

STARBUCKS – ESTERO TOWN COMMONS PLANNING, ZONING & DESIGN REVIEW BOARD

October 8th, 2024

Developer: Konover South Civil Engineer: Thomas Engineering Group Architect: FWH Architects
Landscape Architect: Thomas Engineering Group Traffic Engineer: TR Transportation Consultants, Inc.



**21301 Town Commons Drive
Estero Florida, 33928**

STRAP: 35-46-25-E1-39000.0010

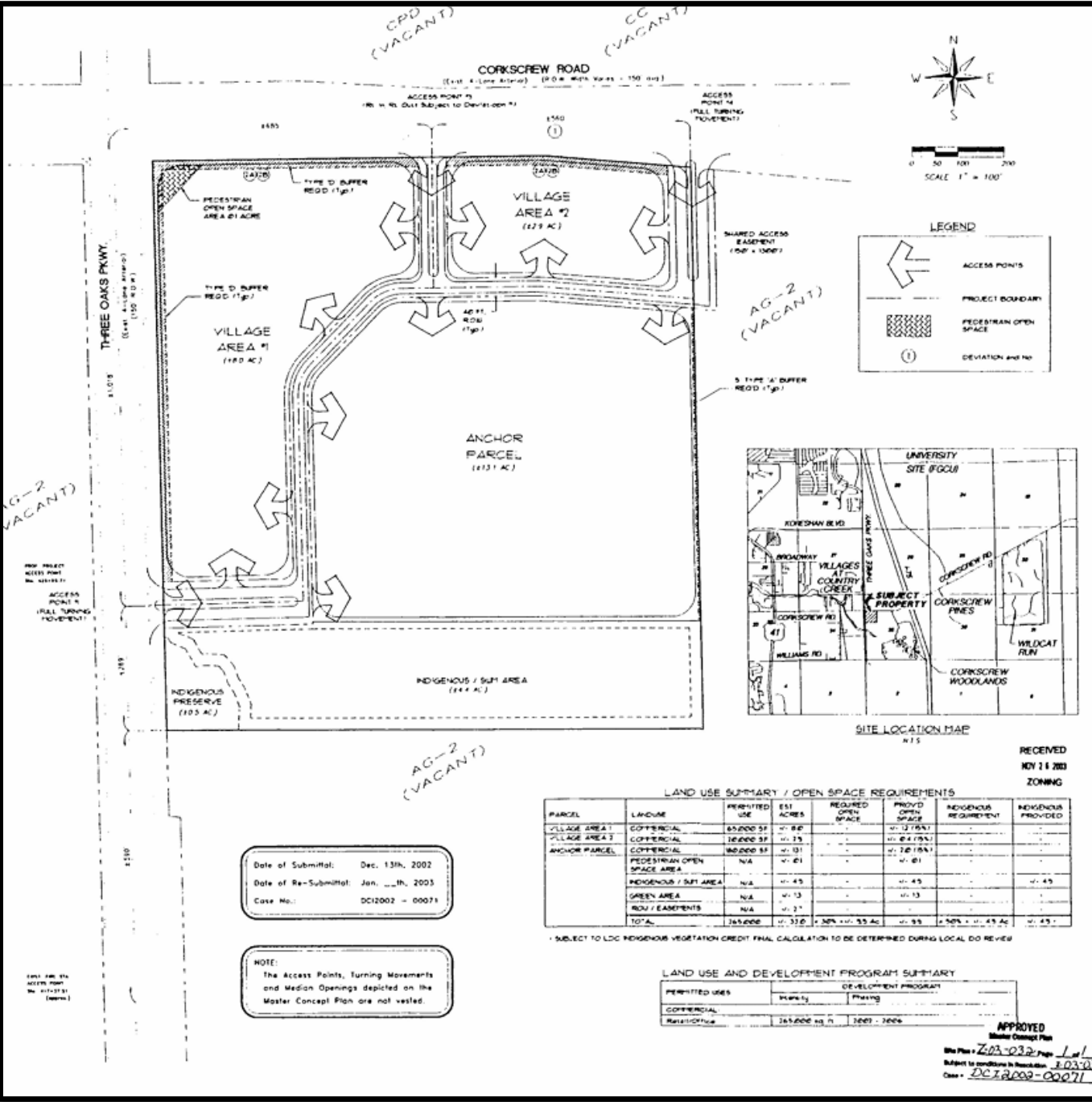


Estero Town Center Z-03-032 Master Concept Plan

by
Hole Montes

Original Approval
October 20th 2003

Allowable use – Restaurant , Fast Food

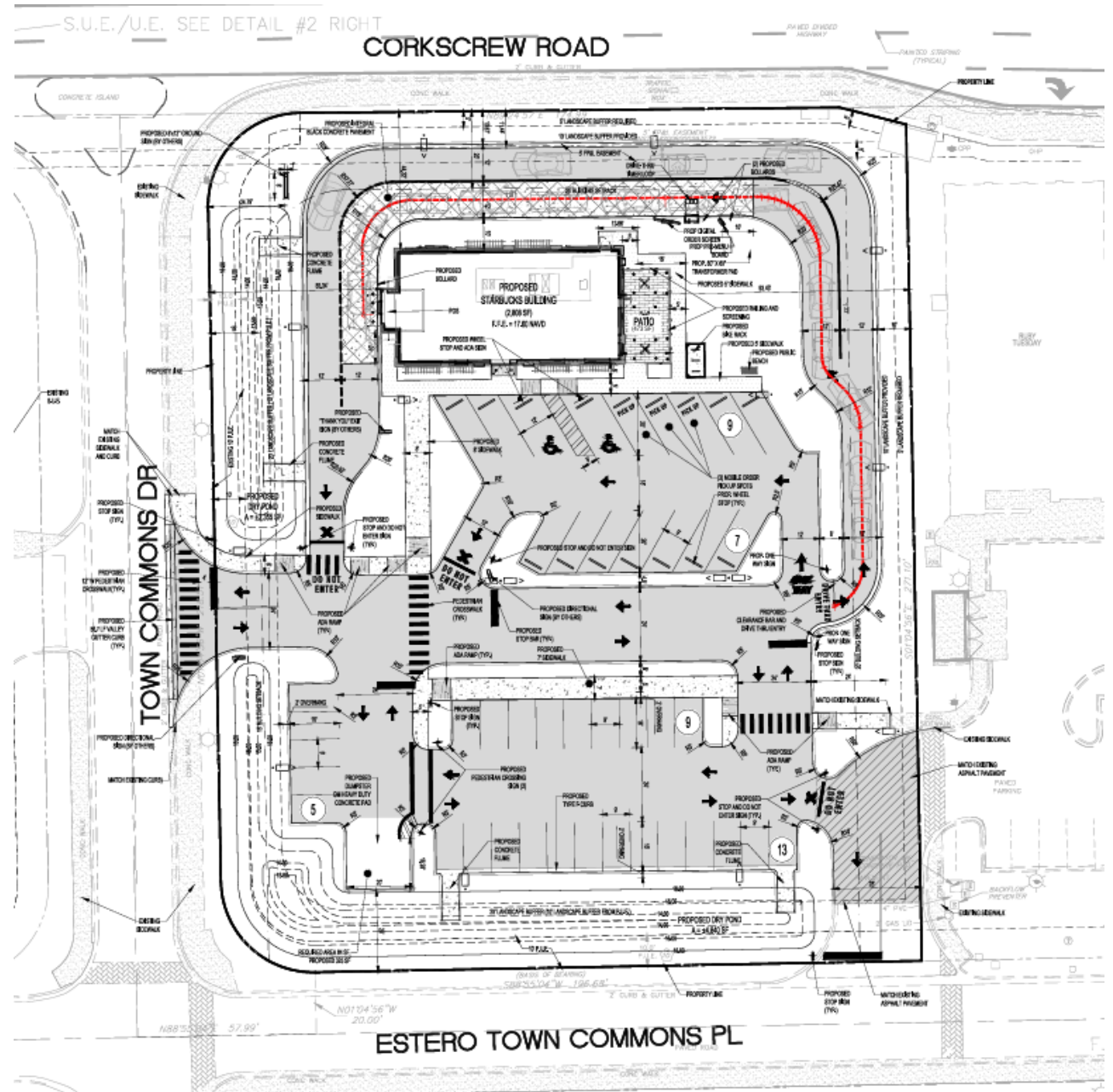


Starbucks – Estero Town Commons Site Plan

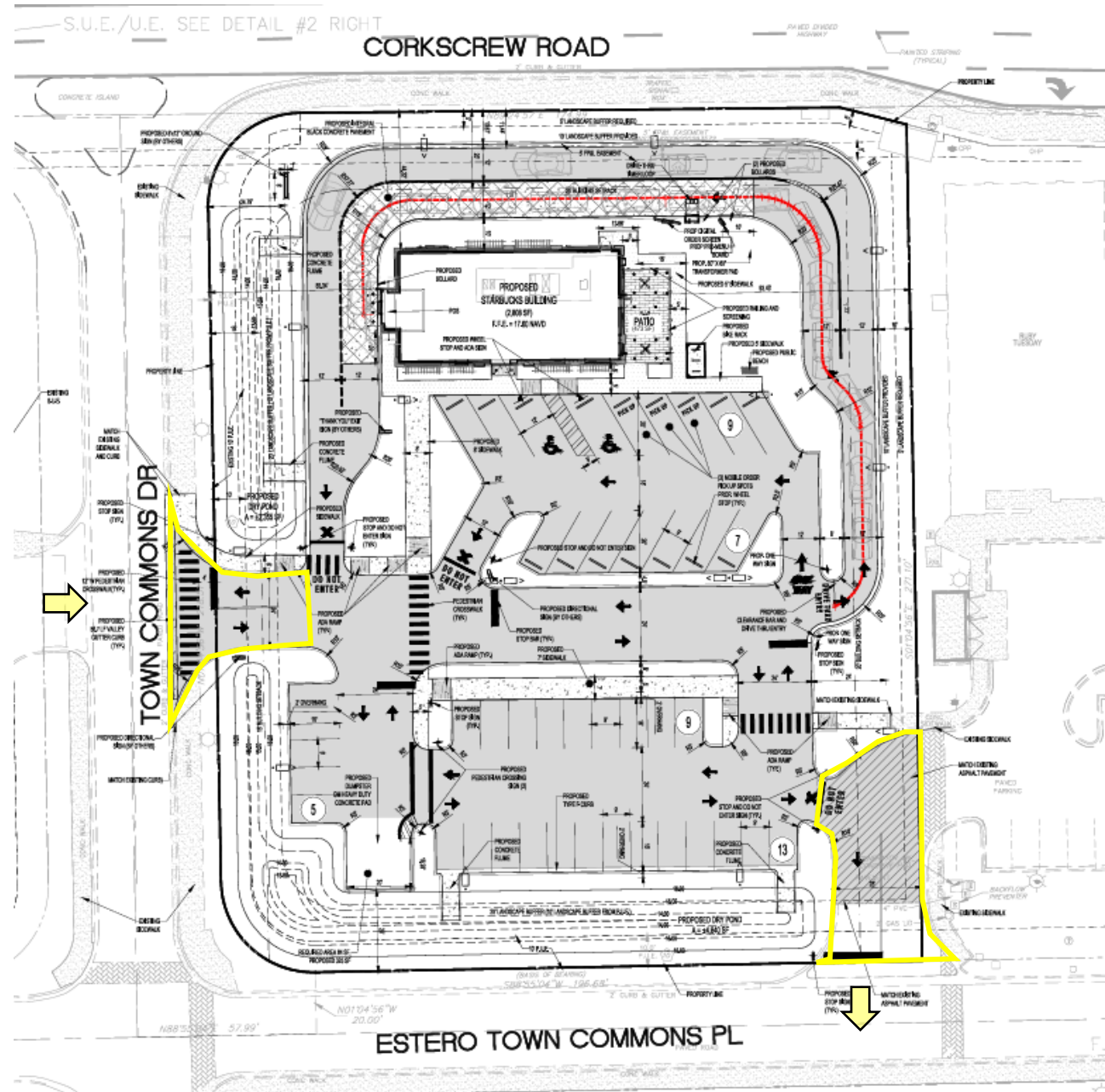


SITE DATA

| | | |
|---|---|---------------------------------------|
| SITE AREA: | 1.435 AC (62,517 SF) | |
| SITE ADDRESS: | 21301 TOWN COMMONS DR. VILLAGE OF ESTERO, FL 33928 | |
