELEVATION
SCALE: 1" = 8'
C
A-311
SOUTH ELEVATION
SCALE: 1" = 8'
B
A-311
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PRELIMINARY
NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
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www.geisco.net
Drawn By JL
Checked By BK
Project Number 22-22-333
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 2
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-311

ARCHITECTURAL SYMBOL LEGEND

WALL TYPE / WALL HEIGHT	WALL/ PARTITION TAG	WINDOW LETTER	WINDOW/ GLAZING TAG
ROOM NUMBER / DOOR LETTER	DOOR TAG	MATERIAL NUMBER	EXTERIOR FINISH/ MATERIAL KEYNOTE
VIEW NUMBER / SHEET NUMBER	SECTION CUT LABEL	VIEW LETTER / SHEET NUMBER	ELEVATION LABEL
VIEW NUMBER / SHEET NUMBER	DETAIL CALLOUT	VIEW LETTER / SHEET NUMBER	INTERIOR ELEVATION LABEL
FINISH FLOOR +0'-0" A.F.F.	ELEVATION/ DATUM POINT	ROOM NAME / ROOM NUMBER	ROOM LABEL
	ENLARGED DETAIL/ VIEW CALLOUT	FLOOR FINISH / BASE FINISH / ACCENT FINISH / MATERIAL	FINISH TAG
	REVISION CLOUD	REVISION NUMBER	REVISION TAG
	COLUMN GRID - FACE OF EXTERIOR WALLS (BUILDING CORNER)	CEILING MATERIAL / HEIGHT LABEL / CEILING TYPE	CEILING TAG
	COLUMN GRID - CENTER OF STRUCTURAL COLUMNS	EQUIPMENT GROUP / EQUIPMENT NUMBER	EQUIPMENT TAG

