

CONVENIENCE STORE WITH GAS (ESTERO TOWN COMMONS PLACE)

PLANNING AND ZONING BOARD

AUGUST 22, 2023



PROJECT TEAM

- ❑ Developer/ Applicant: Brightwork Real Estate
 - ❑ Engineer: Bowman
 - ❑ Landscape Architect: Bowman
 - ❑ Architect: Cuhaci Peterson
 - ❑ Photometric: Red Leonard Associates
 - ❑ Signage : Thomas Sign & Awning CO INC
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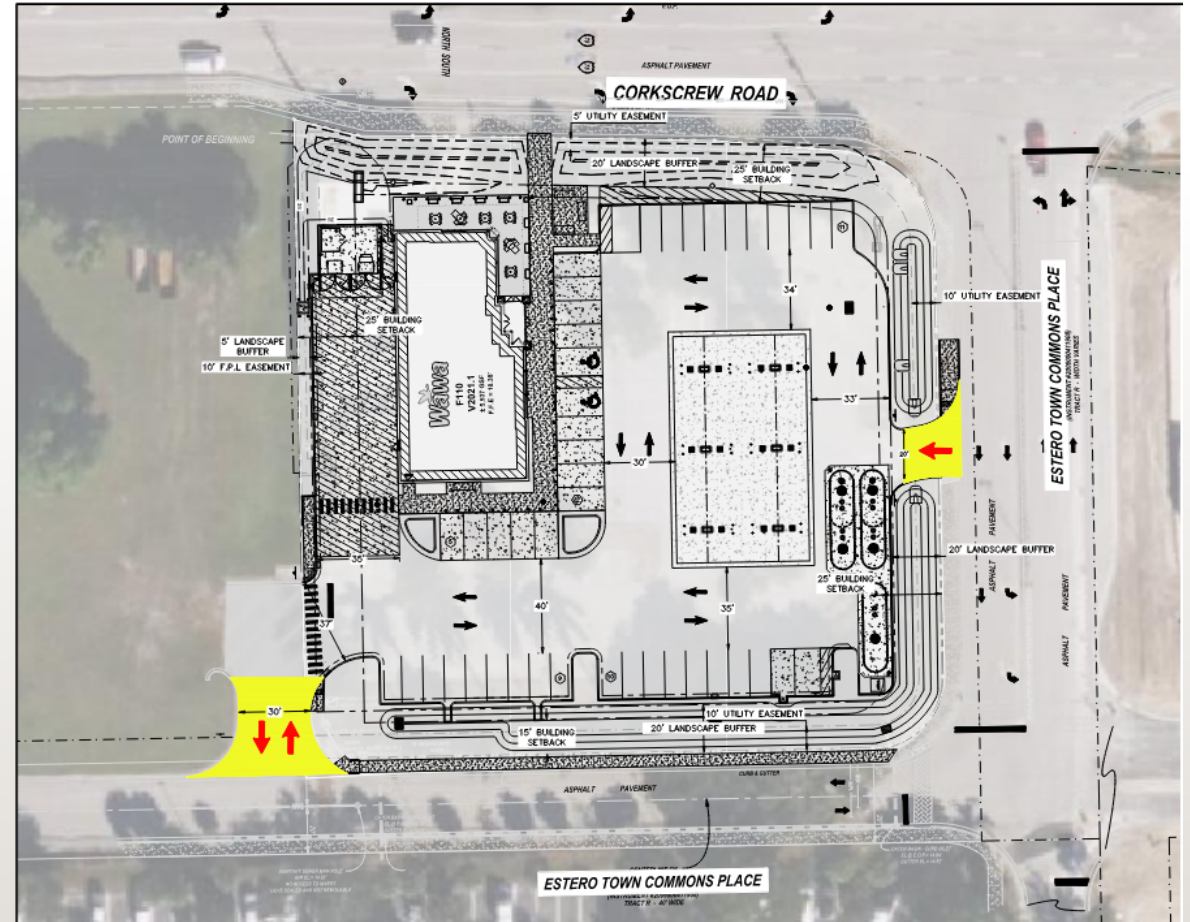
PROPERTY LOCATION