| PARCEL ID: | 35-46-25-E1-3300B.0000 | |
| JURISDICTION: | VILLAGE OF ESTERO | |
| ZONING DISTRICT: | CPD (COMMERCIAL PLAN DEVELOPMENT) | |
| FUTURE LAND USE: | N/A | |
| ALLOWED USE: | N/A | |
| PROPOSED USE: | STARBUCKS/RETAILS | |
| | REQUIRED | PROPOSED |
| F.A.R. MAX: | 0.45 | 0.045 |
| HEIGHT MAX: | 35 FEET | 30 FEET |
| REQUIRED PERVIOUS: | 30% MINIMUM | |
| SITE AREA BREAKDOWN: | EXISTING | PROPOSED |
| IMPERVIOUS AREA: | 1,480 S.F. (0.034 ACRES) - 2.37% | 39,285 S.F. (0.902 ACRES) - 62.85% |
| BUILDING AREA: | - | 2,808 S.F. (0.064 ACRES) - 4.49% |
| OUTDOOR SEATING PAVEMENT VUA AREA SIDEWALK/CURB/ETC: | 1,480 S.F. (0.034 ACRES) - 2.37% | 473 S.F. (0.011 ACRES) - 0.79% |
| | - | 30,968 S.F. (0.711 ACRES) - 49.54% |
| PERVIOUS AREA (TOTAL): | 61,037 S.F. (1.401 ACRES) - 97.63% | 23,232 S.F. (0.533 ACRES) - 37.16% |
| GREEN SPACE: | 61,037 S.F. (1.401 ACRES) - 97.63% | 16,042 S.F. (0.368 ACRES) - 25.66% |
