



Memo

Landscape Architecture • Planning • Graphic Design

Wildcat Run Main Entry

Gordon Lyons
Estero Design Review Committee
20268 Leopard Lane
Estero FL 33928
Phone: 239.947.2540 Fax:

Project Number: 1424

Memo Number: 03156

Friday, August 8, 2008

Mr. Lyons, and Members of the EDRC Committee,

On behalf of The Wildcat Run Community Association I am pleased to resubmit documents for your review at your regular meeting of August 13, 2008.

The original submittal showed new signage, and the committee approved the work with some comments. The work attached includes minor construction of identity columns at the main entry in association with the signage work, as well as changes to the elevation of an existing guard house.

The following documents are included:

1. A six-page set of drawings called 'Wildcat Run Main Entry Hardscape', which conform to the following elements taken from 'Submittal Information':
 - A. Site Plan showing the location of proposed and existing improvements;
 - B. Elevations of proposed identity columns, together with materials schedules;
 - C. Color chips will be provided at the review meeting on August 13;
 - D. Construction details are included in the submittal.
2. Elevations of the proposed changes to the Guard House;
3. The Estero Design Review Committee Application is executed and included.

Very Truly Yours,

Michael Spencer ASLA
MSA Design, Inc. / A Florida Corporation

MSA Design, Inc.
239.598.2828
msa@msadesign.com
www.msadesign.com
Landscape Architecture • Planning • Graphic Design

461 Carica Road
Naples, Florida 34108

Estero Design Review Committee

Submittal Information and Application

PART 3 – EDRC Submittal Application Form - Overlay Districts Only

Corkscrew Rd Overlay US 41 Overlay Sandy Lane Overlay

Explanation of how this project will achieve and maintain a unified and pleasing aesthetic/ visual quality for;

Integrated pedestrian walkway & greenway system: _____

Joint or centralized parking: _____

Compatibility and Connections with surrounding uses: _____

Architectural Information;

Style: _____

Square Footage: _____

Roof Overhang: _____

Roof Pitch: _____

Adjacent Architectural Styles: _____
(Include photos of adjacent structures/infill)

Multi Tenant Building: YES or NO

Maximum Height: _____

Out Parcel(s): YES or NO

Corner Lot: YES or NO

Identify the Area of Public Interest: _____

Street Front Activity: _____

Bike Rack: _____

Estero Design Review Committee

Submittal Information and Application

PART 3 (Cont.) – EDRC Submittal Application Form - Overlay Districts Only

Street Furniture: _____

Awnings: YES or NO

Exterior Paint Colors (please supply color chips): _____

Explanation of Space Defining Elements between Pedestrian and Vehicular Circulation:

Shape of Storm Water Retention Areas: _____

Square Footage: _____

Covered Parking: YES or NO

List of Amenities at public interest areas/ open spaces: _____

Location of service area: _____

Method of screening service area: _____

Tree Preservation: YES or NO

Setbacks: Front: _____

 Side: _____

 Rear: _____

 Water body: _____

 Corner Lot: YES or NO

If a zoning resolution, variance, special exception or deviation has been granted, please submit resolution with this application. Outparcels that must comply with an overall development requirement, must clear their standards before presenting to the EDRC.

Estero Design Review Committee

Submittal Information and Application

PART 2 – EDRC Submittal Application Form For Projects Outside of Overlay Districts

Applicant Name: _____

Address: _____

Contact Names & Numbers: _____

Name of Project: _____

Location of Project: _____

Date project was presented to Estero Community Planning Panel: _____

Estero Planning Community _____ Corkscrew Road Overlay _____ (Check applicable)

Please give a general explanation for how the project provides for the following:

-Encouraging Mixed-use: _____

-Interconnectivity: _____

-Provisions to enhance pedestrian activity: _____

-Joint or centralized parking: _____

Proposed Use: _____

Adjacent Uses: _____

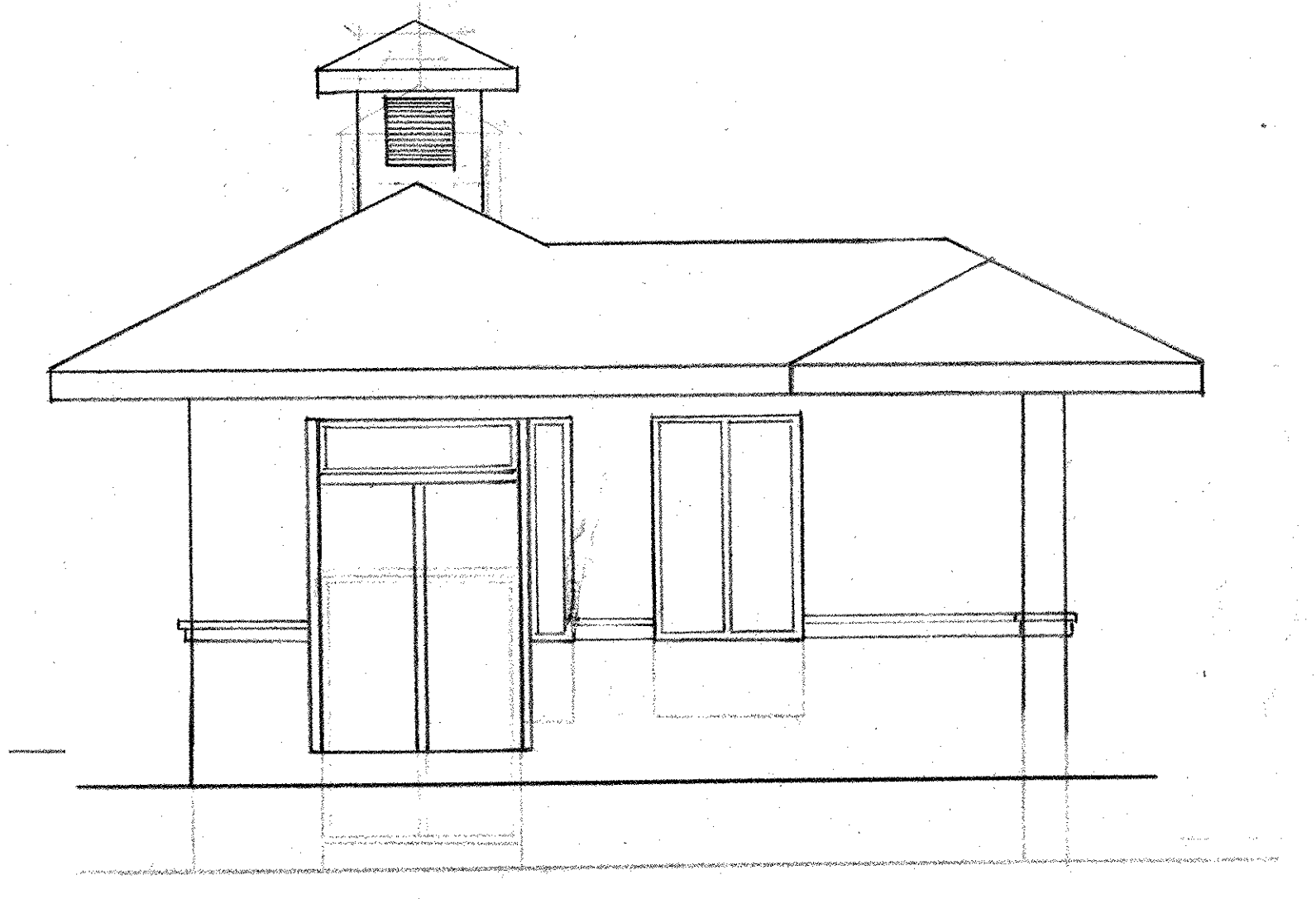
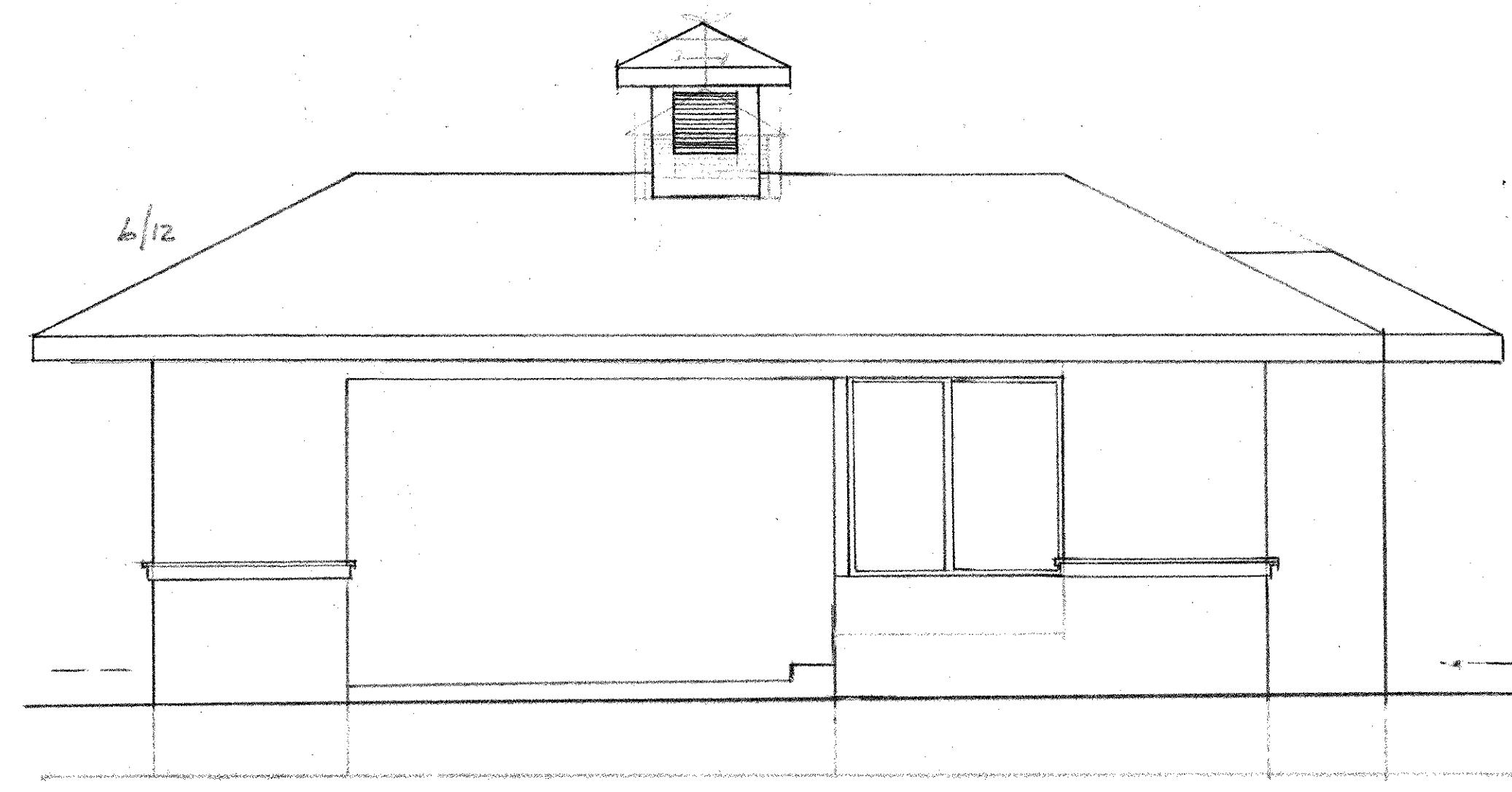
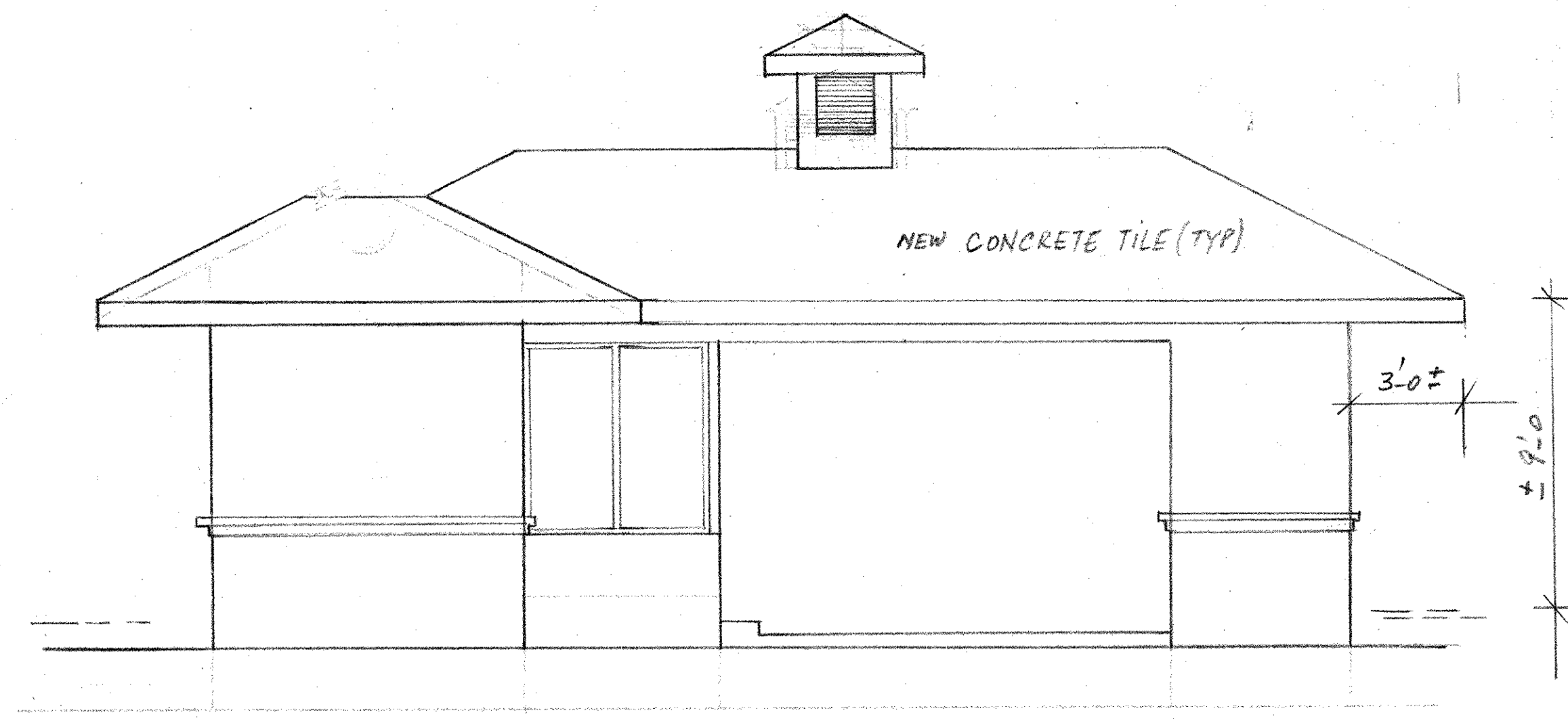
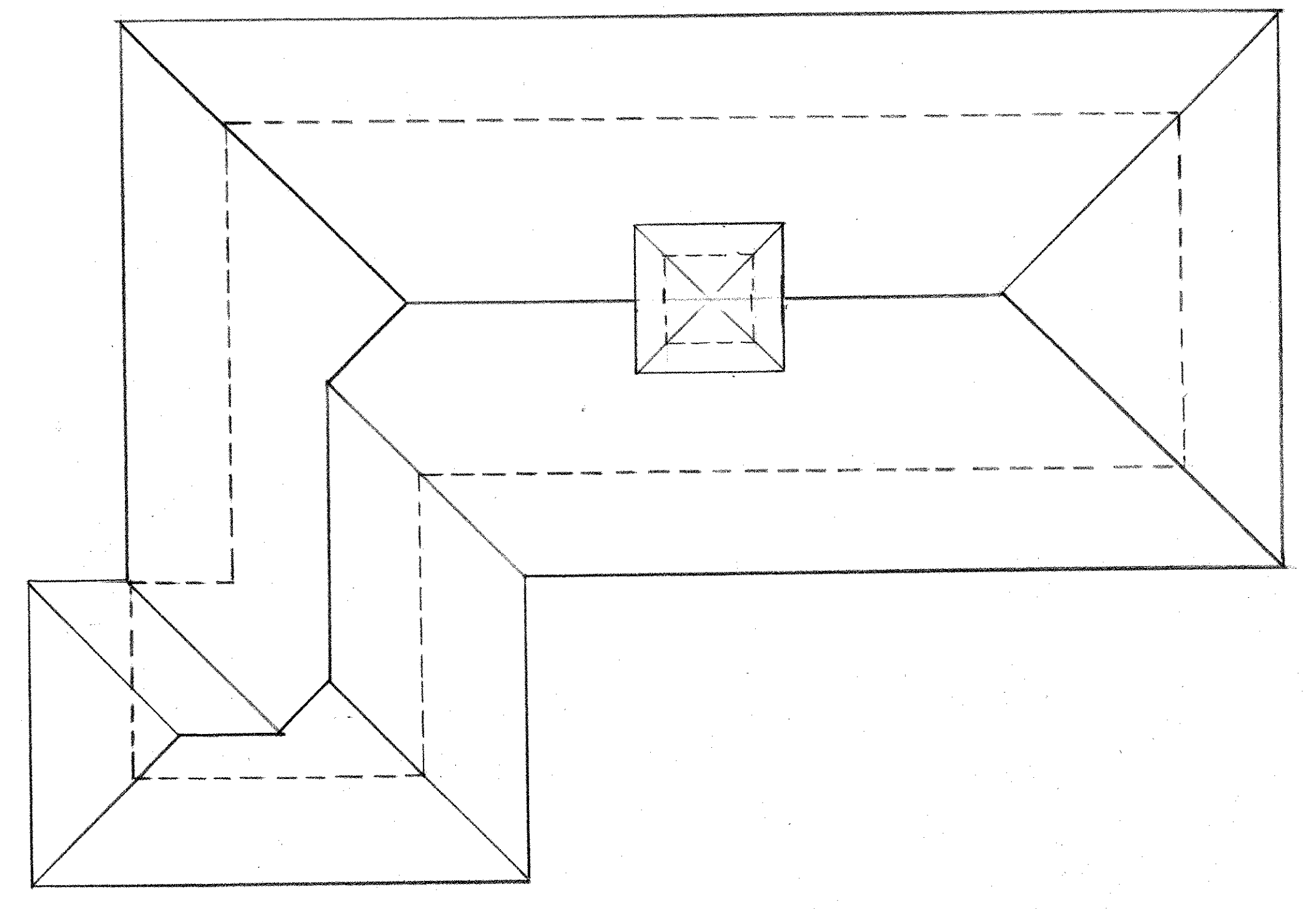
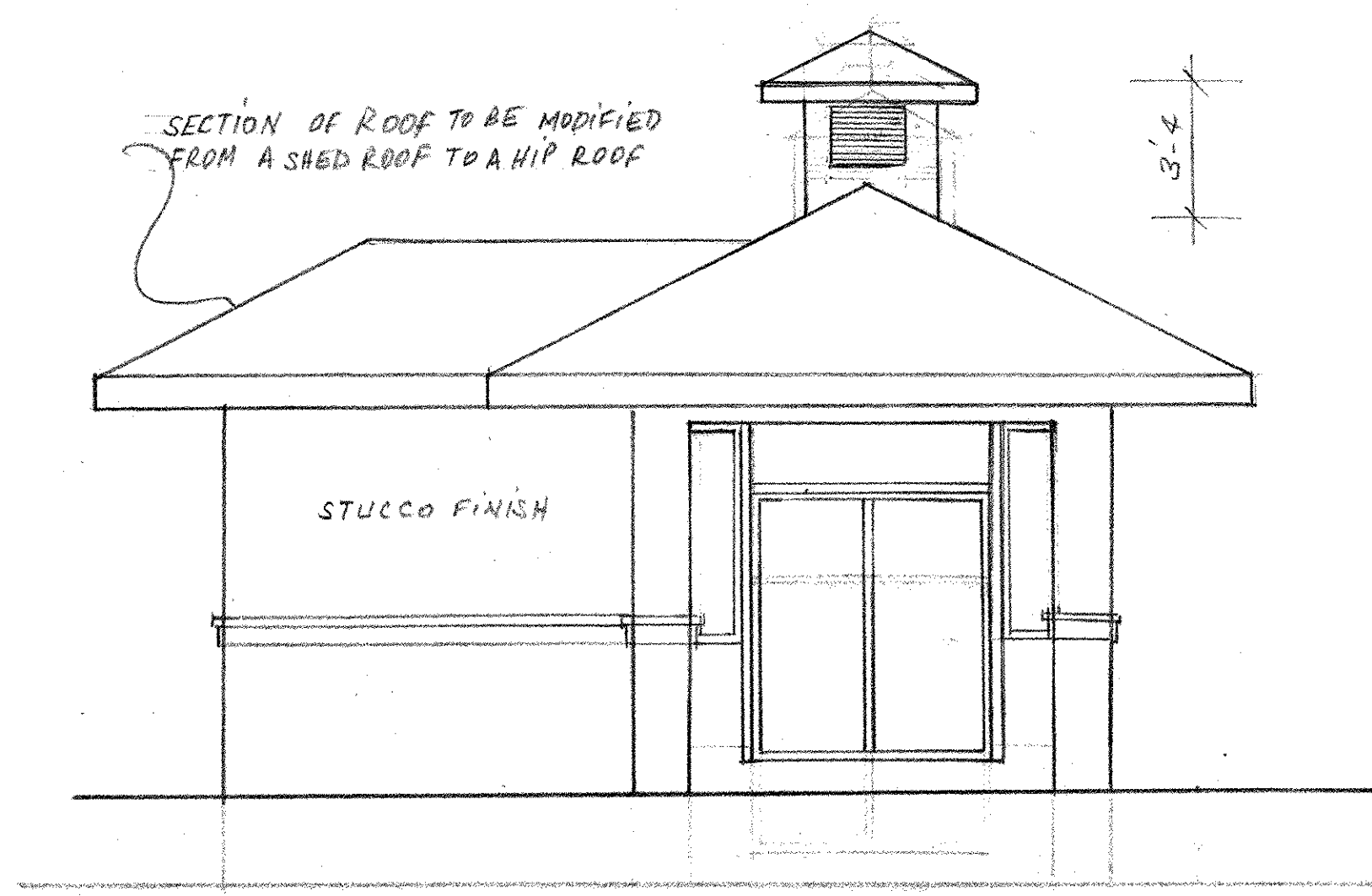
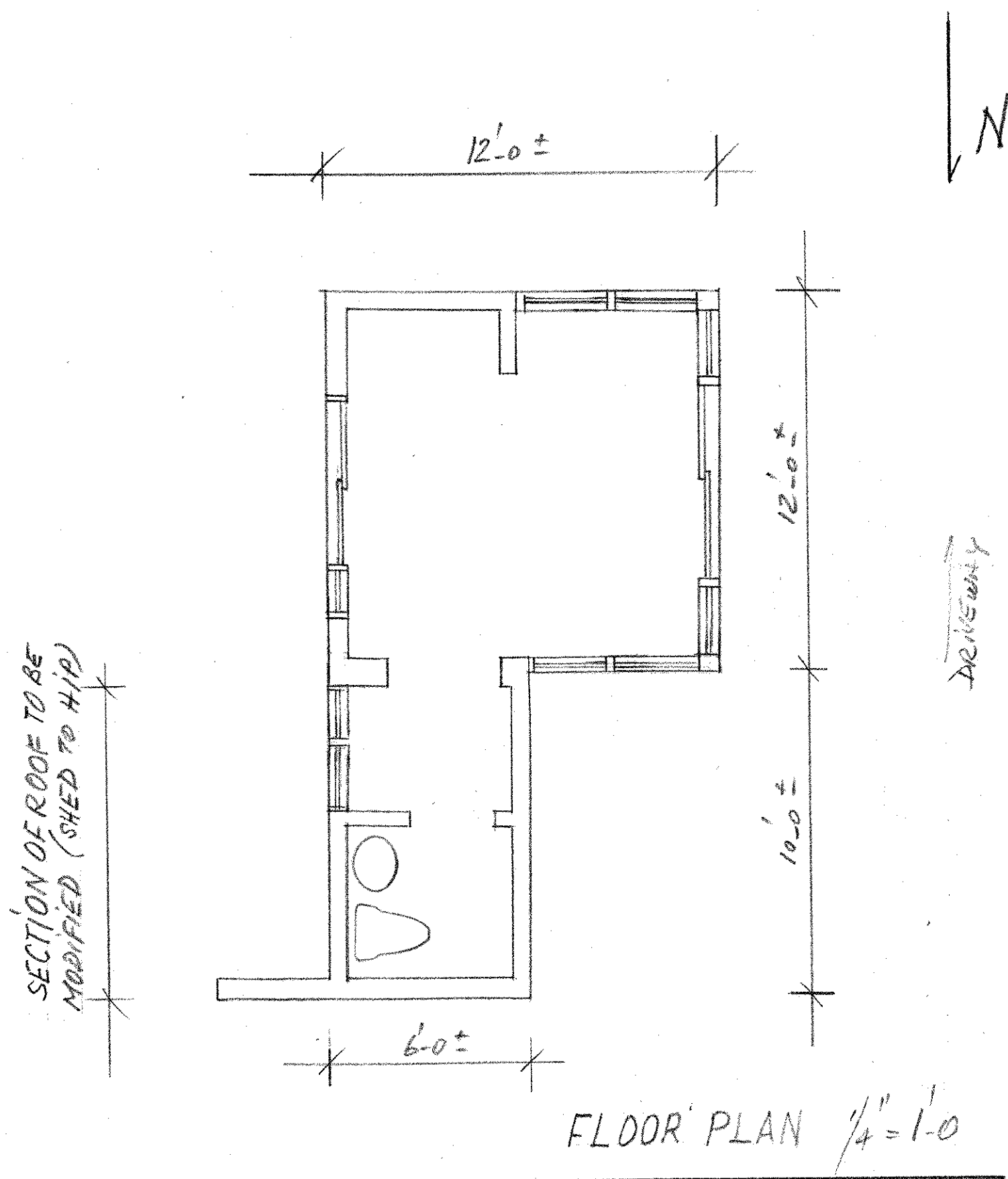
Buffer Types: _____