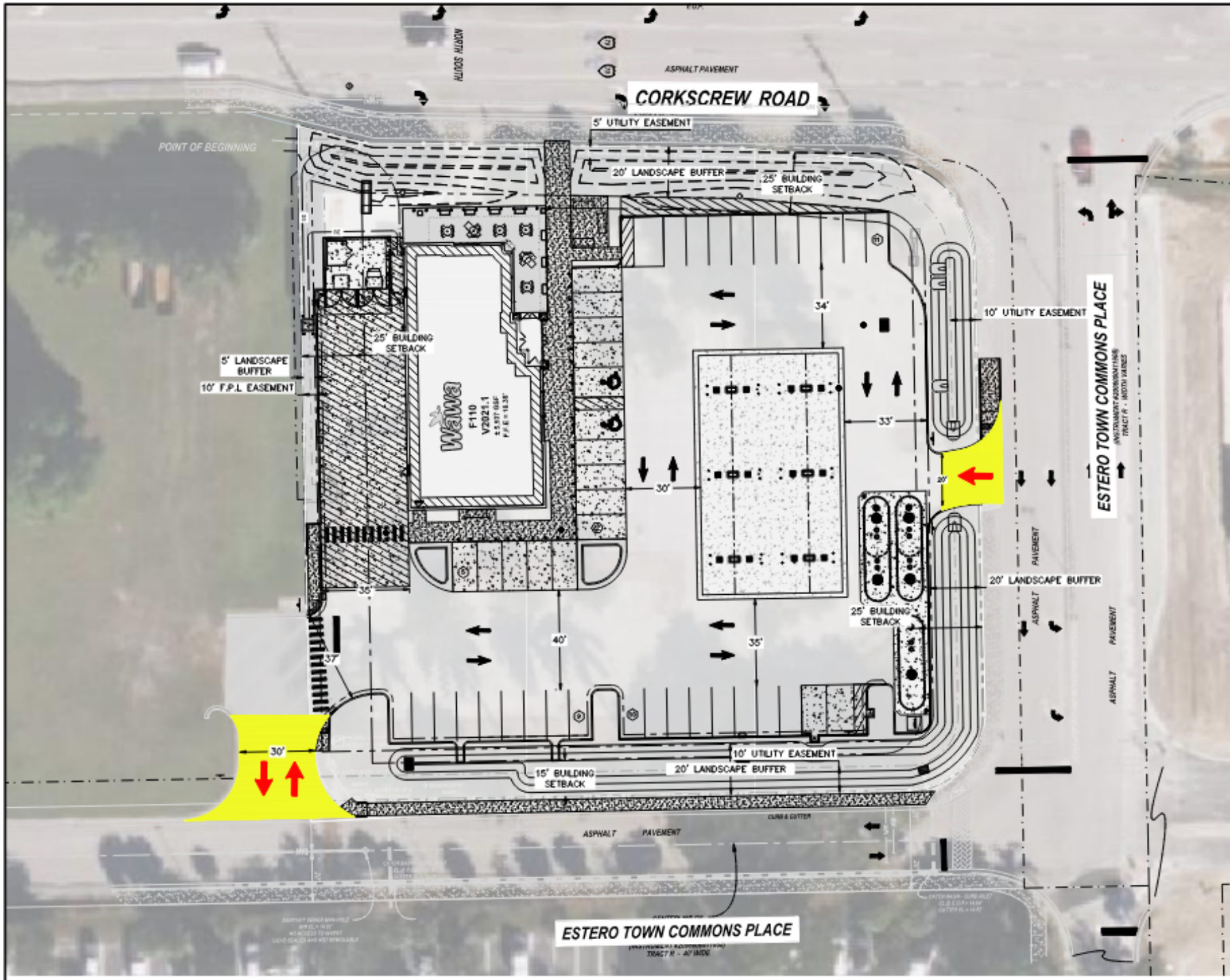
- ❑ Corner of Corkscrew Rd. and Three Oaks Parkway
- ❑ Wawa Parcel at Northeast corner of site.
 - ❑ Intersection of Corkscrew Road and Estero Town Commons Place



PROJECT OVERVIEW

- ❑ Proposing the development of a 5,537 SF (+/-) convenience store with 12 fueling positions.
- ❑ Improvements consist of associated parking, signage, trash enclosure and landscaping.
- ❑ We are keeping the existing right in only on the east and the existing full access to the south.