| DRY POND: | - | 7,190 S.F. (0.165 ACRES) - 11.50% |
| TOTAL: | 62,517 S.F. (1.435 ACRES) - 100% | 62,517 S.F. (1.435 ACRES) - 100% |
| LANDSCAPE BUFFER: | REQUIRED | PROPOSED |
| FRONT N: | 5' | 10' ENHANCED |
| SIDE E: | 5' | 10' |
| REAR S: | 20' | 20' |
| SIDE W: | 20' | 20' |
| SETBACKS: | REQUIRED | PROPOSED |
| FRONT N: | 25' | 44.2' |
| SIDE E: | 20' | 93.4' |
| REAR S: | 196.0' | 196.0' |
| SIDE W: | 15' | 54.7' |
| PARKING RATIO: | REQUIRED | PROPOSED |
| STARBUCKS (2,808 SF - @ 13/1000): | 37 SPACES | 43 SPACES (INCLUDING 2 ADA AND 4 MOP) |
| OUTDOOR SEATING (492 SF - @ 13/1000): | 6 SPACES | |
| TOTAL PARKING SPACES: | 43 SPACES | 43 SPACES |
| BIKE RACK: (5% OF TOTAL PARKING SPACES): | 2 BIKE SPACES | 6 BIKE SPACES |
| REFUSE AND SOLID WASTE: BUILDING <5000 SF = 60 SF REFUSE + 20 SF RECYCLE: | REQUIRED 84 SF | PROVIDED 325 SF |