ABBREVIATIONS INDEX

ACT.	= ACOUSTICAL CEILING TILE	GA.	= GAUGE	PRTN.	= PARTITION
ADA	= AMERICANS WITH DISABILITIES ACT	GAL.	= GALLON	P.S.F.	= POUNDS PER SQUARE FOOT
A.F.F.	= ABOVE FINISH FLOOR	GALV.	= GALVANIZED	P.S.I.	= POUNDS PER SQUARE INCH
ALT.	= ALTERNATE	G.C.	= GENERAL CONTRACTOR	PVC	= POLYVINYL CHLORIDE
ALUM.	= ALUMINUM	GEN.	= GENERAL	PVMT.	= PAVEMENT
ANOD.	= ANODIZED	GYP. BD.	= GYPSUM BOARD	QTY.	= QUANTITY
APPROX.	= APPROXIMATELY	H	= HIGH	R.	= RADIUS
ARCH.	= ARCHITECT / ARCHITECTURAL	H.B.	= HOSE BIB	RAD.	= RADIUS
AVG.	= AVERAGE	H/C	= HANDICAP	R.P.	= REFLECTED CEILING PLAN
B.F.F.	= BELOW FINISH FLOOR	HOR.	= HORIZONTAL	R.D.	= ROOF DRAIN
B.F.G.	= BELOW FINISH GRADE	H.P.	= HIGH POINT	REINF.	= REINFORCED
BLDG.	= BUILDING	HR.	= HOUR	REQ.	= REQUIRED / REQUIREMENT
B.O.	= BOTTOM OF	HT.	= HEIGHT	REV.	= REVISION
BRG.	= BEARING	HVAC	= HEATING VENTILATION AIR CONDITIONING	RFG.	= REFRIGERATOR
C/C	CENTER TO CENTER	H.W.	= HOT WATER	RM.	= ROOM
CABT.	= CABINET	H.W.R.	= HOT WATER RETURN	R.O.	= ROUGH OPENING
C.F.	= CUBIC FEET	I.C.F.	= INSULATED CONCRETE FORM	R.T.U.	= ROOF TOP UNIT
C.I.	= CONTROL JOINT	I.D.	= INSIDE DIAMETER	R/W	= RIGHT OF WAY
CLG.	= CEILING	I.M.P.	=INSULATED METAL PANEL	S	= SOUTH
CLR.	= CLEAR	IN.	= INCH	SAN.	= SANITARY
C.M.U.	= CONCRETE MASONRY UNIT	INSUL.	= INSULATION	SCHED.	= SCHEDULE
CNPY	= CANOPY	JAN.	= JANITOR	SECT.	= SECTION
CNTR.	= COUNTER	JNT.	= JOINT	S.F.	= SQUARE FEET
C.O.	= CLEAN OUT	JT.	= JOINT	SHT.	= SHEET
COL.	= COLUMN	L	= LONG	SHWR.	= SHOWER
CONC.	= CONCRETE	L	= LENGTH	SIM.	= SIMILAR
CONST.	= CONSTRUCTION	LAM.	= LAMINATE	SPEC.	= SPECIFICATION
CONT.	= CONTINUOUS	LAV.	= LAVATORY	SPECS.	= SPECIFICATIONS
D.	= DEPTH	LBS.	= POUNDS	SQ.	= SQUARE
DBL.	= DOUBLE	LF.	= LINEAR FOOT	SQ.FT.	= SQUARE FEET
DEPT.	= DEPARTMENT	L.L.H.	= LONG LEG HORIZONTAL	S.S.	= STAINLESS STEEL
D.F.	= DRINKING FOUNTAIN	L.L.V.	= LONG LEG VERTICAL	STD.	= STANDARD
DIA.	= DIAMETER	L.T.	= LAUNDRY TRAY	STL.	= STEEL
DIM.	= DIMENSION	MAX.	= MAXIMUM	STRUCT.	= STRUCTURAL
DN.	= DOWN	M.B.	= MOP BASIN	SUSP.	= SUSPENDED
D.O.	= DOOR OPENING	MECH.	= MECHANICAL	S.Y.	= SQUARE YARD
D.S.	= DOWN SPOUT	MEZZ.	= MEZZANINE	SYM.	= SYMMETRICAL
DTL.	= DETAIL	MFG.	= MANUFACTURING	T&B	= TOP AND BOTTOM
D.W.	= DISHWASHER	MFR.	= MANUFACTURER	T&G	= TONGUE AND GROOVE
DWG.	= DRAWING	MIN.	= MINIMUM	T.B.D.	= TO BE DETERMINED
DWGS.	= DRAWINGS	MISC.	= MISCELLANEOUS	T.C.	= TOP OF CURB
E.	= EAST	MTD.	= MOUNTED	TEMP.	= TEMPERED
EA.	= EACH	MTL.	= METAL	THK.	= THICK / THICKNESS
EIFS	= EXTERIOR INSULATION AND FINISH SYSTEM	N	= NORTH	TLT.	= TOILET
E.J.	= EXPANSION JOINT	N/A	= NOT APPLICABLE	T.O.	= TOP OF
EL.	= ELEVATION	N.E.C.	= NATIONAL ELECTRIC CODE	T.P.	= TOILET PAPER
ELEC.	= ELECTRICAL	N.I.C.	= NOT IN CONTRACT	TYP.	= TYPICAL
ELEV.	= ELEVATOR	NO.	= NUMBER	U.L.	= UNDERWRITERS LABORATORIES
ELVTR.	= ELEVATOR	NOM.	= NOMINAL	U.N.O.	= UNLESS NOTED OTHERWISE
ENG.	= ENGINEERING / = ENGINEERED / ENGINEER	N.T.S.	= NOT TO SCALE	UR.	= URINAL
EQ.	= EQUAL	O/	= ON / OVER	VCT	= VINYL COMPOSITION TILE
E.T.R.	= EXISTING TO REMAIN	O.A.	= OVERALL	VERT.	= VERTICAL
E.W.	= EACH WAY	O.C.	= ON CENTER	VEST.	= VESTIBULE
EWC.	= ELECTRIC WATER COOLER	O.D.	= OUTSIDE DIAMETER	V.I.F.	= VERIFY IN FIELD
EX.	= EXISTING	OPNG.	= OPENING	W	= WEST
EXH	= EXHAUST	OPP.	= OPPOSITE	W	= WIDTH
EXP.	= EXPANSION	OVHD.	= OVERHEAD	W/	= WITH
EXST.	= EXISTING			W/O	= WITHOUT
EXTR.	= EXTERIOR			W.C.	= WATER CLOSET
F.D.	= FLOOR DRAIN	P.C.	= PLUMBING CONTRACTOR	WD.	= WOOD
F.E.	= FIRE EXTINGUISHER	PERF.	= PERFORATED	WT.	= WEIGHT
F.E.C.	= FIRE EXTINGUISHER CABINET	PERP.	= PERPENDICULAR	W.W.F.	= WELDED WIRE FABRIC
F.F.	= FINISH FLOOR	PL.	= PLATE	W.W.M.	= WELDED WIRE MESH
FIN.	= FINISHED	P.L.	= PROPERTY LINE		
FIXT.	= FIXTURE	PLAM.	= PLASTIC LAMINATE		
FLR.	= FLOOR	PLBG.	= PLUMBING		
FND.	= FOUNDATION	PLYWD.	= PLYWOOD		
F.O.	= FINISH OPENING	PNL.	= PANEL		
F.P.H.B.	= FROST PROOF HOSE BIBB	PREFAB	= PREFABRICATED		
F.R.T.	= FIRE RETARDANT TREATED	PRJ.	= PROJECT		
FT.	= FOOT / FEET	PROJ.	= PROJECTION		
		PROP.	= PROPOSED		

MATERIALS INDEX

BRICK VENEER	INSULATION BATT
CONCRETE	INSULATION RIGID
CONCRETE BLOCK	PLYWOOD
EARTH/ BACK FILL	STEEL
GYPSUM	SAND OR FILL
GYPSUM BOARD/ DRYWALL	STUCCO

NEW FACILITY

FOR

CORKSCREW PINES SELF STORAGE BLDG 3

SITUATED IN THE VILLAGE OF ESTERO

LEE COUNTY, FLORIDA

VICINITY MAP - NOT TO SCALE

GENERAL

G-100	TITLE SHEET
G-110	CODE DATA SHEET

CIVIL

C100	TITLE SHEET
C101	DEMOLITION PLAN
C102	SITE PLAN
C103	UTILITY PLAN

LANDSCAPE

STRUCTURAL

ARCHITECTURAL

A-001	ARCHITECTURAL SITE PLAN
A-100	OVERALL FLOOR PLAN
A-300	OVERALL ELEVATIONS
A-310	ENLARGED ELEVATIONS
A-311	ENLARGED ELEVATIONS

PLUMBING

MECHANICAL

ELECTRICAL

FIRE SUPPRESSION

FIRE ALARM DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER
SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE COVER

DEFERRED SUBMITTALS

REFER ALSO TO PROJECT SPECIFICATION MANUAL

MECHANICAL, PLUMBING
GLSD ARCHITECTS
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FAX: 330-528-0008
CONTACT: JEN DIASIO, R.A.