Wall: YES or NO

If yes, height: _____

Auto Service Station or Convenience Food & Beverage Store selling motor fuel: YES or NO

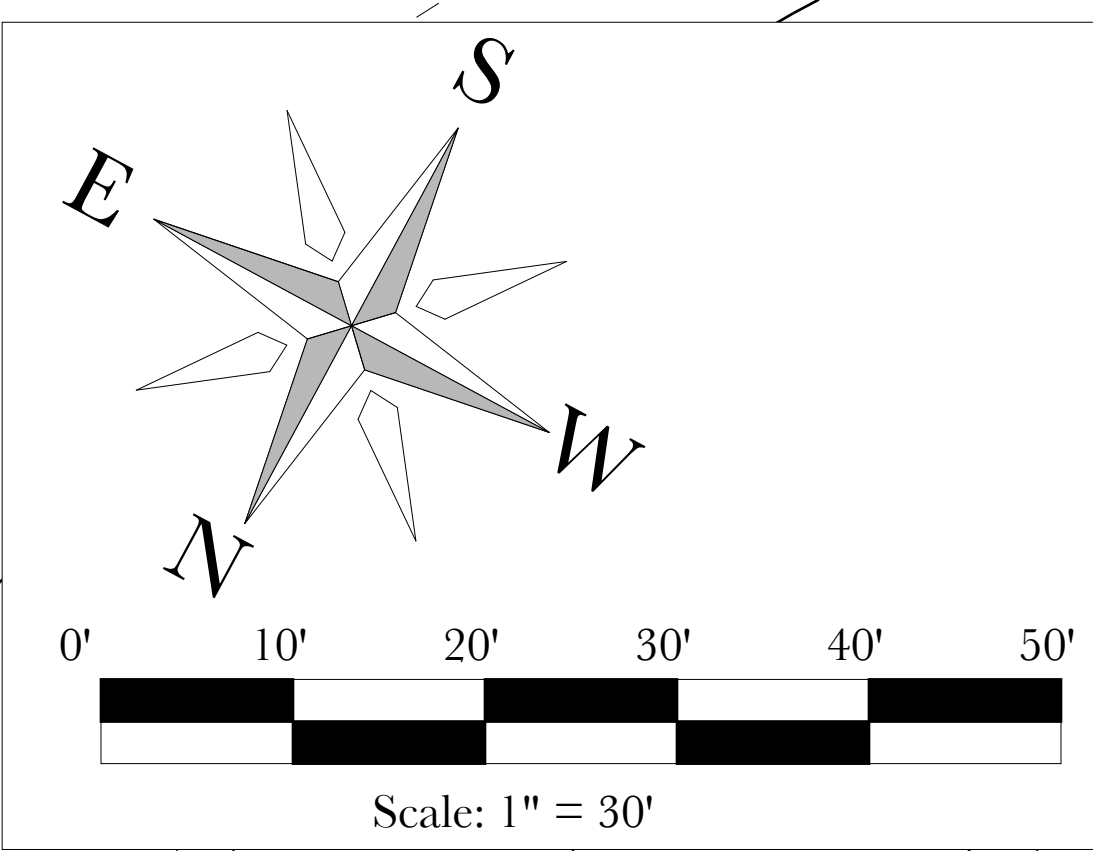
If yes, please provide minimums per LDC 34-1044 (c)



NOTES:

- FIELD FRAME CUPOLA 3x3
- STUCCO LOUVER 1-9x1-9
- 6"x6"-8 P&T SQDS
- STORE FRONT FRAMES & GLASS
- NEW ROOFING

GUARD HOUSE REMODELING
 WILDCAT RUN
 ESTERO FL 33928
 CONSTRUCTION PROFESSIONALS



Proposed Step Light	1	Detail Location	2-4	Detail Sheet
Proposed Pole Light	34	Edge of Sod At adjoining beds		
Proposed Well Light	107	Illustrative Elevation	Elevation Number	1
Plant Materials		Existing To Be Removed	Elevation Sheet	19
Column With Trellis		Existing To Remain		
Column				+19.6
Column Number	20			

Existing Cassia To Remain
 Existing Oak To Remain
 Existing Reclinata Or Paurotis To Remain
 Existing Date To Remain

Surveyor's Symbols

- F.I.R.M. Flood Insurance Rate Map
- P/K Parker Kalon
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- O.R. Official Records
- F.F.E. Finished Floor Elevation
- P.B. Plat Book
- PGS. Pages
- INC. Incorporated
- Gate Control Box
- Surveillance Camera
- Light Pole
- Electric Service
- Cable Television Service Riser
- Telephone Service Riser
- Wood Power Pole
- Irrigation Control Valve
- Catch Basin
- Sanitary Manhole
- Mitered End Section
- Guide Wire
- Ground Elevation At Tree
- (XX) Palm Tree (Size Noted In Inches)
- (XX) Oak Tree (Size Noted In Inches)

Notes

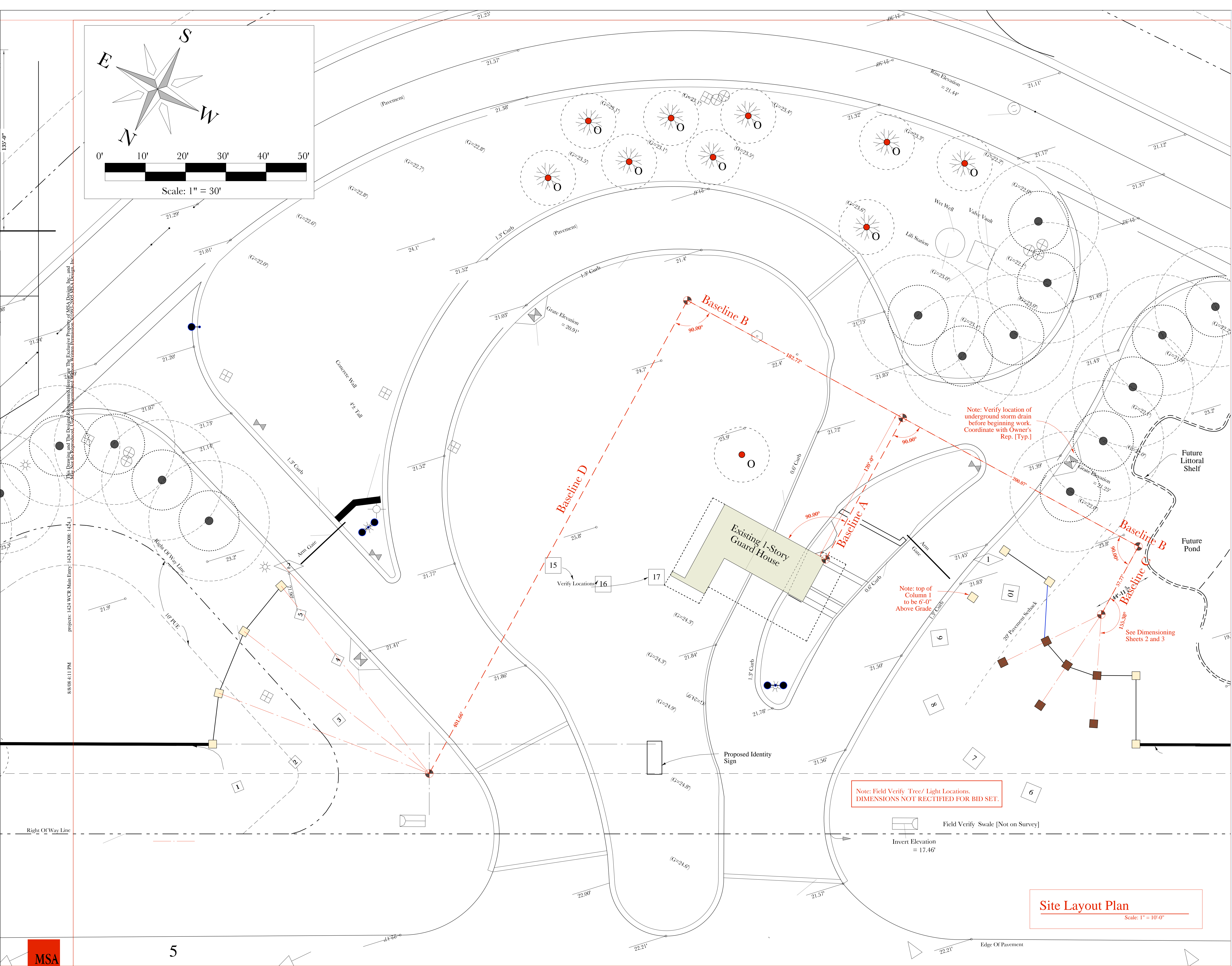
Survey data is by BBL S Surveyors and Mappers Inc.
 1502A Rail Head Blvd
 Naples, FL 34110-8402
 Phone: 239-597-1315

Revise Per Comments	8.7.2008
Pricing and Redline	6.8.2008
Committee Review	6.5.2008

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 Land Planning Site Planning Urban Design
 American Society of Landscape Architects
 461 Conica Road Naples, FL 34108 239.598.2828 inquiry@msadesign.com

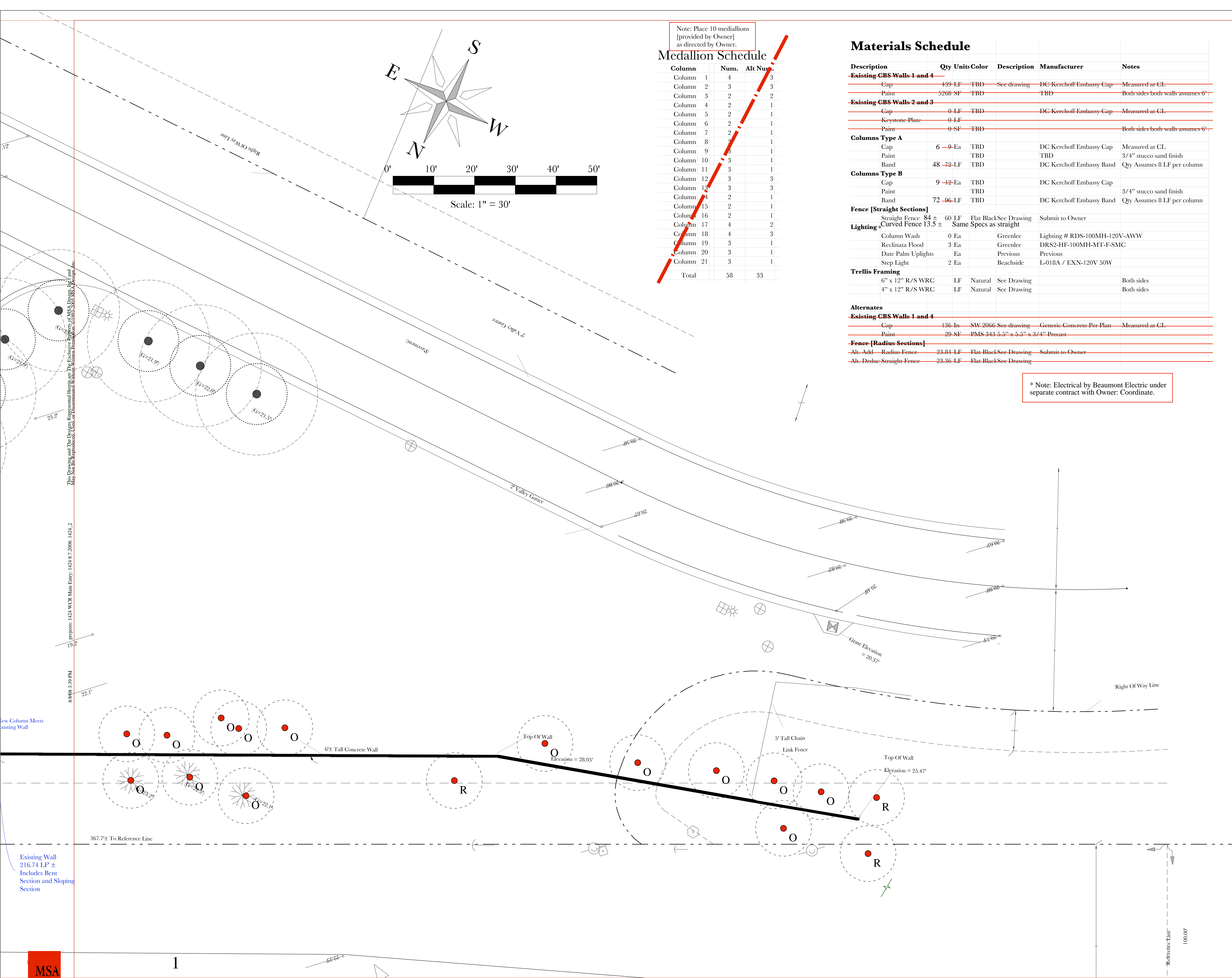
Main Entry Hardscape
 Scale: As Shown
 Wildcat Run
 20300 Country Club Drive
 Estero, FL 33928