Starbucks Estero Town Commons Access and Circulation



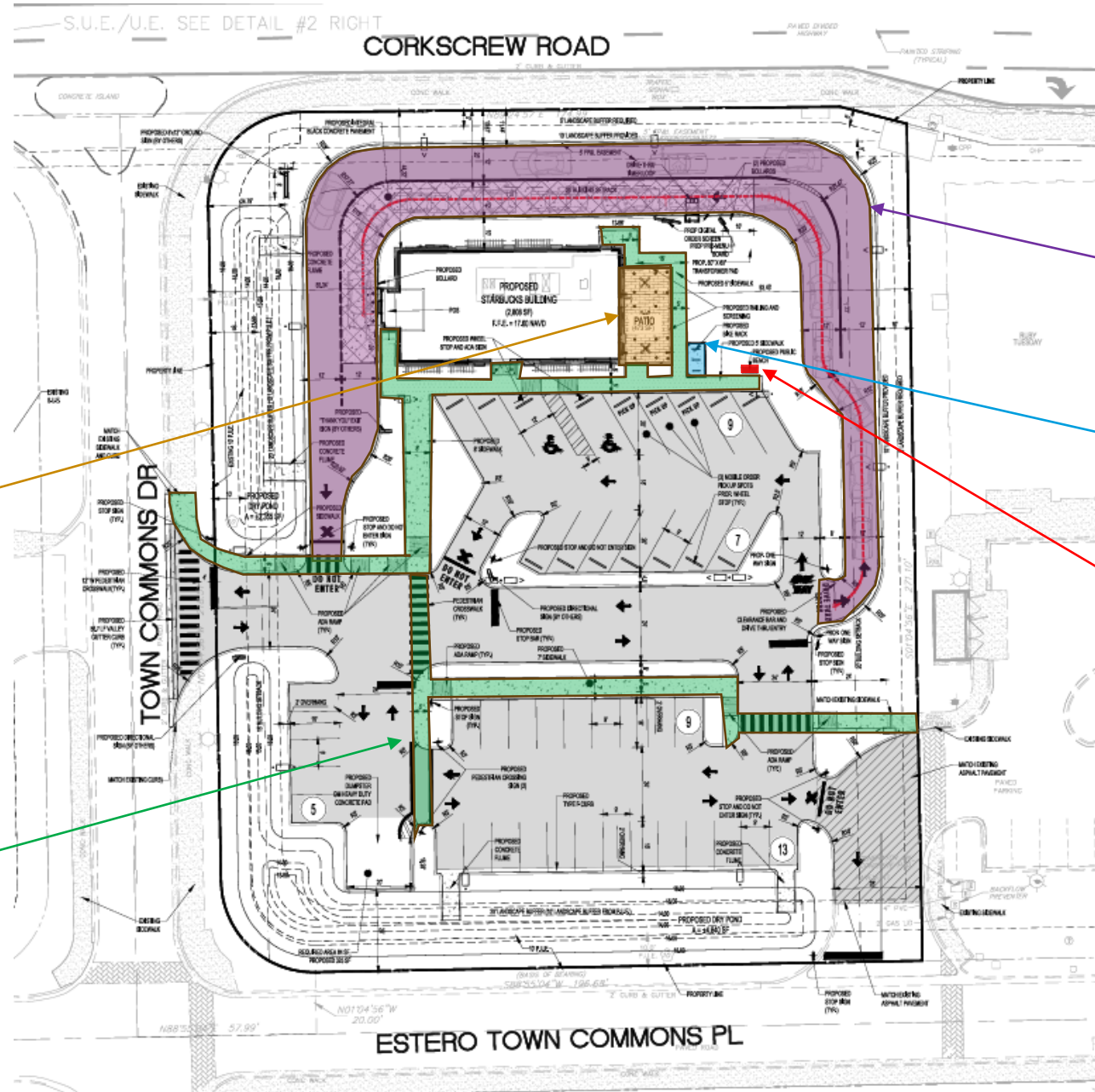
- ❖ Access:
 - ❖ Full access on Town Commons Drive
 - ❖ Exit only at shared access with Wawa located at the Southeast corner of the site

- ❖ No Level of Service issues on Corkscrew Road and Three Oaks Parkway (Both Lee County maintained arterial Roadways)

- ❖ The intersection at the project's shared driveway with the Wawa gas station to the east was studied and there will not be any capacity issues caused by this development

- ❖ A traffic signal has been recently constructed at Corkscrew Road intersection with Estero Town Commons Place/Puente Lane