CIVIL
PHONE: 330-329-2037

STRUCTURAL

ARCHITECTURAL SEAL

I HEREBY CERTIFY THAT THE PORTION OF THE SUBMISSION NOT MARKED OTHERWISE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THIS STATE.

SIGNATURE DATE
PRINT NAME
REGISTRATION NO. EXPIRATION DATE

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GLSD ARCHITECTS
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www.glsdarchitect.com

Drawn By JL
Checked By BK
Project Number 22-22-222

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DATES AND REVISIONS

MM-DD-YYYY DESCRIPTION

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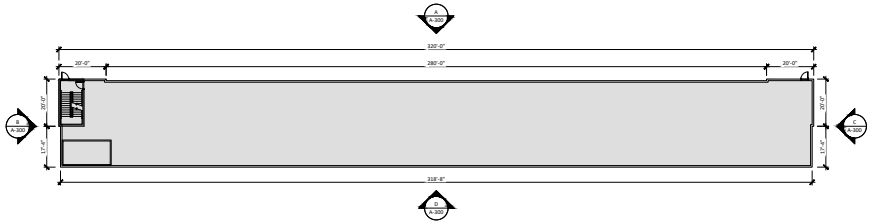
CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA

TITLE SHEET

G-100



OVERALL FLOOR PLAN
SCALE: 1" = 20'-0"

WALL LEGEND

WALL TAG
#= WALL ASSEMBLY NUMBER
#= WALL HEIGHTS
@ = SPECIALTY NOTE TAG

WALL ASSEMBLIES

1	FACE OF MASS WALL 2 1/2" METAL STUD FRAMING @ 16" O.C. R-10 MIN. RIGID INSULATION AIR SPACE 5/8" GYP. BD.
2	1 5/8" METAL STUD FRAMING @ 16" O.C. FACE OF MASS WALL 5/8" GYP. BD.
3	R-11 SOUND-BATT INSULATION 5/8" GYP. BD. 3 5/8" METAL STUD FRAMING @ 16" O.C. 5/8" GYP. BD.
4	R-11 SOUND-BATT INSULATION 3 5/8" METAL STUD FRAMING @ 16" O.C. 5/8" GYP. BD.
5	5/8" GYP. BD. R-11 SOUND-BATT INSULATION 6" METAL STUD FRAMING @ 16" O.C. 5/8" GYP. BD.
6	R-11 SOUND-BATT INSULATION 6" METAL STUD FRAMING @ 16" O.C. 5/8" GYP. BD.
7	8GA. WIRE RE-INFORCING IN BED JOINTS @ 16" O.C. CMU BLOCK SOLID MASONRY PIER (SMP) LOCATE PER PLAN FILL HEAD JOINTS (TYP.)
8	BACKER ROD AND SEALANT PRE-TENSIONED REINFORCING R-20 EPS FOAM BILLETS PRE-CAST CONCRETE PANELS

WALL HEIGHTS

A	=	8'-0" A.F.F.	E	=	
B	=	9'-0" A.F.F.	F	=	
C	=	10'-0" A.F.F.	G	=	
D	=	DECK ABOVE	H	=	

STUD CHART

DEPTH	STYLE	FLANGE	MILS	YIELD
600	S	162	43	(33 KSI)

STYLE:
S=STUD
J=JOIST
T=TRACK
F/T/JTERMINAL CHANNEL

NOTE: DEPTH AND FLANGE ARE NOTED IN 1/100"

SIZES BASED ON SSMA TECHNICAL GUIDE

DETAILS ACCORDING TO ICC-ESR#0064P

VALUE-ENGINEERED EQ-SERIES MAY BE ACCEPTED UPON ALTERNATE SUBMITTAL

L/120 DEFLECTION UNLESS NOTED OTHERWISE

GAUGE
18 MILS = 25 GA.
27 MILS = 23 GA.
30 MILS = 20 GA.
33 MILS = 20 GA.
43 MILS = 20 GA.
54 MILS = 18 GA.
68 MILS = 16 GA.
97 MILS = 14 GA.
118 MILS = 12 GA.
148 MILS = 10 GA.

ALLOWABLE STUD HEIGHTS

≤ 12'-2" = 362S125-18 (33 KSI)	≤ 27'-3" = 600S125-30 (33 KSI)
≤ 16'-0" = 362S125-27 (33 KSI)	≤ 25'-2" = 600S125-33 (33 KSI)
≤ 17'-7" = 362S125-30 (33 KSI)	≤ 30'-0" = 600S125-43 (33 KSI)
≤ 18'-11" = 362S125-33 (33 KSI)	≤ 35'-3" = 600S125-54 (50 KSI)
≤ 21'-11" = 362S125-43 (33 KSI)	≤ 37'-9" = 600S125-68 (50 KSI)
≤ 23'-5" = 362S125-54 (50 KSI)	≤ 44'-4" = 800S125-54 (50 KSI)
≤ 25'-1" = 362S125-68 (50 KSI)	

SPECIALTY NOTES

-W	=	PROVIDE MOISTURE RESISTANT GYP. BD.
-1H	=	1 HOUR FIRE RATED CONSTRUCTION
-S	=	SOUND BOARD

GENERAL WALL NOTES

PROVIDE DEFLECTION ASSEMBLY AT ALL WALLS TO DECK

SEE STRUCTURAL DRAWINGS FOR DECK DEFLECTION CRITERIA.