Site Layout Plan
 Scale: 1" = 10'-0"



projects: 1424 WCR Main Entry; 1424 8.7.2008; 1424_L1
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Medallion Schedule

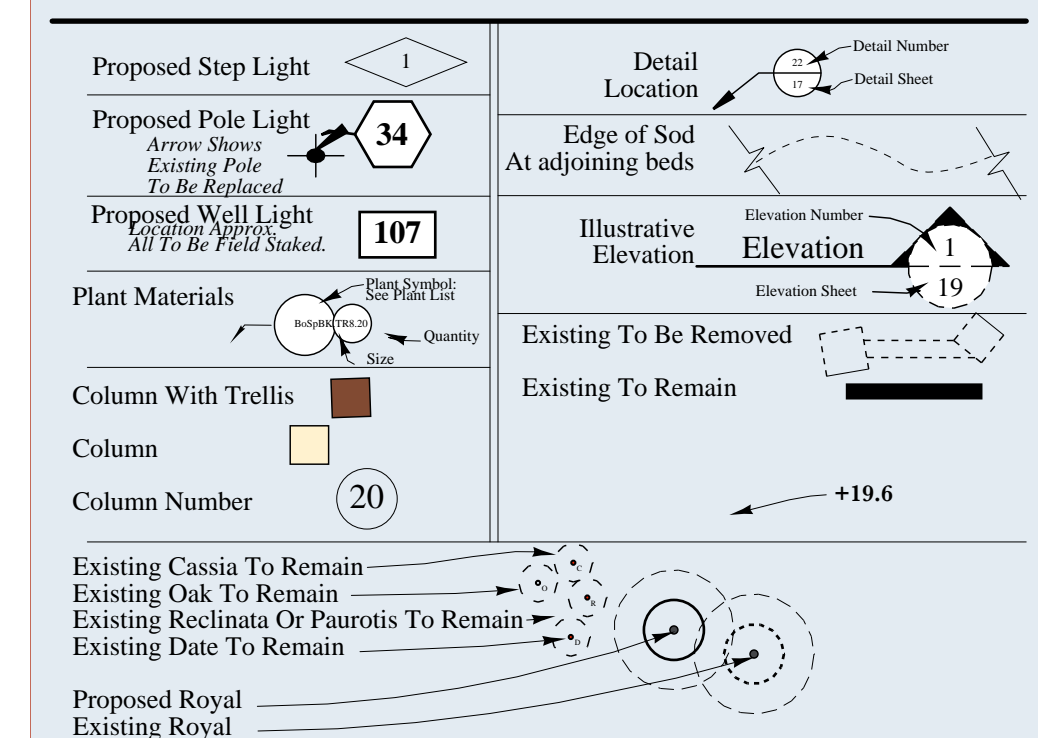
Note: Place 10 medallions [provided by Owner] as directed by Owner.

Column	Num.	Alt Num.
Column 1	4	3
Column 2	3	3
Column 3	2	2
Column 4	2	1
Column 5	2	1
Column 6	2	1
Column 7	2	1
Column 8	3	1
Column 9	3	1
Column 10	3	1
Column 11	3	1
Column 12	3	3
Column 13	3	3
Column 14	2	1
Column 15	2	1
Column 16	2	1
Column 17	4	2
Column 18	4	3
Column 19	3	1
Column 20	3	1
Column 21	3	1
Total	58	33

Materials Schedule

Description	Qty	Units	Color	Description	Manufacturer	Notes
Existing CBS Walls 1 and 4						
Cap	439	LF	TBD	See drawing	DC Kerchoff Embassy Cap	Measured at CL
Paint	5268	SF	TBD		TBD	Both sides both walls assumes 6'
Existing CBS Walls 2 and 3						
Cap	0	LF	TBD		DC Kerchoff Embassy Cap	Measured at CL
Keystone Plate	0	LF	TBD			
Paint	0	SF	TBD			Both sides both walls assumes 6'
Columns Type A						
Cap	6	9-Ea	TBD		DC Kerchoff Embassy Cap	Measured at CL
Paint			TBD		TBD	3/4" stucco sand finish
Band	48	72-LF	TBD		DC Kerchoff Embassy Band	Qty Assumes 8 LF per column
Columns Type B						
Cap	9	12-Ea	TBD		DC Kerchoff Embassy Cap	
Paint			TBD			3/4" stucco sand finish
Band	72	96-LF	TBD		DC Kerchoff Embassy Band	Qty Assumes 8 LF per column
Fence [Straight Sections]						
Straight Fence	84 ±	60 LF		Flat Black See Drawing	Submit to Owner	
Curved Fence	13.5 ±	Same		Specs as straight		
Lighting						
Column Wash	0	Ea		Greenlee	Lighting # RDS-100MH-120V-AWW	
Reclinate Flood	3	Ea		Greenlee	DRS2-HF-100MH-MT-F-SMC	
Date Palm Uplights		Ea		Previous	Previous	
Step Light	2	Ea		Beachside	L-018A / EXN-120V 50W	
Trellis Framing						
6" x 12" R/S WRC	LF	Natural		See Drawing		Both sides
4" x 12" R/S WRC	LF	Natural		See Drawing		Both sides
Alternates						
Existing CBS Walls 1 and 4						
Cap	136	In	SW-2066	See drawing	Generic Concrete Per Plan	Measured at CL
Paint	29	SF	PMS 343-5.5" x 5.5" x 3/4"	Precaust		
Fence [Radius Sections]						
Alt. Add Radius Fence	23.84	LF		Flat Black See Drawing	Submit to Owner	
Alt. Deduce Straight Fence	23.36	LF		Flat Black See Drawing		

* Note: Electrical by Beaumont Electric under separate contract with Owner: Coordinate.



Notes

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Main Entry Hardscape

Scale: As Shown
Wildcat Run
20300 Country Club Drive
Estero, FL 33928

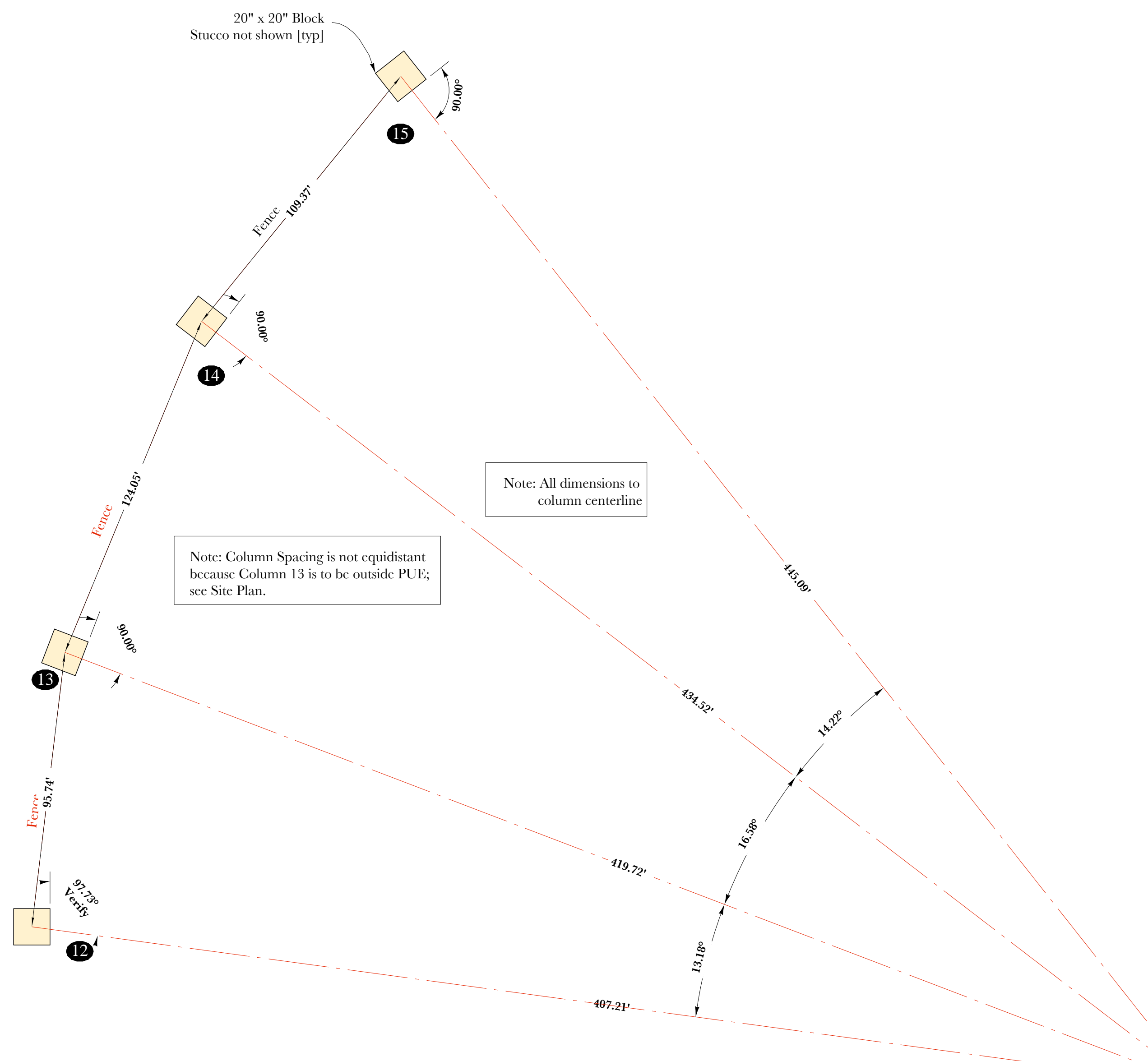
NOT FOR CONSTRUCTION
Pricing and Redline set