Starbucks Estero Town Commons Site Features



Drive Thru and
Village of
Estero
Required By-
Pass Lane

Bike Racks

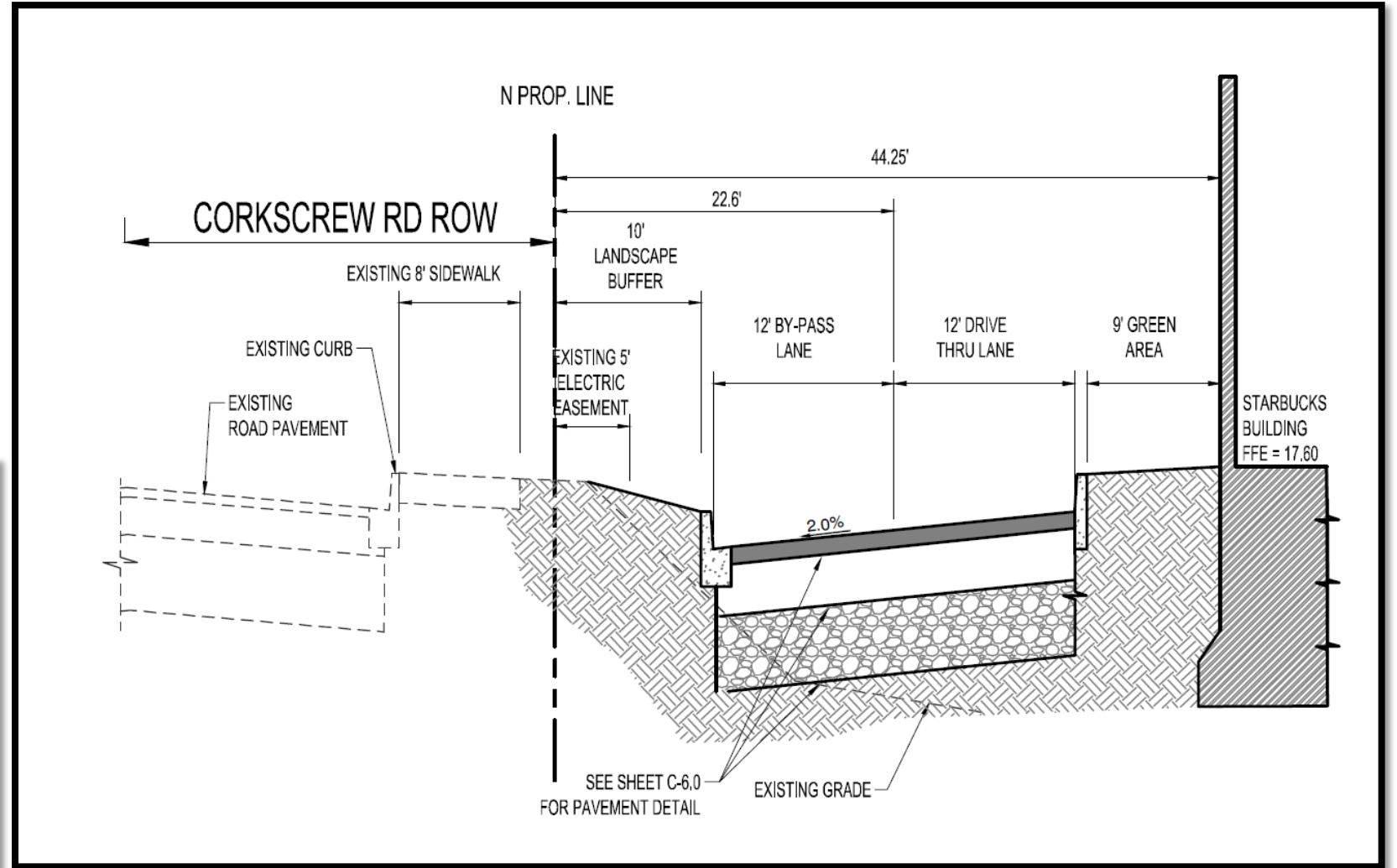
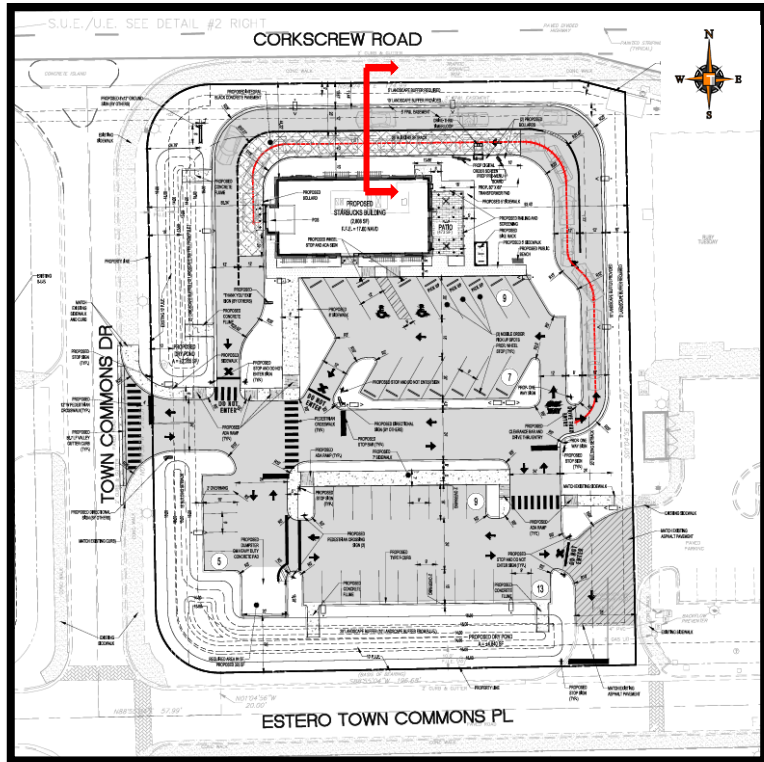
Public
Outdoor
Seating



Covered Patio Seating

Sidewalk Connectivity

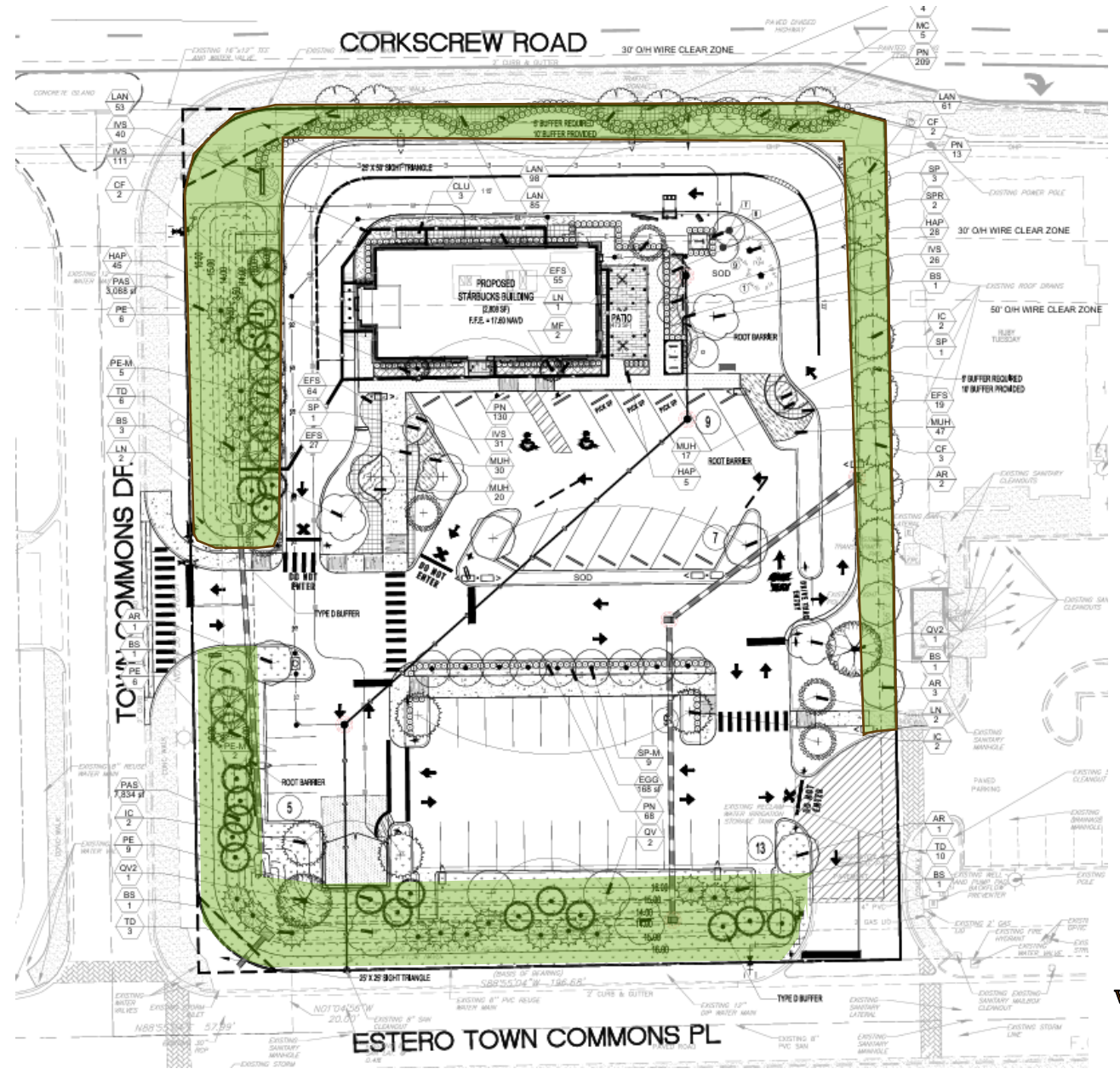
Starbucks – Estero Town Commons North Section