CORKSCREW ROAD

ESTERO TOWN COMMONS PLACE

ESTERO TOWN COMMONS PLACE

AUDIOS AUDIO

ASPHALT PAVEMENT

5' UTILITY EASEMENT

20' LANDSCAPE BUFFER

25' BUILDING SETBACK

POINT OF BEGINNING

5' LANDSCAPE BUFFER

10' F.P.L. EASEMENT

25' BUILDING SETBACK

10' UTILITY EASEMENT

20' LANDSCAPE BUFFER

25' BUILDING SETBACK

15' BUILDING SETBACK

20' LANDSCAPE BUFFER

10' UTILITY EASEMENT

ASPHALT PAVEMENT

CURE & GUTTER

PAVEMENT

ASPHALT

PAVEMENT

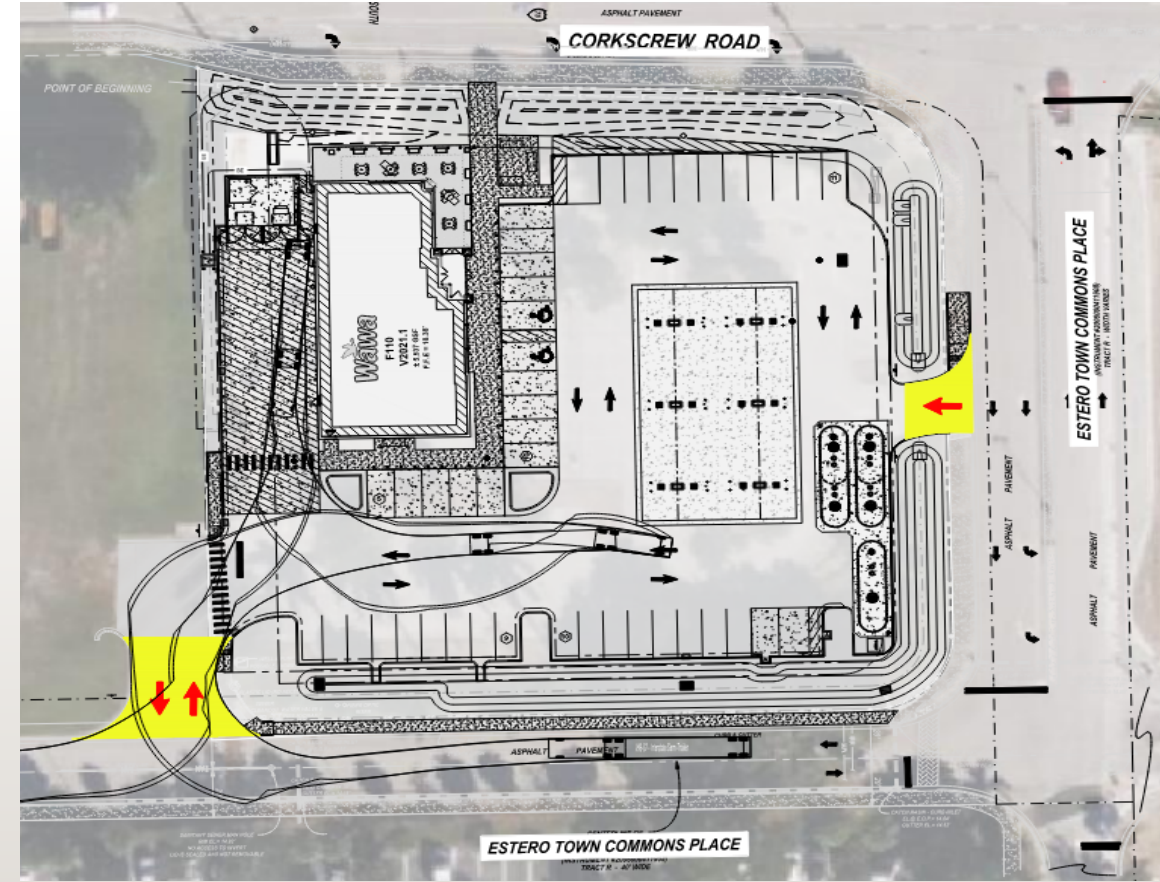
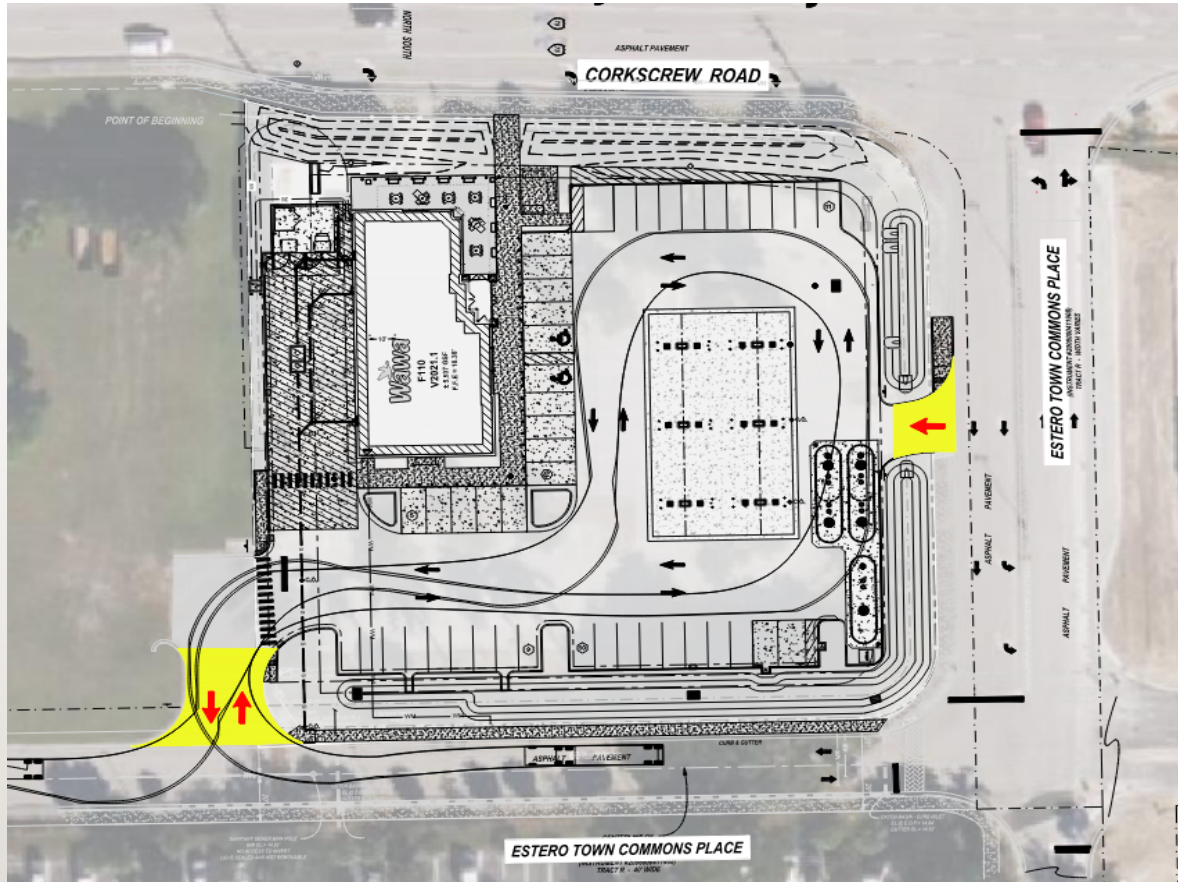
ASPHALT