PROVIDE COAT ROD AND SHELF AT ALL CLOSETS (U.N.O.)

PROVIDE AND INSTALL EXPANSION JOINTS AT ALL BUILDING EXPANSION JOINTS, WHERE GYP. BD. ASSEMBLIES TERMINATE AT PRECAST, AND AT ANY OTHER LOCATIONS SUBJECT TO MOVEMENT

INSTALL CONTROL JOINTS IN ACCORDANCE WITH GYPSUM ASSOCIATION RECOMMENDATIONS AND DETAILS

PROVIDE MOISTURE RESISTANT GYP. BD. AT ALL EXTERIOR WALLS, TOILET ROOMS AND WET AREAS WHETHER NOTED OR NOT.

PROVIDE BACKING AND BLOCKING FOR ALL TOILET ACCESSORIES, PARTITIONS, SHELVING, AND VIDEO SCREENS

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Drawn By JL—
Checked By BK—
Project Number 22-02-2222

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DATES AND REVISIONS

MM-DD-YYYY	DESCRIPTION

CORKSCREW PINES SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA

OVERALL FLOOR PLAN

A-100

MATERIAL LEGEND

1. PAINT
   SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2. PAINT
   SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3. PAINT
   SHERWIN WILLIAMS "NUANCE" #SW7049
4. PAINT
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5. PAINT
   SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6. TILCOR ROOF
   STYLE: ANTICA, COLOR: CEDAR
7. STOREFRONT
   KAWNEER - DARK BRONZE
8. PAINT - DOOR
   SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037

NOTE:

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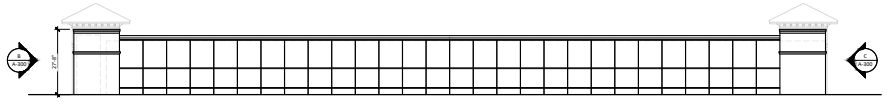
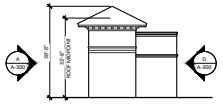
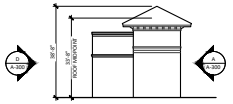


SOUTH ELEVATION
SCALE: 1" = 20'
D
A-300



WEST ELEVATION
SCALE: 1" = 20'
C
A-300



EAST ELEVATION
SCALE: 1" = 20'
B
A-300

NORTH ELEVATION
SCALE: 1" = 20'
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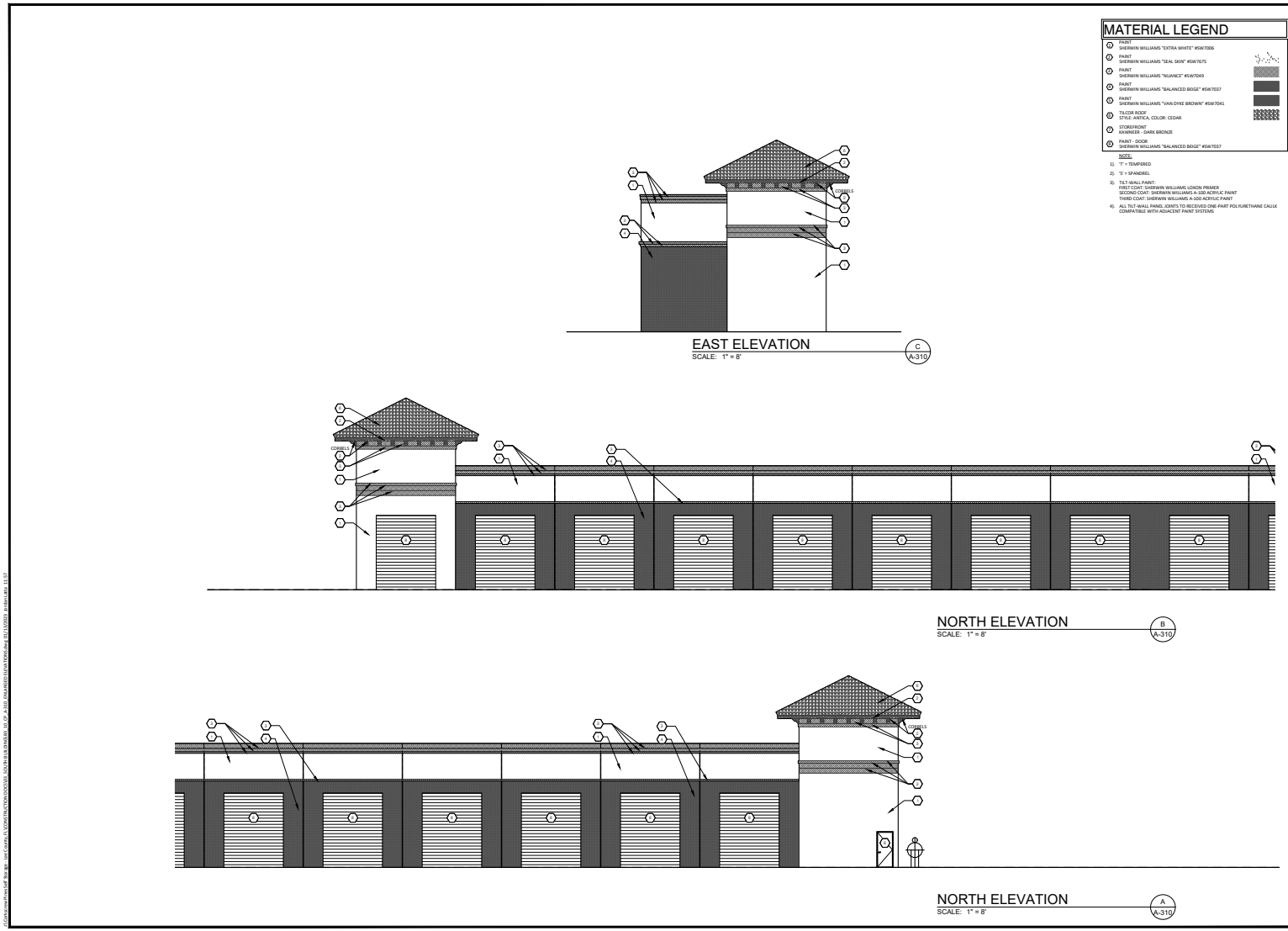
BUILDING 3
LEE COUNTY, FLORIDA