North Cross Section

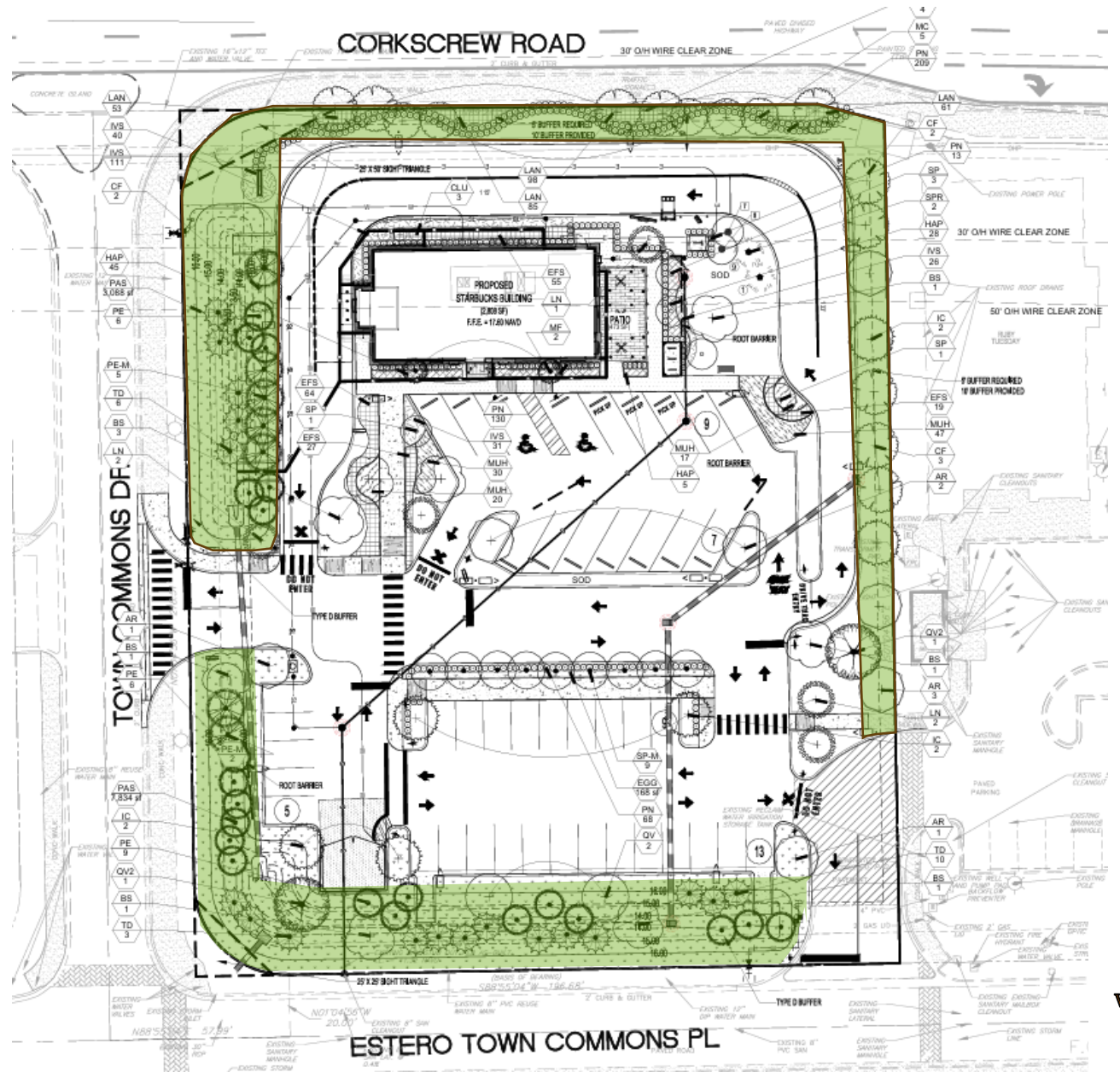
Starbucks – Estero Town Commons Landscaping