Sheet 2 of 7

Assumes 6" per column
Assumes 6" per column

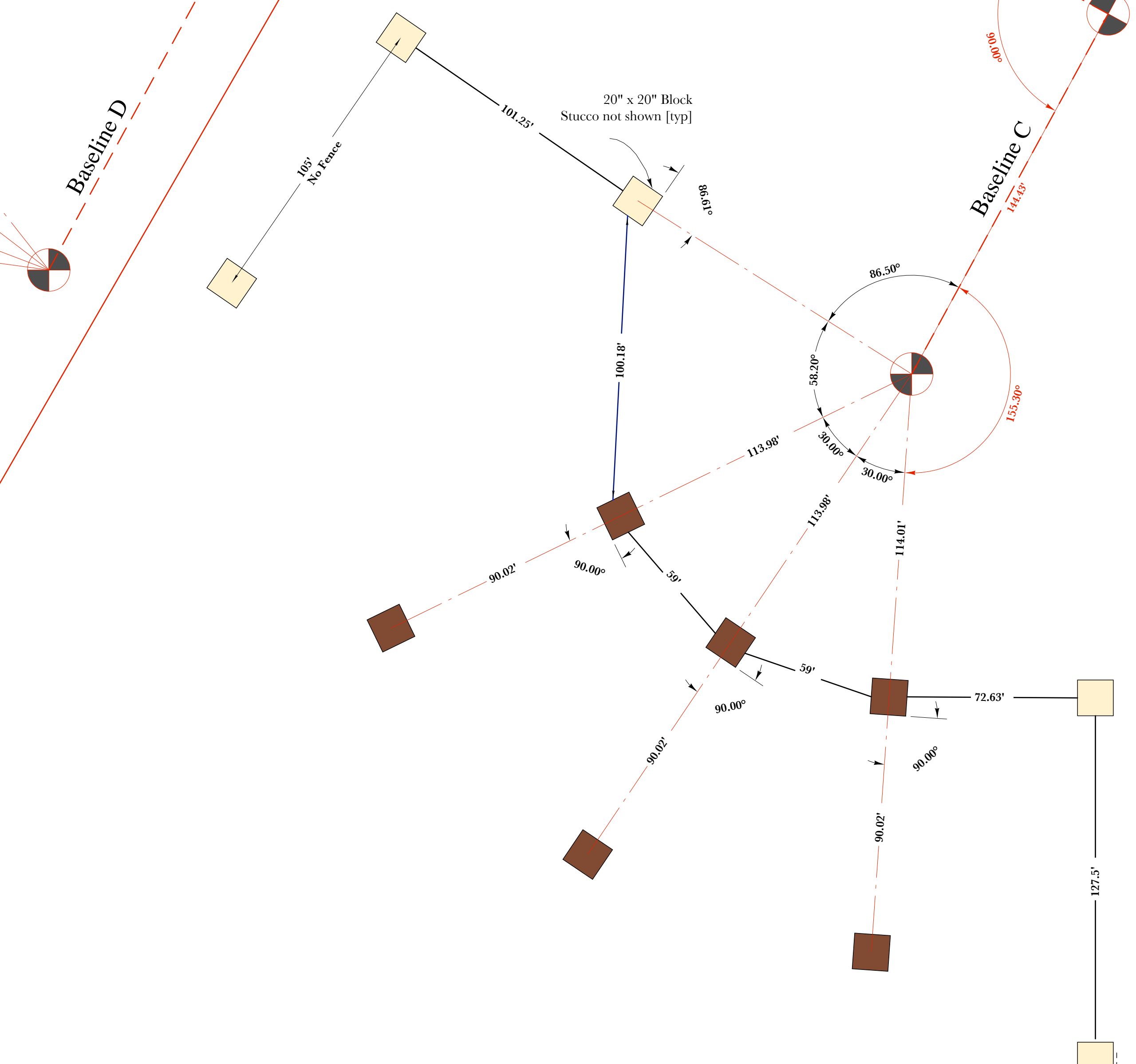
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projects: 1424 WCR Main Entry: 1424.67.2008: 1424.3
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East Column Layout Plan

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



West Column Layout Plan

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



Proposed Step Light	Detail Location
Proposed Pole Light	At adjoining beds
Proposed Well Light	Illustrative Elevation
Plant Materials	Existing To Be Removed
Column With Trellis	Existing To Remain
Column	
Column Number	

Surveyor's Symbols

F.I.R.M.	Flood Insurance Rate Map
P/K	Parker Kalon
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
O.R.	Official Records
F.F.E.	Finished Floor Elevation
P.B.	Plat Book
PGS.	Pages
INC.	Incorporated
Gate Control Box	Gate Control Box
Surveillance Camera	Surveillance Camera
Light Pole	Light Pole
Electric Service	Electric Service
Cable Television Service Riser	Cable Television Service Riser
Telephone Service Riser	Telephone Service Riser
Wood Power Pole	Wood Power Pole
Irrigation Control Valve	Irrigation Control Valve
Catch Basin	Catch Basin
Sanitary Manhole	Sanitary Manhole
Mitered End Section	Mitered End Section
Guide Wire	Guide Wire
(G=XX.X')	Ground Elevation At Tree
(XX)	Palm Tree (Size Noted In Inches)
(XX)	Oak Tree (Size Noted In Inches)

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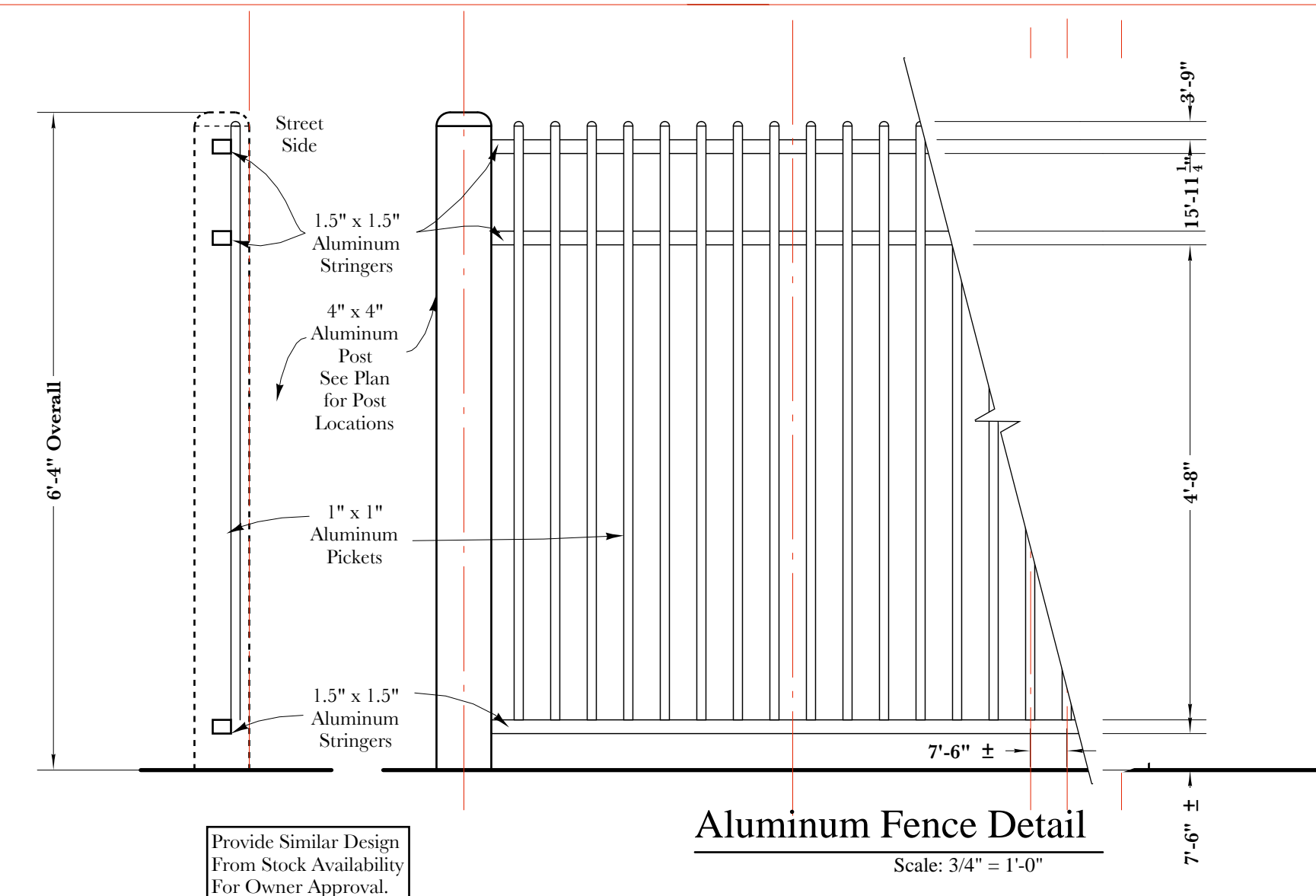
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Wildcat Run
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NOT FOR CONSTRUCTION
Pricing and Redline set

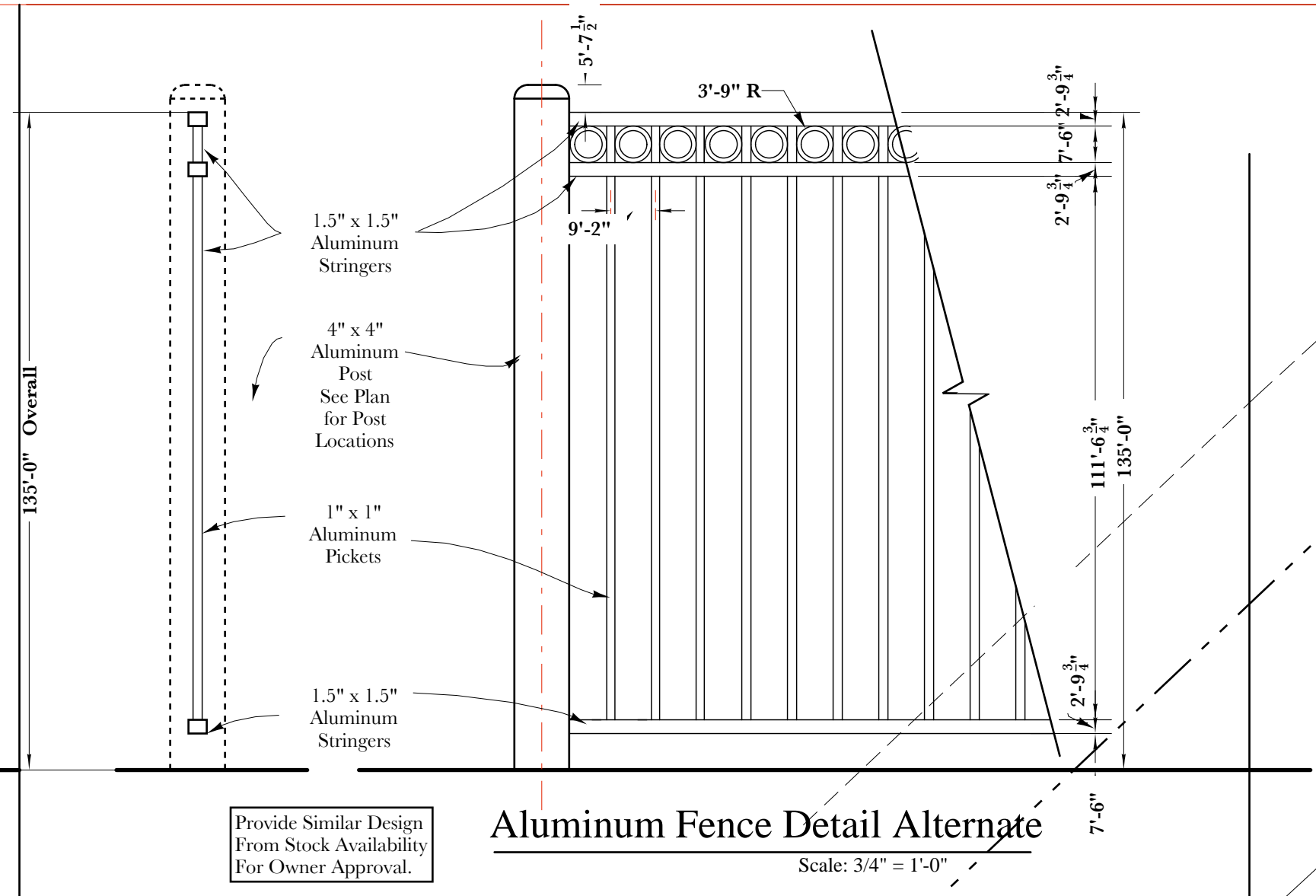
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projects: 1424 WCR Main Entry: 1424 8.7.2008: 1424_5