ELEVATIONS

A-300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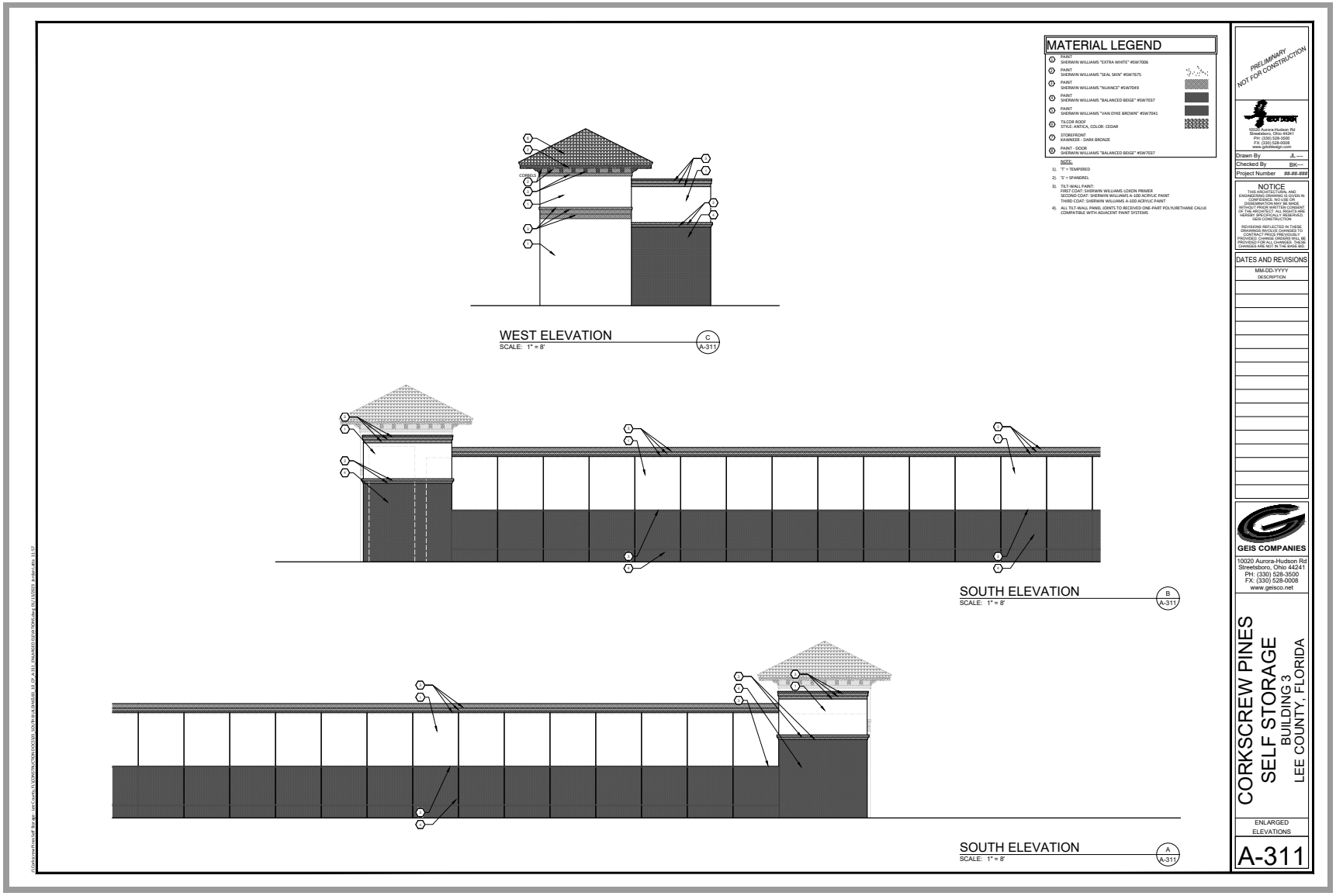
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1 PAINT SHERWIN WILLIAMS "EXTRA WHITE" #SW7006
2 PAINT SHERWIN WILLIAMS "SEAL SKIN" #SW7675
3 PAINT SHERWIN WILLIAMS "NUANCE" #SW7049
4 PAINT SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
5 PAINT SHERWIN WILLIAMS "VAN DYKE BROWN" #SW7041
6 TILCOR ROOF STYLE: ANTICA, COLOR: CEDAR
7 STOREFRONT KAWNEER - DARK BRONZE
8 PAINT - DOOR SHERWIN WILLIAMS "BALANCED BEIGE" #SW7037
NOTE:
1) "T" = TEMPERED
2) "S" = SPANDREL
3) TILT WALL PAINT:
FIRST COAT: SHERWIN WILLIAMS LOXON PRIMER
SECOND COAT: SHERWIN WILLIAMS A-100 ACRYLIC PAINT
THIRD COAT: SHERWIN WILLIAMS A-300 ACRYLIC PAINT
4) ALL TILT-WALL PANEL JOINTS TO RECEIVED ONE-PART POLYURETHANE CAULK COMPATIBLE WITH ADJACENT PAINT SYSTEMS
WEST ELEVATION
SCALE: 1" = 8'
C A-311
SOUTH ELEVATION
SCALE: 1" = 8'
B A-311
SOUTH ELEVATION
SCALE: 1" = 8'
A A-311
PRELIMINARY NOT FOR CONSTRUCTION
GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net
Drawn By JL
Checked By BK
Project Number 88.88.888
NOTICE
DATES AND REVISIONS
MM-DD-YYYY
DESCRIPTION
CORKSCREW PINES
SELF STORAGE
BUILDING 3
LEE COUNTY, FLORIDA
ENLARGED ELEVATIONS
A-311