| PLANT SCHEDULE | | | | | | | | | | | |
|--------------------------|------|-----------|-------------------------|---|---------------------|----------|-------------------------|-----------|--------|--------|-----------------|
| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT./ROOTBALL SIZE | SIZE | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| TREES | | | | | | | | | | | |
| | AR | 7 | Red Maple | <i>Acer rubrum</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | Medium | |
| | BS | 8 | Gumbo Limbo | <i>Bursera simaruba</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | Medium | |
| | IC | 6 | Dahoon Holly | <i>Ilex cassina</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | High | 4' ct |
| | PE | 21 | Slash Pine | <i>Pinus ellioti 'Densa'</i> | FG&BB | 2.5" Cal | 12' Ht | 5' | Yes | High | |
| | QV | 2 | Southern Live Oak | <i>Quercus virginiana</i> | B & B | 2.5" Cal | 12' Ht | 5' | Yes | High | 4' ct |
| | TD | 19 | Bald Cypress | <i>Taxodium distichum</i> | FG&BB | 2.5" Cal | 12' Ht | 5' | Yes | High | 4' CT |
| FLOWERING TREES | | | | | | | | | | | |
| | CF | 11 | Flowering Dogwood | <i>Cornus florida</i> | B & B | 3" Cal | 16' Ht | 5-6' | Yes | High | 4' CT |
| | LN | 5 | White Crape Myrtle | <i>Lagerstromia indica 'Natchez'</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | High | |
| PALM TREES | | | | | | | | | | | |
| | SP | 5 | Sabal Palm | <i>Sabal palmetto</i> | B & B | | 10-14' c.t., staggered | 10' | Yes | High | |
| RELOCATIONS | | | | | | | | | | | |
| | SPR | 2 | Cabbage Palmetto | <i>Sabal palmetto</i> | NA | | As Noted on Sheet L-1.0 | varies | Yes | High | |
| REPLACEMENT PALMS | | | | | | | | | | | |
| | SP-M | 9 | Sabal Palm | <i>Sabal palmetto</i> | B & B | | 10'-12' ct | 10' | Yes | High | |
| REPLACEMENT TREES | | | | | | | | | | | |
| | PE-M | 7 | Slash Pine | <i>Pinus ellioti 'Densa'</i> | FG&BB | 6" Cal | 18-20' oa | 6' | Yes | High | |
| | QV2 | 2 | Southern Live Oak | <i>Quercus virginiana</i> | B & B | 6" Cal | 18-20' oa | 7-8' spr. | Yes | High | 4' ct |
| SMALL TREES | | | | | | | | | | | |
| | MC | 5 | Wax Myrtle | <i>Myrica cerifera</i> | 25 gal | 2" Cal | 10' Ht | 4-5' | Yes | High | |
| | MF | 2 | Simpson's Stopper | <i>Myrsine fragrans</i> | 25 gal | 2" Cal | 10' Ht | 6' | Yes | High | single leader |
| SHRUBS | | | | | | | | | | | |
| | CLU | 3 | Small Leaf Clusia | <i>Clusia guifera</i> | 15 gal | As Shown | 4-5' Ht | 4-5' | No | High | |
| | PN | 420 | Wild Coffee | <i>Psychotria nervosa</i> | NA | | 18-24" | 24" | Yes | High | full to base |
| SHRUB AREAS | | | | | | | | | | | |
| | EFS | 165 | Spanish Stopper | <i>Eugenia foetida</i> | n/a | 24" | 24" | 18" | Yes | High | Full to base |
| | HAP | 78 | Fire Bush | <i>Hamelia patens 'compacta'</i> | n/a @ | 24" | 18-24" | 18-24" | Yes | High | Full to base |
| | MUH | 114 | Pink Mundy Grass | <i>Muhlenbergia capillaris</i> | n/a @ | 18" | 14-18" | 14-18" | Yes | High | |
| GROUND COVERS | | | | | | | | | | | |
| | IVS | 208 | Dwarf Schilling's Holly | <i>Ilex vomitoria 'Schilling's Dwarf'</i> | n/a @ | 16" | 14-16" | 14-16" | Yes | High | |
| | LAN | 297 | Gold Mound Calluna | <i>Lantana camara 'Gold Mound'</i> | n/a @ | 18" | 12-14" | 14-16" | Yes | High | sterile species |
| MISCELLANEOUS | | | | | | | | | | | |
| | EGG | 168 sf | 1"-3" Stones | Egg Rock | n/a | | | | | | 1"-3" Stones |
| SOD/SEED | | | | | | | | | | | |
| | PAS | 10,922 sf | Bahia Grass | <i>Paspalum notatum</i> | n/a | | | | | | |