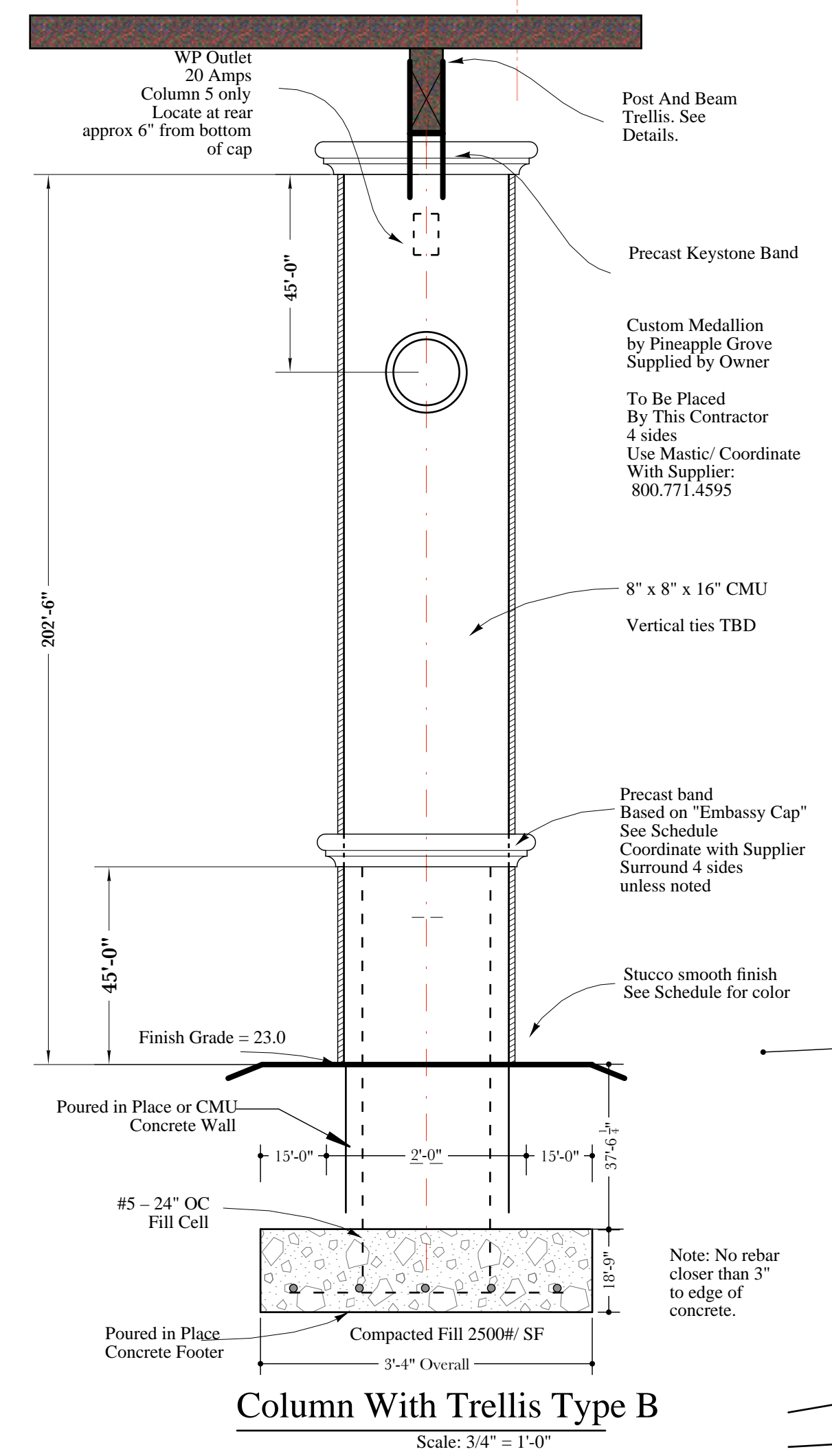
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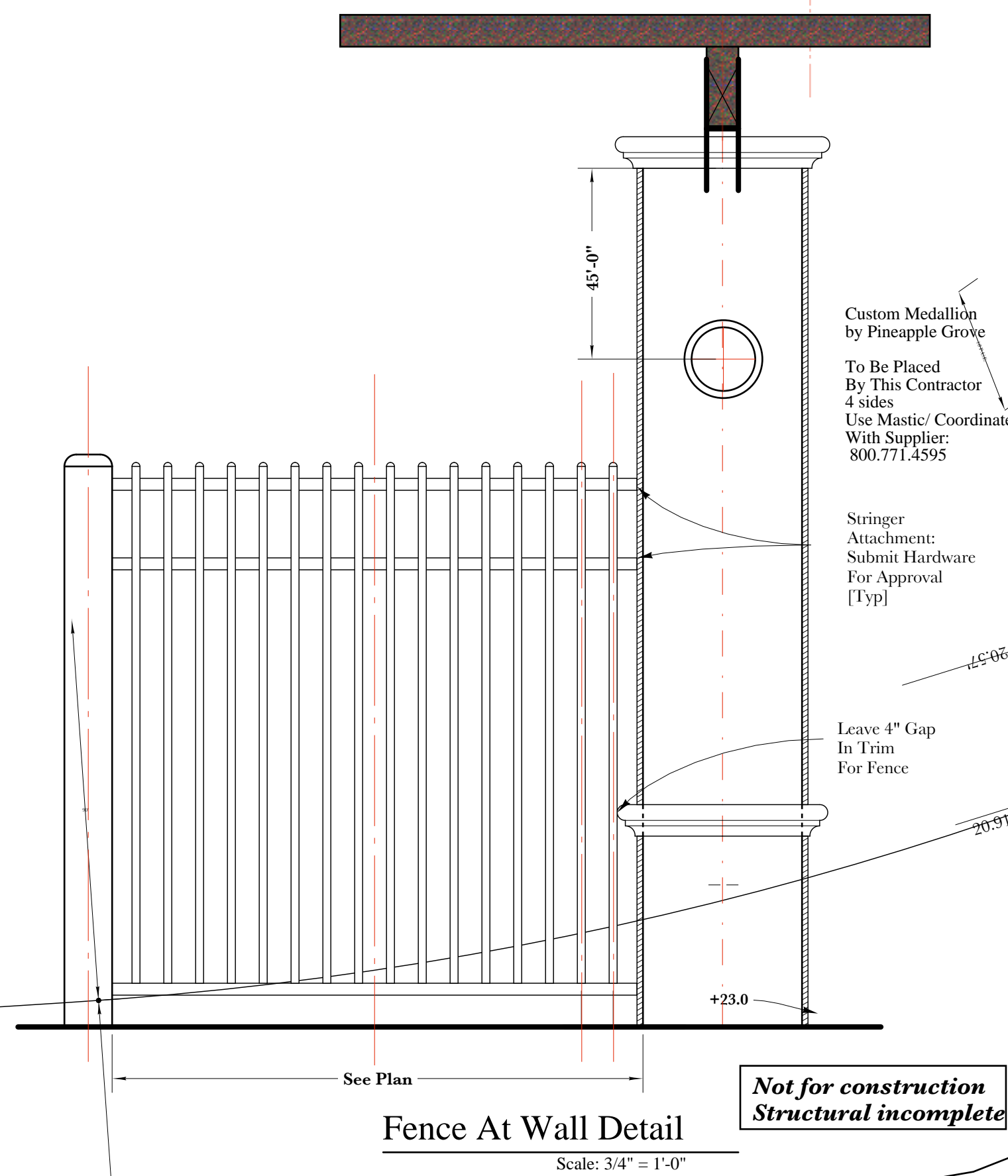
Aluminum Fence Detail
Scale: 3/4" = 1'-0"



Aluminum Fence Detail Alternate
Scale: 3/4" = 1'-0"

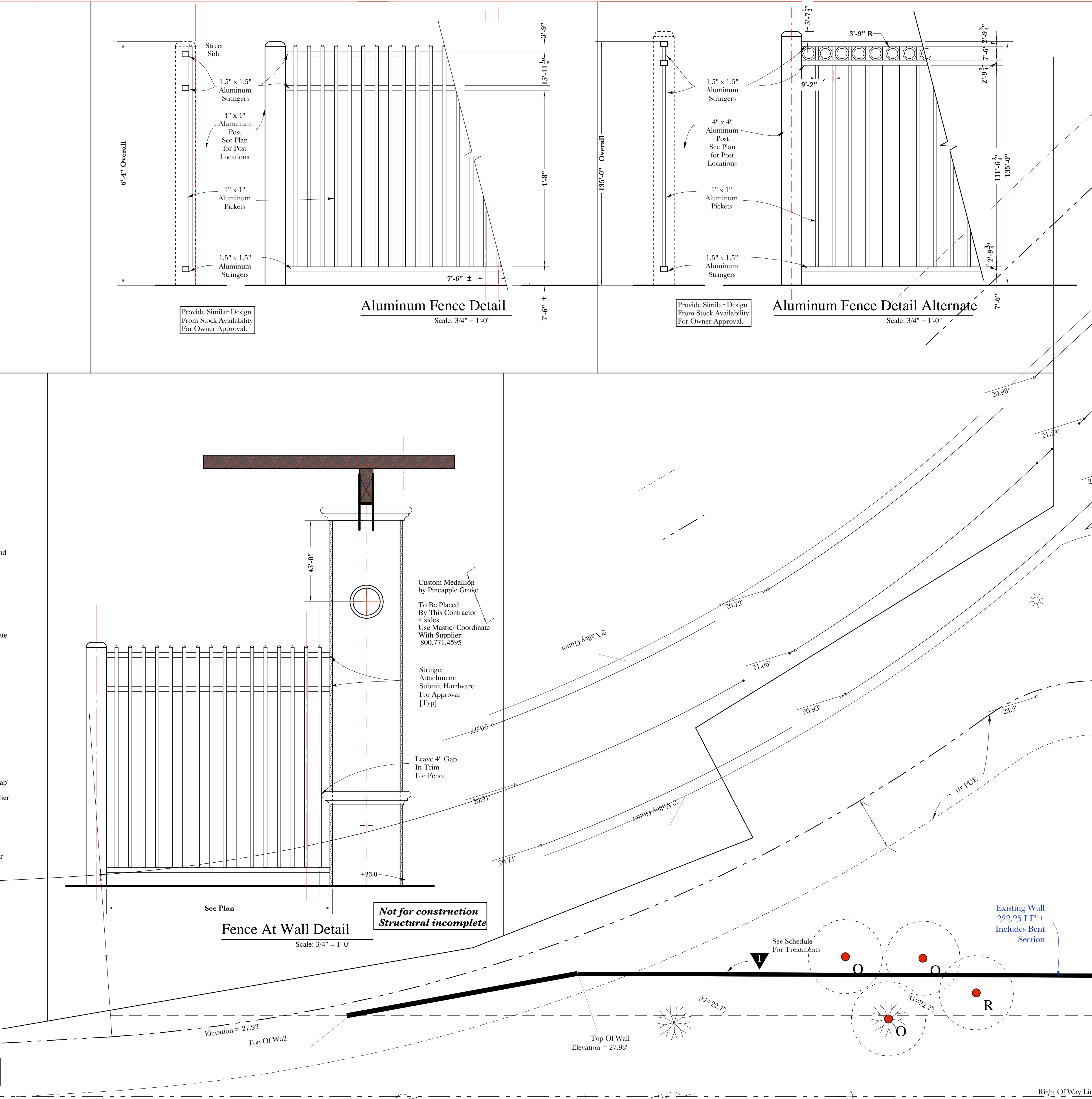


Column With Trellis Type B
Scale: 3/4" = 1'-0"



Fence At Wall Detail
Scale: 3/4" = 1'-0"

Not for construction Structural incomplete



Proposed Step Light	Detail Location
Proposed Pole Light	Edge of Sod At adjoining beds
Proposed Well Light	Illustrative Elevation
Plant Materials	Existing To Be Removed
Column With Trellis	Existing To Remain
Column	
Column Number	
Existing Cassia To Remain	
Existing Oak To Remain	
Existing Reclinta Or Paurotis To Remain	
Existing Date To Remain	
Proposed Royal	
Existing Royal	

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Sanitary Manhole	Sanitary Manhole
Mitered End Section	Mitered End Section
Guide Wire	Guide Wire
Ground Elevation At Tree	Ground Elevation At Tree
(XX) [Symbol]	Palm Tree (Size Noted In Inches)
(XX) [Symbol]	Oak Tree (Size Noted In Inches)