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SITE PLAN CIRCULATION



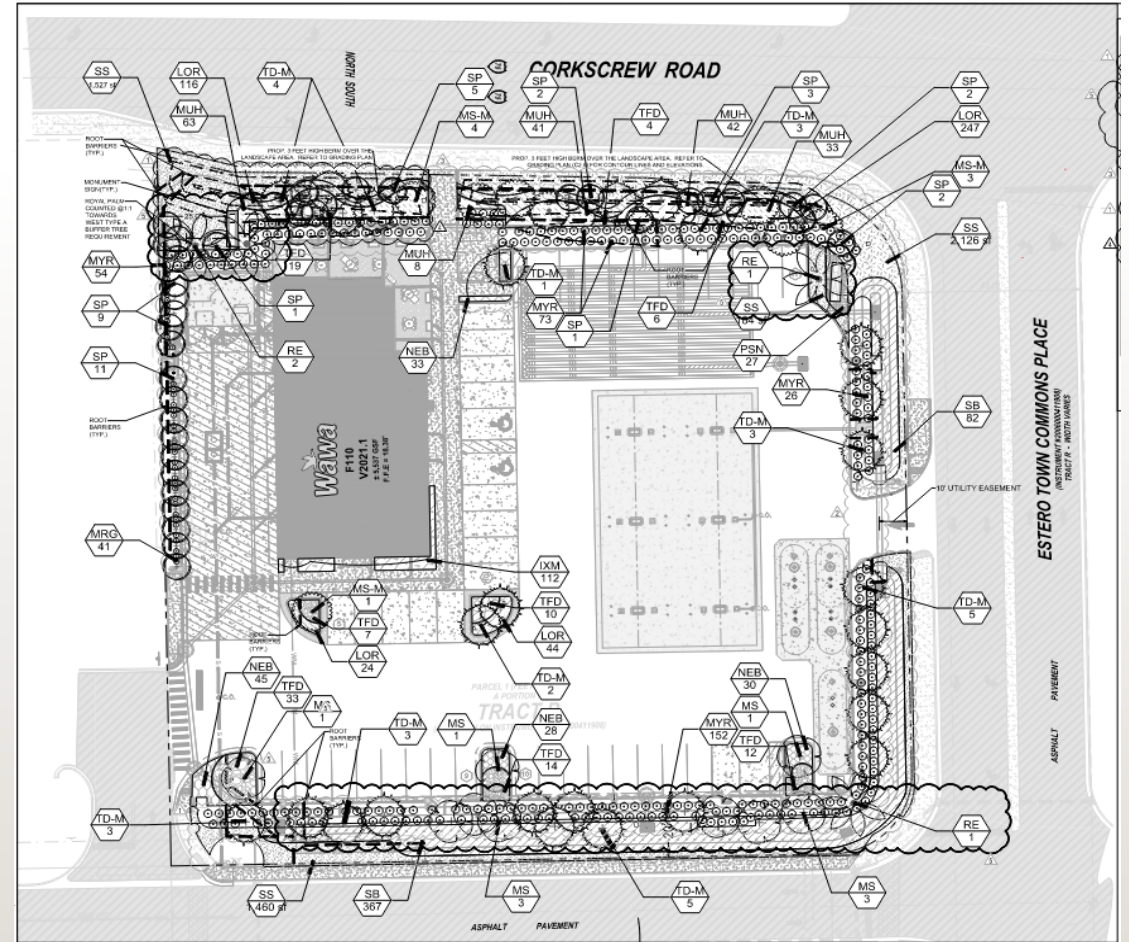
SITE LANDSCAPING

- ❑ Landscaping is provided on all four fronts of the site.
- ❑ The site has been heavily planted to maximize all available planting space.
- ❑ The caliper of shade trees were upsized to provide a more mature atmosphere to add the site's appearance.
- ❑ Tree choices consisted of Magnolias and Cypresses in order to ensure the trees can withstand the wet season. Palms and grasses are proposed for consistency with adjacent developments.



LANDSCAPING NOTES

- All proposed trees are being installed at a minimum 4" DBH (Diameter Breast Height) and minimum 16' height.
- Shrubs consist of Simpson stopper, muhly grass, and fakahatchee grass to match existing development around and create an environment that responds to required retention areas.
- North buffer along Corkscrew road has additional plantings beyond the requirement to establish a lush buffer reminiscent of the existing conditions of the previous site.
- Buffers are planted to maximum capacity.



PROPOSED PATTERN BOOK - EAST ELEVATION

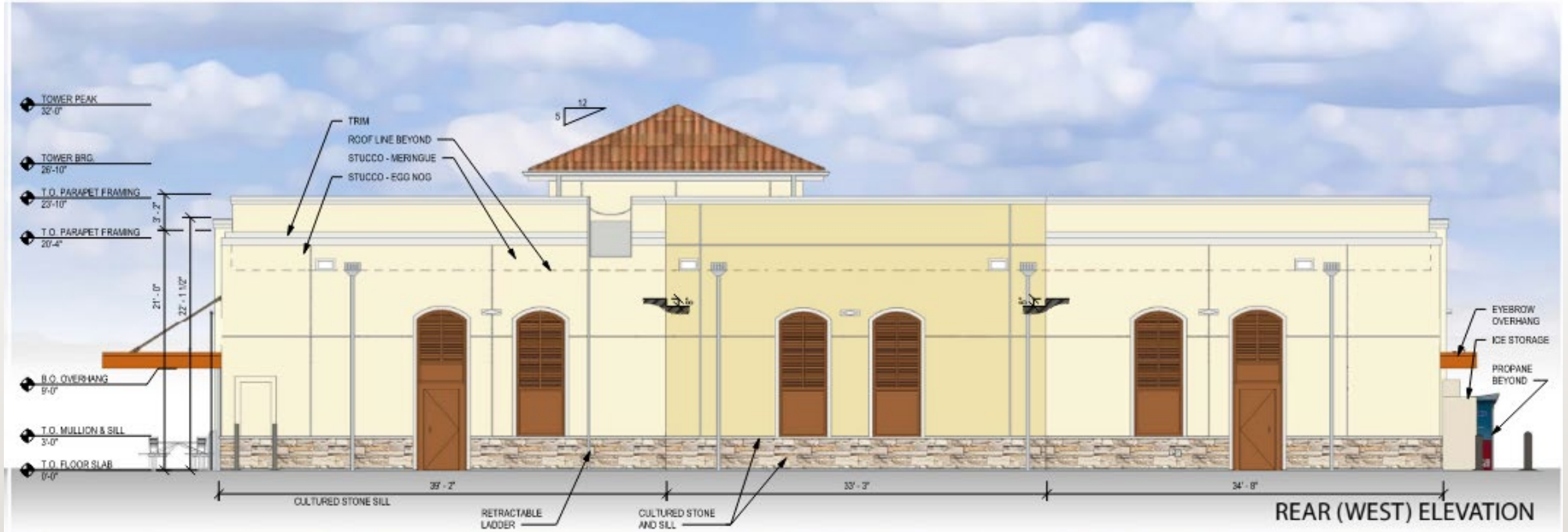
Stucco Meringue #3085	Metal Doors/Shutters Match BJ # 1223 Brentwood
Trim James Hardie Arctic White JH10-20	Metal Barrel Roof Tie Gerard Sunset Gold
Stucco Egg Nog #3084	Exterior Stone Cultured Stone Southwest Blend
Metal Canopy Atas Copperfone	