DOWNTOWN ESTERO RESIDENTIAL - WORKSHOP

ESTERO, FL

March 14, 2023

CONSULTANT TEAM

BUCKINGHAM COMPANIES, *Developer*

BOOTH DESIGN GROUP, *Landscape Architecture*

LRK ARCHITECTS, *Architect*

DELISI FITZGERALD, INC., *Civil Engineering*

DOWNTOWN ESTERO

INTRODUCTION

SUMMARY

- PUBLIC INFORMATION MEETING NOVEMBER 2021
- WORKSHOP MARCH 2022
- INFRASTRUCTURE DO SUBMITTED JUNE 2022
- RESIDENTIAL APARTMENT DO SUBMITTED JULY 2022

GOALS FOR TODAY'S WORKSHOP

- UPDATE PZDB ON RESIDENTIAL APARTMENT ARCHITECTURE AHEAD OF FINALIZING DO AND PZDB APPROVAL MEETING

VICINITY MAP

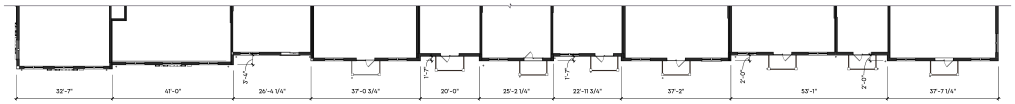
SITE PLAN

BLDG 1
SUN
SHADE
BLDG 3
MAIL
BLDG 2
PAVILION
MAINT. BLDG.
FUTURE
TOWNHOMES
BOOTH DESIGN GROUP
landscape architecture • planning • urban design

INITIAL PROJECT RENDERING

1 SOUTH ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"

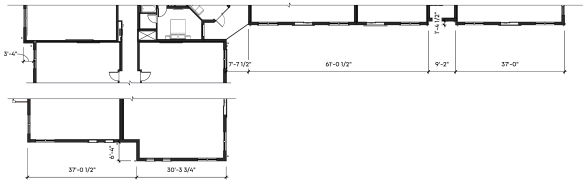


6 HORIZONTAL OFFSETS - BLDG 1 - SOUTH

SCALE: 1/16" = 1'-0"

11 EAST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - EAST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

LRK

50 South B.B. King Blvd.
Suite 600
Memphis, TN 38103
901.521.1440

Client:

BUCKINGHAM COMPANIES

30 South Meridian Street, Suite 1100
Indianapolis, IN 46204

Issues and Revisions

Date	Issued / Revised
06.24.22	50% Schematic Design
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

Drawn By: SWM

Checked By: VWB

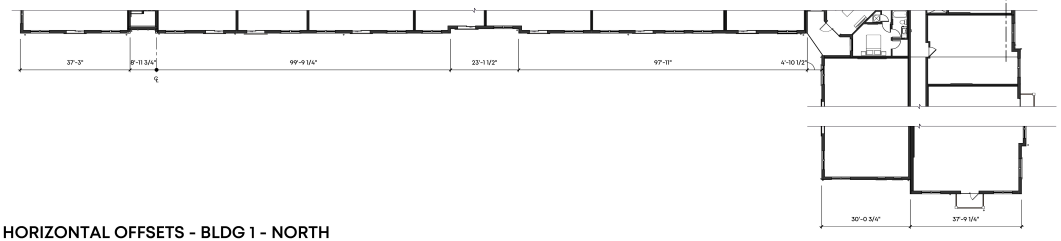
A901

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:11 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwilsonmc2hCAD.rvt

1 NORTH ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"

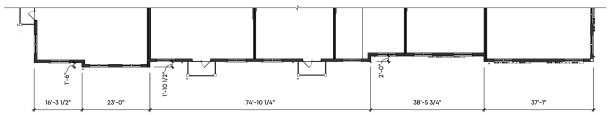


6 HORIZONTAL OFFSETS - BLDG 1 - NORTH

SCALE: 1/16" = 1'-0"

11 WEST ELEVATION - BUILDING 1

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 1 - WEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Seal