Notes

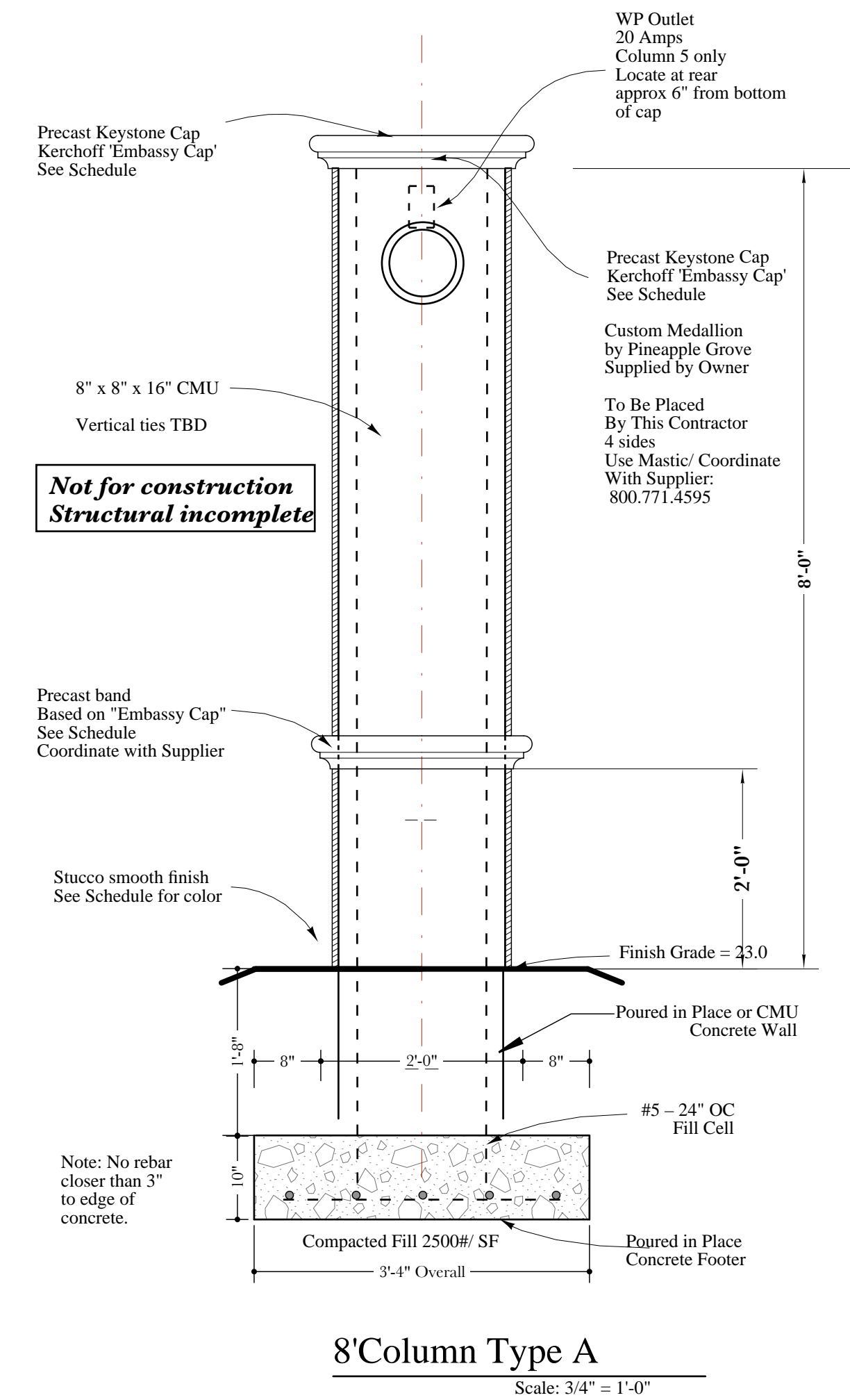
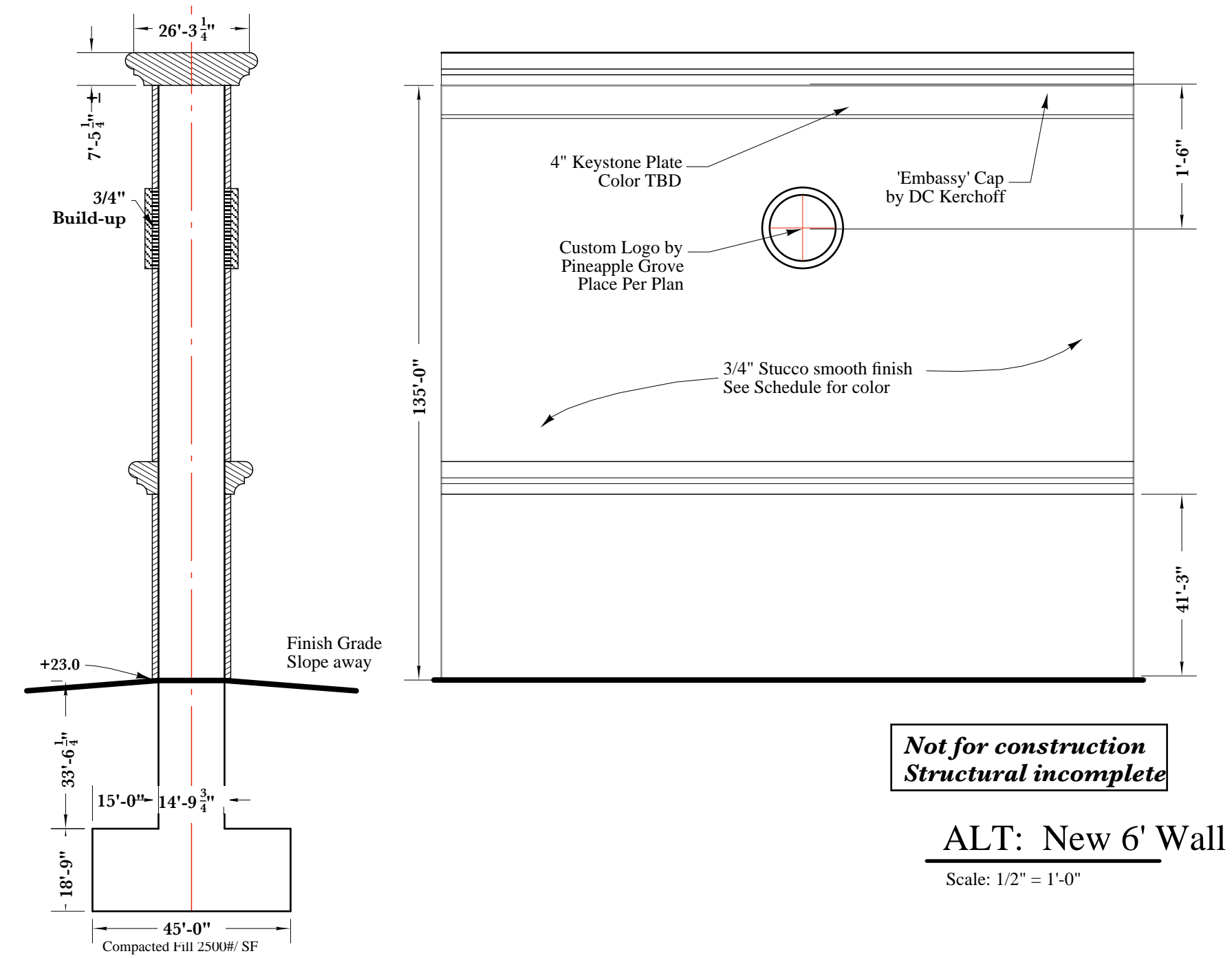
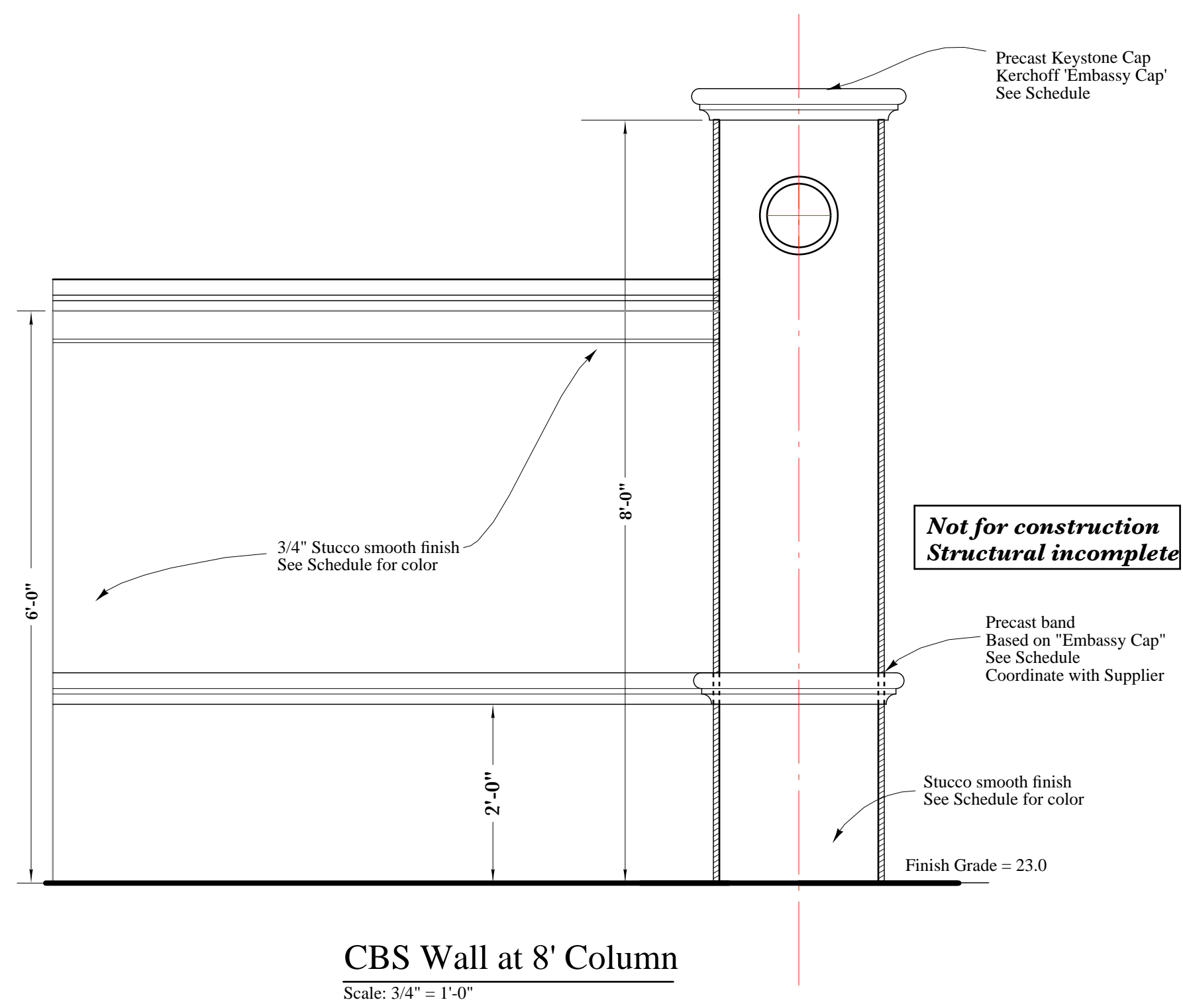
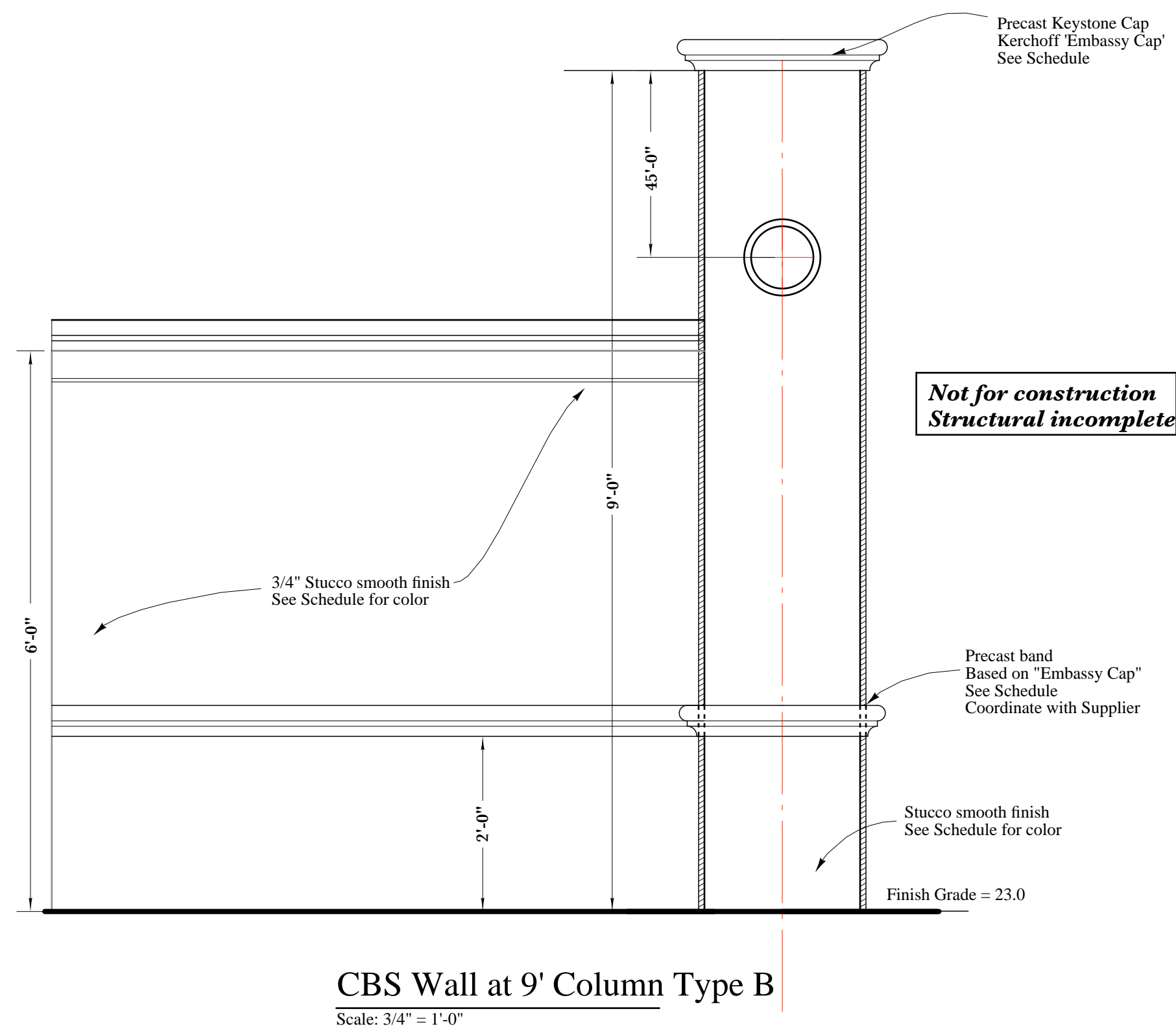
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Main Entry Hardscape