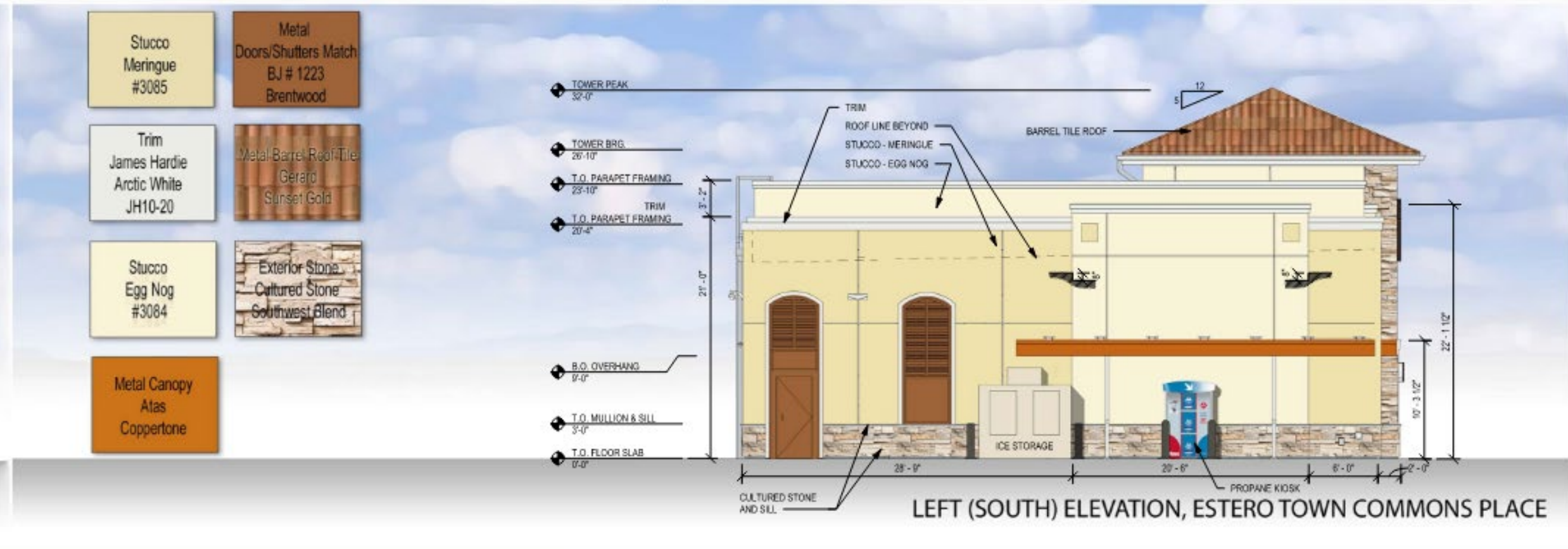
PROPOSED PATTERN BOOK - NORTH ELEVATION



PROPOSED PATTERN BOOK - WEST ELEVATION



PROPOSED PATTERN BOOK - SOUTH ELEVATION



PROPOSED RENDERING



PROPOSED RENDERING



PROPOSED RENDERING

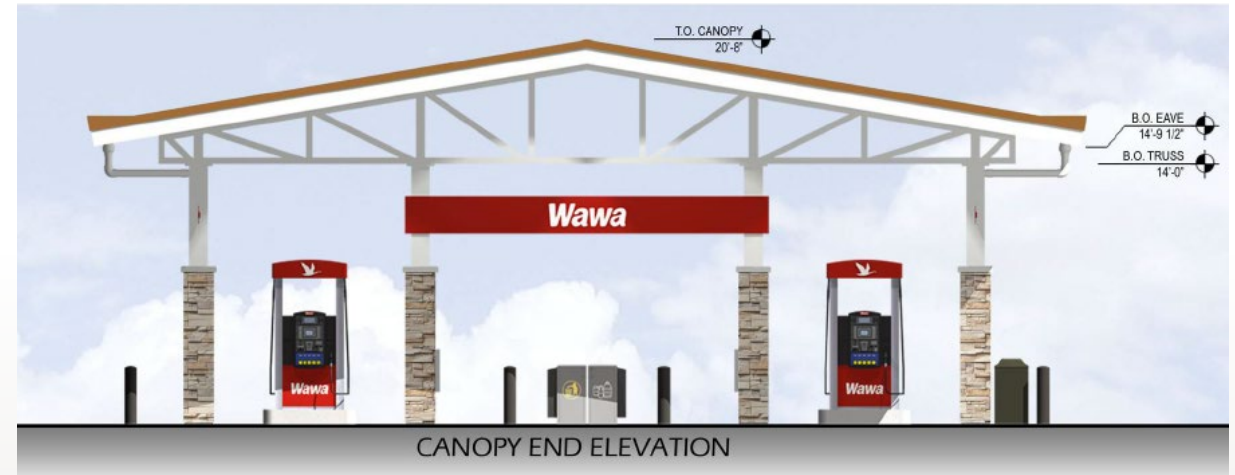


GAS CANOPY

❑ The fuel canopy has been custom designed to meet Estero's LDC requirements in lieu of Wawa's trademark single slope roof