STATE OF FLORIDA
STEVEN WALTER MOSS
REGISTERED ARCHITECT

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 1

Drawn By: SWM

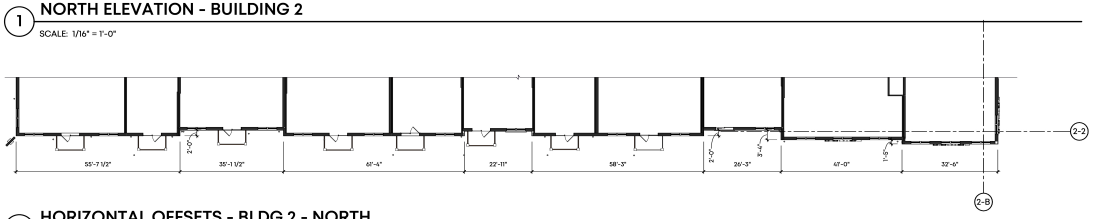
Checked By: VWB

A902

DOWNTOWN ESTERO - 01.21041.00

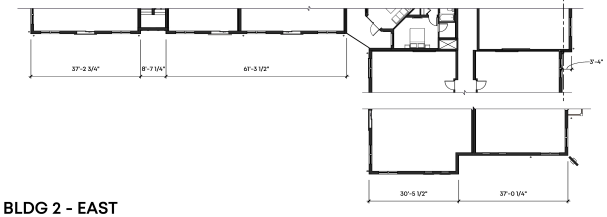
2/21/2023 8:44:15 AM C:\Revit Projects\01.21041.00 Estero Village Central R21_cwessoma.CHCA2.rvt

1 NORTH ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



6 HORIZONTAL OFFSETS - BLDG 2 - NORTH
SCALE: 1/16" = 1'-0"

11 EAST ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - EAST
SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Date	Issued / Revised
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02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
COLORED ELEVATIONS - BUILDING NO. 2

Drawn By: SWM
Checked By: VWB

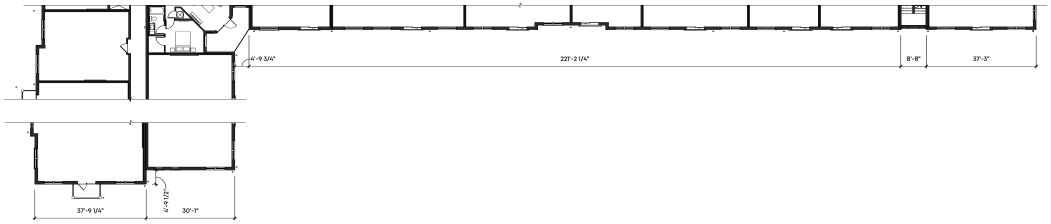
A911

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:19 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwilsonmc2ACAD.rvt

1 SOUTH ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"

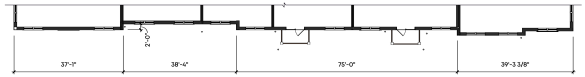


6 HORIZONTAL OFFSETS - BLDG 2 - SOUTH

SCALE: 1/16" = 1'-0"

11 WEST ELEVATION - BUILDING 2

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 2 - WEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Client:

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STATE OF FLORIDA — WALTER BUSSEY JR. — LICENSED — REGISTERED ARCHITECT

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 2

Drawn By: SWM

Checked By: VWB

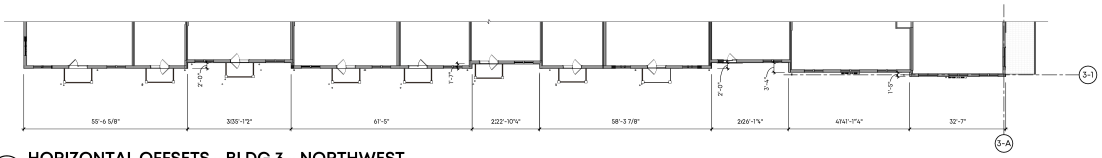
A912

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:22 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwessoms.rvt

1 NORTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

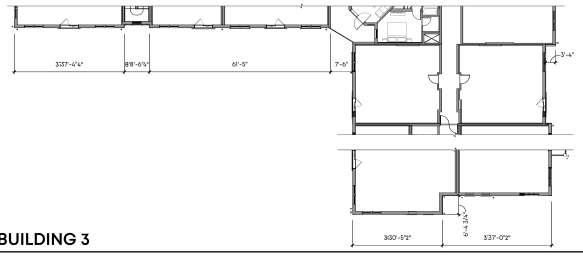


6 HORIZONTAL OFFSETS - BLDG 3 - NORTHWEST

SCALE: 1/16" = 1'-0"

11 NORTHEAST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"



16 SECOND FLOOR PLAN - BUILDING 3

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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Client:

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	Date	Issued / Revised
1	06.24.22	50% Schematic Design
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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

Checked By: VWB

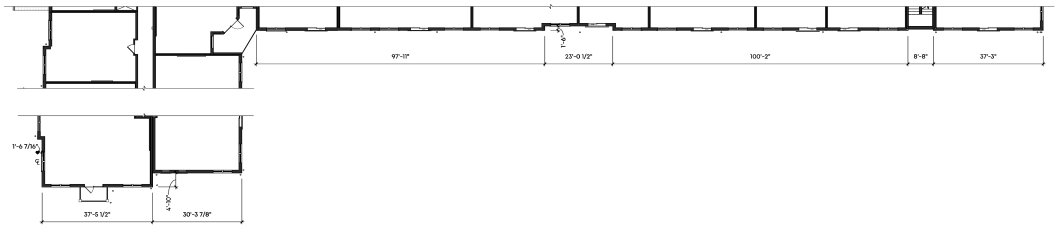
A921

DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:26 AM C:\Revit Projects\01.21041.000 Estero Village Central R21_cwilsonmc2hCAD.rvt