Wildcat Run
20300 Country Club Drive
Estero, FL 33928



Proposed Step Light	Detail Location
Proposed Pole Light	At adjoining beds
Proposed Well Light	Illustrative Elevation
Plant Materials	Existing To Be Removed
Column With Trellis	Existing To Remain
Column	
Column Number	
Existing Cassia To Remain	
Existing Oak To Remain	
Existing Reclinator Or Paurotis To Remain	
Existing Date To Remain	
Proposed Royal	
Existing Royal	

Surveyor's Symbols	
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Main Entry Hardscape

Scale: As Shown

Wildcat Run
20300 Country Club Drive
Estero, FL 33928

NOT FOR CONSTRUCTION
Pricing and Redline set

INVITATION TO BID

AND

SPECIFICATIONS FOR SIGNAGE CONSTRUCTION

Prepared by MSA Design, Inc.
June 8, 2008

1. GENERAL CONDITIONS

- 1.1. The Project Name is: Wildcat Run
1.2. The Project Owner is: Wildcat Run Community Association, Inc.
1.3. The Owner Contact persons are: David Downey
1.4. The Landscape Architect for the project is: MSA Design, Inc.
1.5. The Landscape Contractor is: O'Donnell Landscaping
1.6. The Electrical Contractor is: Phil Mang
1.7. The Hardscape Contract Documents are prepared by MSA Design, Inc.
1.8. The Owner intends to solicit prices for demolition and construction based on these specifications.
1.9. Except as otherwise specifically stated in these specifications, provide and pay for all material, labor, tools, equipment, transportation and cartage, superintendence, tempo-

- rary construction, taxes, fees, permits, and all other services and facilities necessary to execute the work of this contract and deliver the work completed in every respect within the contract time.
1.10. The work encompassed by this contract includes:
1.10.1. Demolition: Complete removal of two existing sign monuments;
1.10.2. Grading and fill;
1.10.3. Construct two trellis structure;
1.10.4. General Site Cleanup.
1.11. It is understood that the Owner may, at his discretion, delegate such authority as might be necessary, and for a time period deemed necessary, to the Landscape Architect, and in this case the decisions and directives issued by the Landscape Architect shall carry the same authority as if issued by the Owner.
1.12. Submit discrepancies to the Owner and the Landscape Architect for their instructions; do no further work until receipt of the Owner's written instructions.
1.13. Work Under Other Contracts Related to the Project:
1.13.1. On-going landscape and irrigation construction;
1.13.2. On-going electrical work by others
1.14. Protect the Owner's property including adjacent structures, plant materials, paving and curbing, and underground utilities at all times during the execution of the work.
1.15. The selection of all materials and the execution of all operations and procedures required under the Specifications shall be subject to the approval of the Owner, who shall have the right to reject any and all materials and procedures which, in his opinion, are not consistent with these specifications. All rejected materials shall be removed promptly from the site.
1.16. Warranty: This Agreement is between the Owner and the Contractor, and who shall guarantee that all work shall be free of material or labor defect for one full year after the date of Final Acceptance.
1.17. The Contractor agrees to indemnify and save harmless the Owner, and any and all members, directors, officers, agents, or employees; indemnification extends absolutely and is without limit, and includes all Owner attorney fees and court costs against all claims or judgements or demands made or recovered by any and all persons whomsoever on account of the acts or admissions of the Contractor.
1.18. Contractor will maintain insurance in the following amounts and categories:
1.18.1. General Liability: \$1,000,000.
1.18.2. Automotive Liability: \$500,000.
1.18.3. Umbrella Liability: \$1,000,000.
1.18.4. Workers Compensation as governed by the State of Florida.
1.19. Contractor to provide all materials and labor to accomplish the work described herein.
1.20. Contractor is to initiate questions, pricing, and general contact to the Landscape Architect and to the Owner's Representative.
1.21. It is understood that Building Permits are to be obtained by the Contractor.

- 1.22. It is understood that the following regulatory approvals are the responsibility of Wildcat Run: Approvals of the Town of Estero Design review committee.
1.23. Substantial Completion: Landscape Architect will at the appropriate time issue a Certificate of Substantial Completion.
1.24. Final Acceptance: Landscape Architect will at the appropriate time issue Certificate of Final Acceptance.
1.25. Submittals and payment: Contractor to submit draw Requests for work in the previous 30 days by the 25th of each month.
1.26. Final Payment: Contractor shall request site inspection by the Landscape Architect for the purpose of obtaining Landscape Architect's Certification of Substantial Acceptance.
1.27. Key dates:
Pre-Bid Meeting [this is a discretionary meeting].....TBD
Drawings released to Bidders.....TBD
Bids Due.....TBD
Pre-Construction Meeting.....TBD
Work commences.....TBD

2. INSTRUCTIONS TO BIDDERS

- 2.1. Invitation to Bid
2.1.1. Sealed Bids will be accepted at MSA Design, Inc. for the services described herein until June XX, 2008 at 4 PM.
2.1.1.1. Faxes will be accepted at 239.598.3219
2.1.1.2. Email with attached PDF will be accepted at ms@msadesign.com.
2.2. Bid documents include:
2.2.1. These Specifications.
2.2.2. The Contract Documents, prepared by MSA Design, Inc. and are called "Main Entry Hardscape".
2.3. Bid Form
2.3.1. Bid Form: Provide the following lump sum prices:
2.3.1.1. BASE BID two entry structures at Main Entry:
2.3.1.2. ALTERNATE Demolition:
2.3.2. It is understood that all bid documents furnished to bidders for use in bidding are to be returned with the Contractor's bid, and that bids will not be considered unless all furnished materials are returned.
2.3.3. The Owner will not necessarily accept the low bidder, and also reserves the right to accept any part, or all of any proposal, and to reject any and all parts of any and all proposals.
2.3.4. Bidders shall personally examine, site, and fully acquaint themselves with all of the existing conditions so that no misunderstanding may afterward arise as to the character or as to the extent of the work to be done; likewise, in or-

- der to advise and acquaint themselves with all precautions to be taken in order to avoid injury to persons or property of another.
2.3.5. The Contractor shall furnish a Certificate of Insurance covering Workman's Compensation and other requirements as specified above.
2.3.6. The Owner may, before selecting a Contractor for this work send his representative to visit the Contractor's facilities and his materials sources before entering into a Contract.
2.3.7. The Contractor shall furnish with his proposal a complete resume of his experience and qualifications indicating years of the company's established existence and stating references, and a minimum of six examples of his work accomplished within the last three years if requested by the Owner or Landscape Architect.
2.3.8. It is understood that the Owner may negotiate any revisions in the scope of the work as may be needed to effect adherence to the established budget with the successful bidder.
2.3.9. The successful bidder, as Contractor, is fully obligated to the Owner for all work performed by his subcontractors.
2.3.10. All subcontractors must be approved by the Owner, and the Landscape Architect, and are subject to all conditions of these Specifications.

3. EXECUTION

- 3.1. Storage of Materials: Owner will provide sufficient space for Contractor's use in storage.
3.2. Owner does not guarantee Contractor's materials security.
3.3. Hours of operation are limited to Monday through Saturday from 7:00 AM to 5:00 PM; Owner may allow additional hours at Owner's discretion.

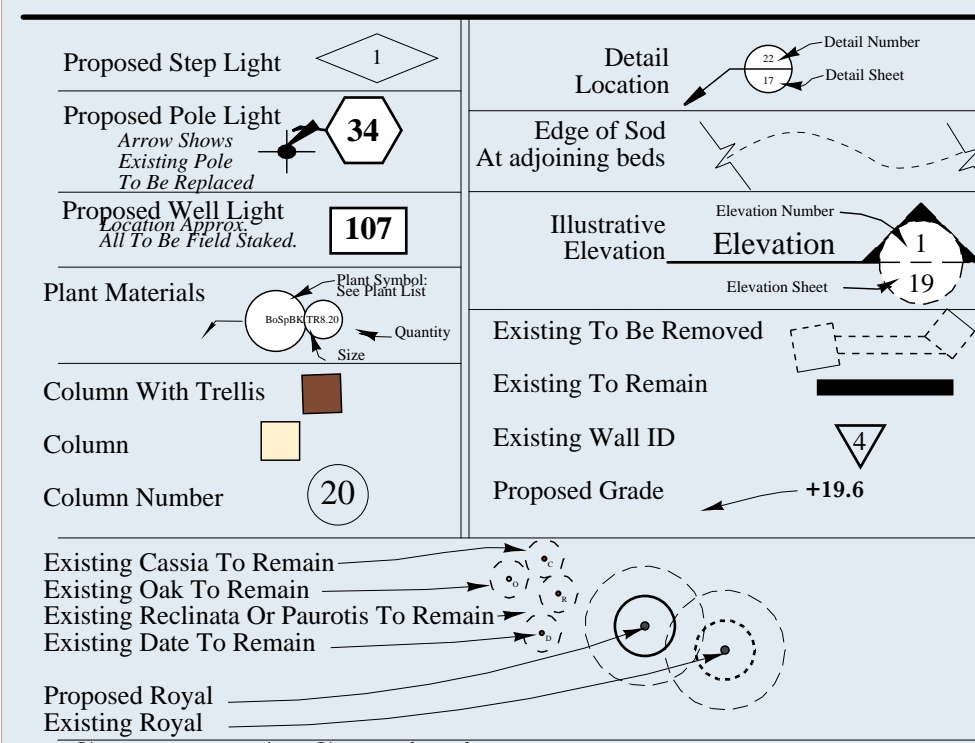


Table of Surveyor's Symbols including Flood Insurance Rate Map, Parker Kalon, Public Utility Easement, Drainage Easement, Official Records, Finished Floor Elevation, Plat Book, Pages, Incorporated, Gate Control Box, Surveillance Camera, Light Pole, Electric Service, Cable Television Service Riser, Telephone Service Riser, Wood Power Pole, Irrigation Control Valve, Catch Basin, Sanitary Manhole, Mitered End Section, Guide Wire, Ground Elevation At Tree, Palm Tree (Size Noted In Inches), Oak Tree (Size Noted In Inches).

Notes

Pricing and Redline 6.8.2008
Committee Review 6.5.2008

MSA Design

Land Planning Site Planning Urban Design
American Society of Landscape Architects
461 Carica Road Naples, FL 34108 239.598.2828 msadesign.com

Main Entry Hardscape

Scale: As Shown

Wildcat Run
20300 Country Club Drive
Estero, FL 33928

NOT FOR CONSTRUCTION
Pricing and Redline set