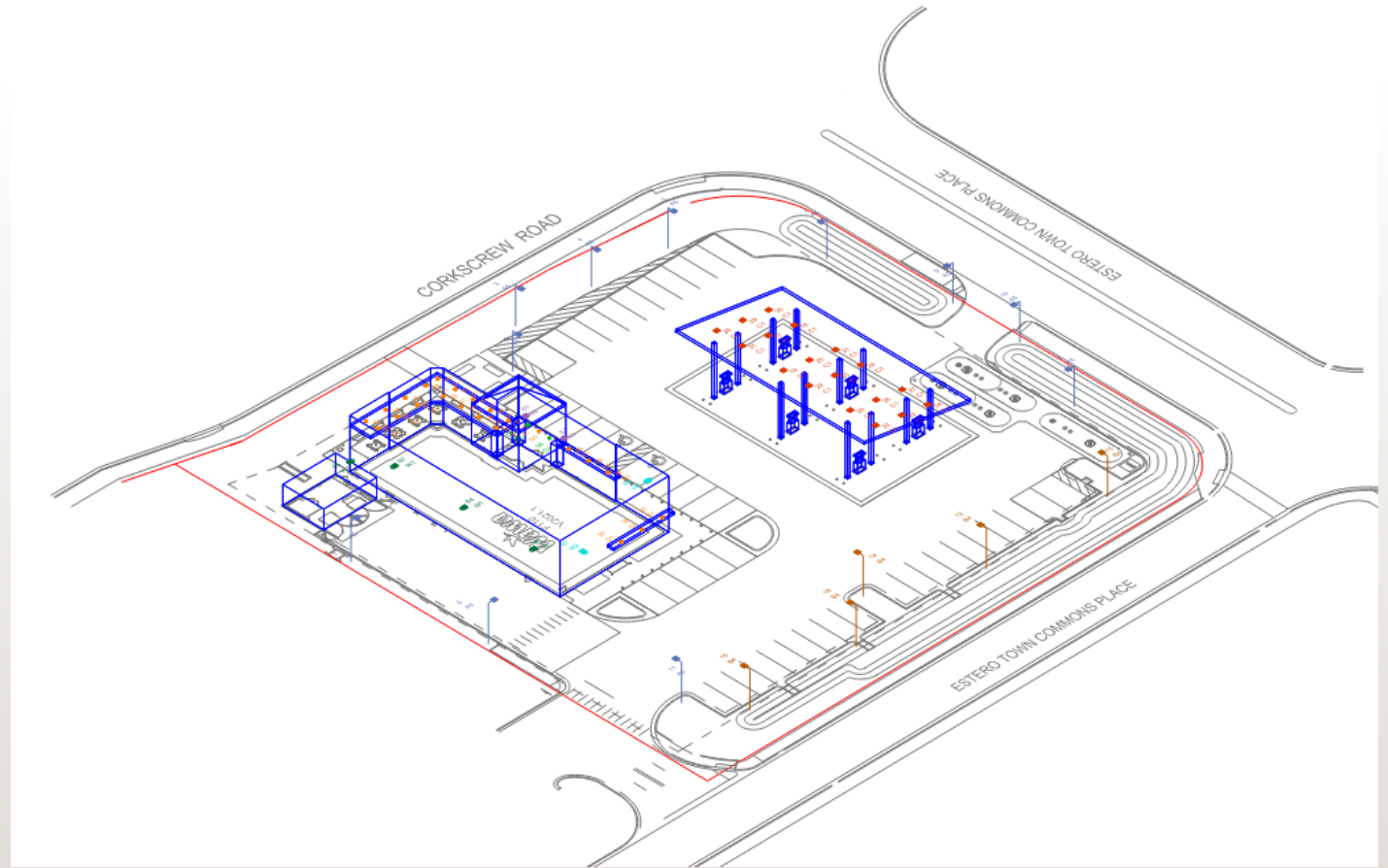
❑ Proposed design includes:

- ❑ Stone siding
- ❑ Architecturally pleasing
- ❑ Integral part of the Wawa brand
- ❑ Materials consistent with building