1 SOUTHEAST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"

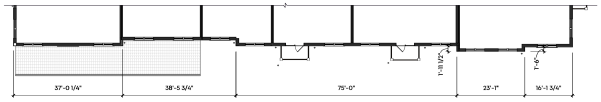


6 SECOND FLOOR PLAN - BUILDING 3

SCALE: 1/16" = 1'-0"

11 SOUTHWEST ELEVATION - BUILDING 3

SCALE: 1/16" = 1'-0"



16 HORIZONTAL OFFSETS - BLDG 3 - SOUTHWEST

SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-102S)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	

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901.521.1440

Client:

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Issues and Revisions

	Date	Issued / Revised
1	02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:

DOWNTOWN ESTERO

U.S. Hwy 41, Estero, FL

Drawing Name:

COLORED ELEVATIONS - BUILDING NO. 3

Drawn By: SWM

Checked By: VWB

A922

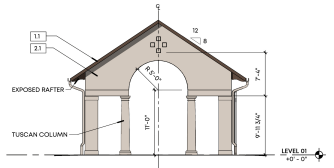
DOWNTOWN ESTERO - 01.21041.00

2/21/2023 8:44:39 AM C:\Revit Projects\01.21041.00 Estero Village Central R21_cwessomsCHCA2.rvt

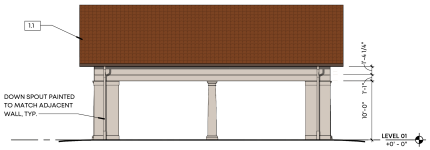
DOWNTOWN ESTERO - 01.21041.00

MATERIAL LEGEND

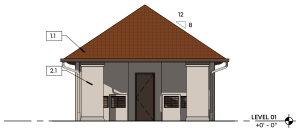
SYMBOL	MATERIAL/FINISH	COLOR	STYLE
0.0			
ROOF			
1.1	BARREL CONCRETE ROOF TILE	3725 PALM BEACH BLEND	CAPISTRANO
1.2	METAL SCREEN	COLOR TO MATCH ROOF TILE	FLAT PANEL (BERRIDGE FW-1025)
1.3	TPO MEMBRANE	WHITE	
1.4	METAL ROOFING	COPPER-COTE	STANDING SEAM
1.5	METAL ROOFING	BRONZE	STANDING SEAM
STUCCO			
2.1	STUCCO	REALIST BEIGE SW 6078	
2.2	STUCCO	DIVERSE BEIGE SW 6079	
2.3	STUCCO	COBBLE BROWN SW 6082	
2.4	STUCCO	SABLE SW 6083	
WOOD / TRIM			
3.1	PAINTED	SABLE SW 6083	
METAL			
4.1	METAL RAILING	SABLE SW 6083	
4.2	METAL LOUVER	SABLE SW 6083	
4.3	ALUMINUM STOREFRONT	BRONZE	
4.4	METAL DOWNSPOUT	SABLE SW 6083	4" DIAMETER, UNO
4.5	METAL LOUVER	IVORY	
4.6	OVERHEAD DOOR	COBBLE BROWN SW 6082	



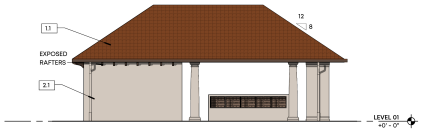
1 FRONT ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



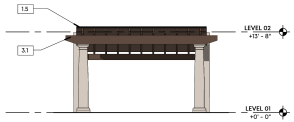
2 SIDE ELEVATION - SUNSHADE PAVILION
SCALE: 1/8" = 1'-0"



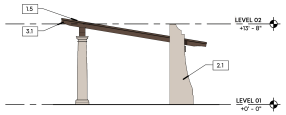
4 FRONT ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



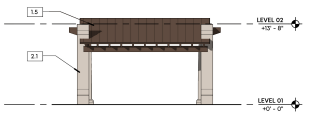
3 SIDE ELEVATION - MAIL PAVILION COLOR
SCALE: 1/8" = 1'-0"



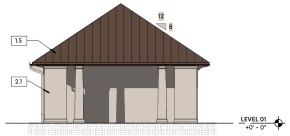
11 FRONT ELEVATION - EVENT PAVILION COLOR
SCALE: 1/8" = 1'-0"



10 SIDE ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



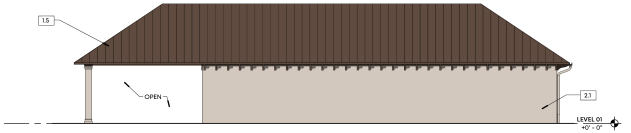
9 REAR ELEVATION - EVENT PAVILION
SCALE: 1/8" = 1'-0"



5 REAR ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

6 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

8 MAINTENANCE BUILDING - FRONT COLOR
SCALE: 1/8" = 1'-0"



7 SIDE ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8" = 1'-0"

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Issues and Revisions

Date	Issued / Revised
02.20.23	Development Order Resubmittal

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Seal

LRK Project Number: 01.21041.00

Project Name:
DOWNTOWN ESTERO
U.S. Hwy 41, Estero, FL

Drawing Name:
PAVILIONS AND MAINTENANCE BUILDING

Drawn By: Author
Checked By: Checker

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U.S. Hwy 41, Estero, FL

Date and Issue

DOWNTOWN ESTERO - RESIDENTIAL

THANK YOU!

QUESTIONS?