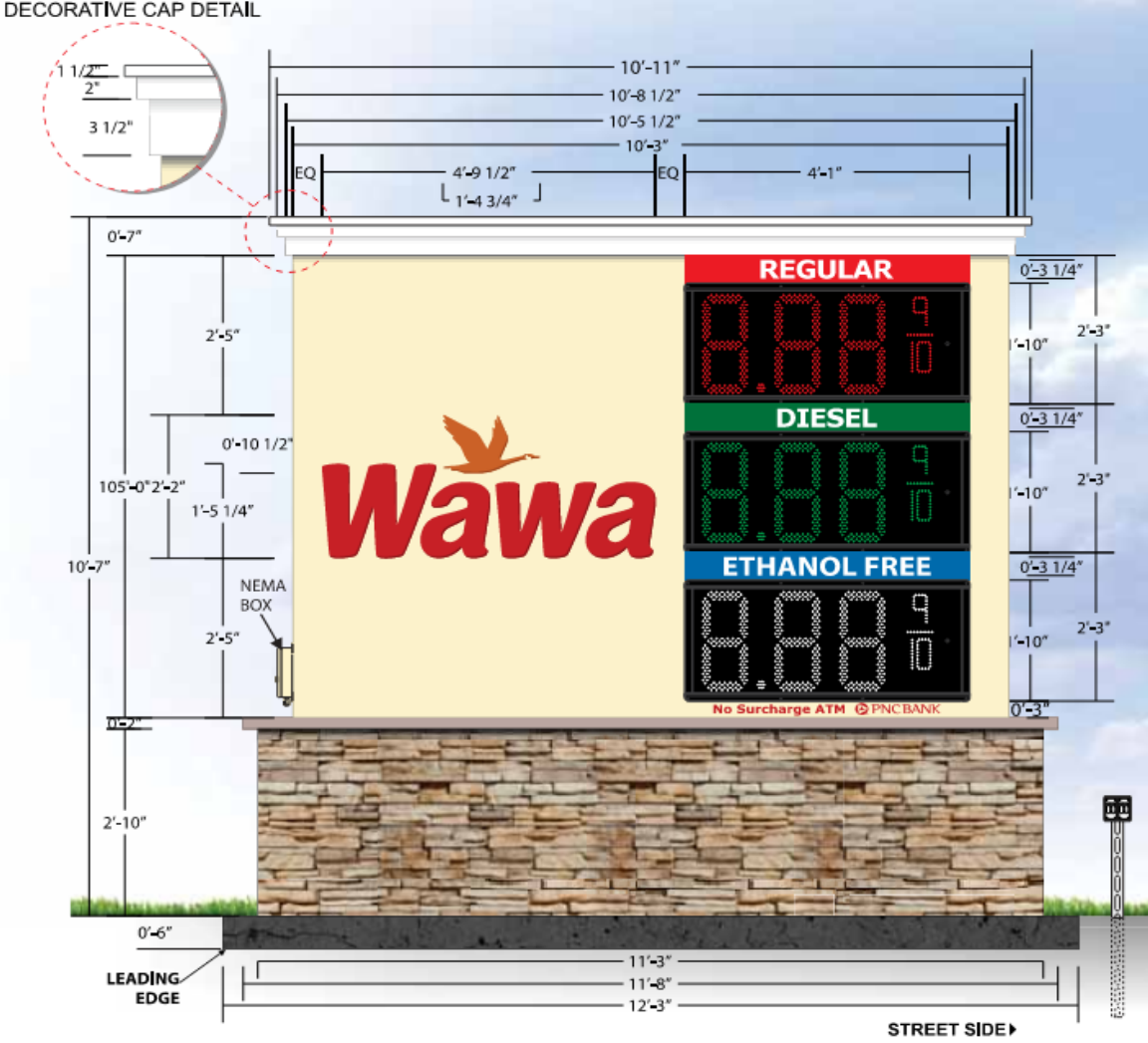
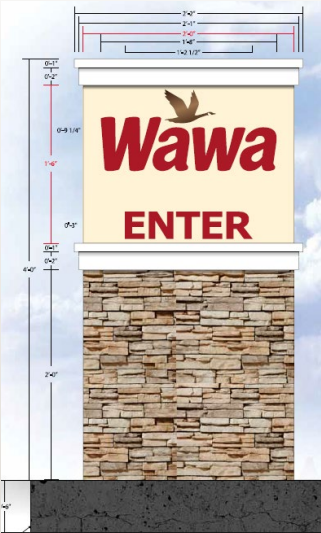
SITE LIGHTING

- ❑ Lighting has been designed in accordance with the Village of Estero Land Development Code for the accessibility and safety of the community.
- ❑ Proposed design includes:
 - ❑ Pedestrian lighting
 - ❑ Off Street lighting
 - ❑ Wall Pack lighting
 - ❑ Canopy lighting



SITE SIGNAGE

- Monument sign is proposed on the northwest corner at 10'-7" height with fuel pricing.
- 4' tall directional signs will be placed at the driveways.



SUMMARY

- ❑ The proposed development is designed in accordance with all AHJ guidelines, and currently in review with the Village of Estero to ensure the safety and attraction of the Village are met.
- ❑ This development is a high-quality convenience store with fuel that offers hot food, beverages, and free air pumps.
- ❑ Community space is also provided in the form of outdoor seating and a public space.
- ❑ High Quality architectural elements are included to compliment the appearance of the surrounding community.
- ❑ This location will serve the community along the evacuation route to I-75. Wawa prides itself on being resilient during emergency situations. Generators ensure that Wawa can continue to providing fuel, water, supplies, and food when the community needs it most.

QUESTIONS?