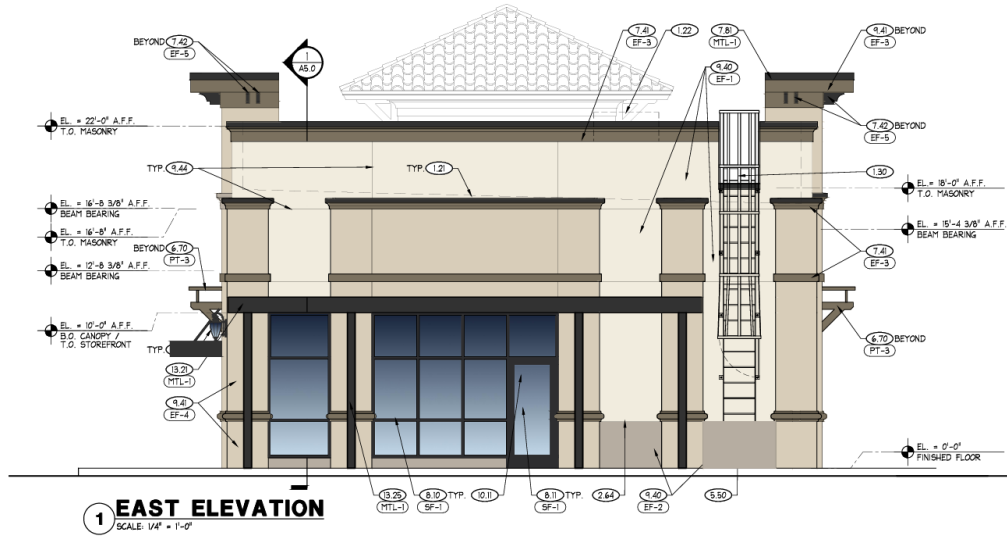


Starbucks – Estero Town Commons Landscaping

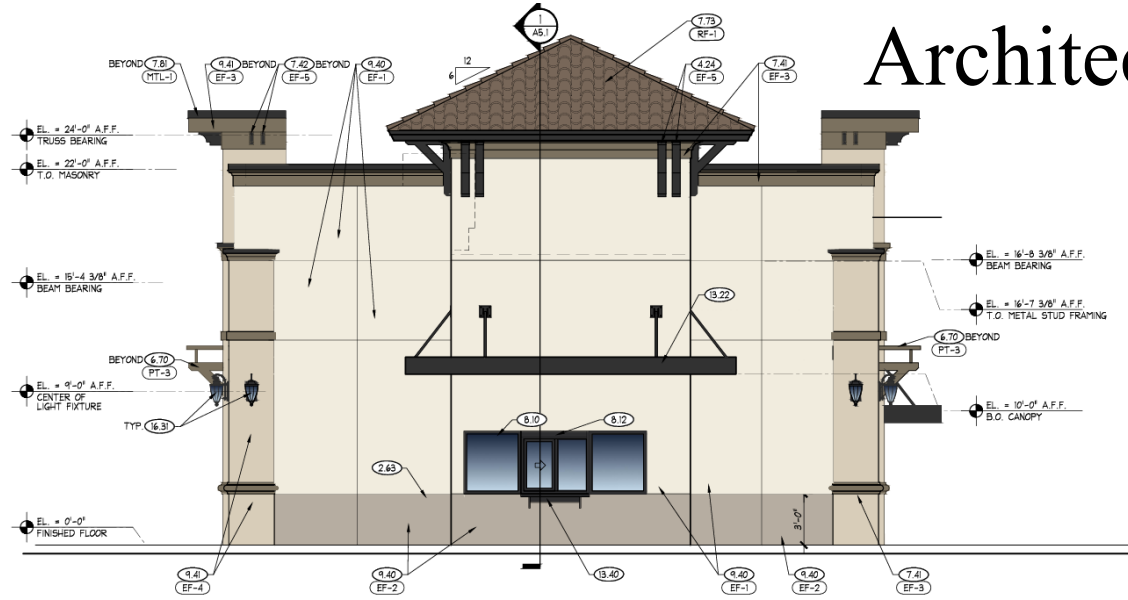
- ❖ Proposed Site complies with all setback and buffer requirements
- ❖ Improved landscape buffers:
 - ❖ Zoning Required 5' buffers on the North and the East, adjacent to the boundary lines.
 - ❖ Improved 10' buffers have been provided on the North and the East ends of the site per the request of Village of Estero.
- ❖ All planting materials meet the DRI and Villages requirements for approved plantings



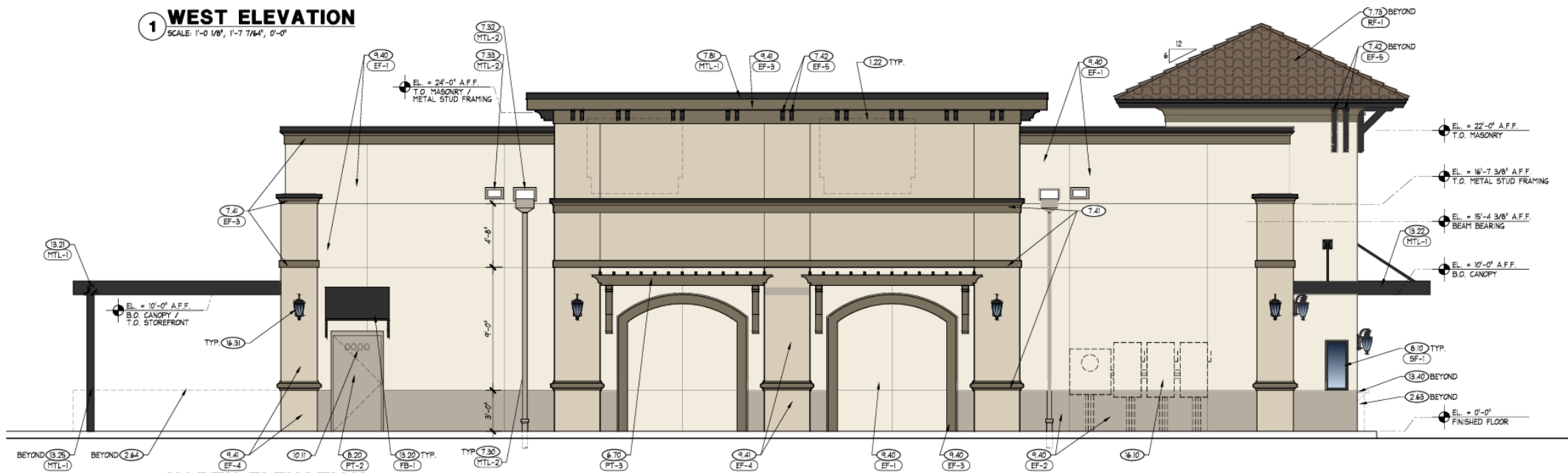
Starbucks – Estero Town Commons Architecture



Starbucks – Estero Town Commons Architecture



1 WEST ELEVATION
SCALE: 1'-0 1/8", 1'-7 7/64", 0'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

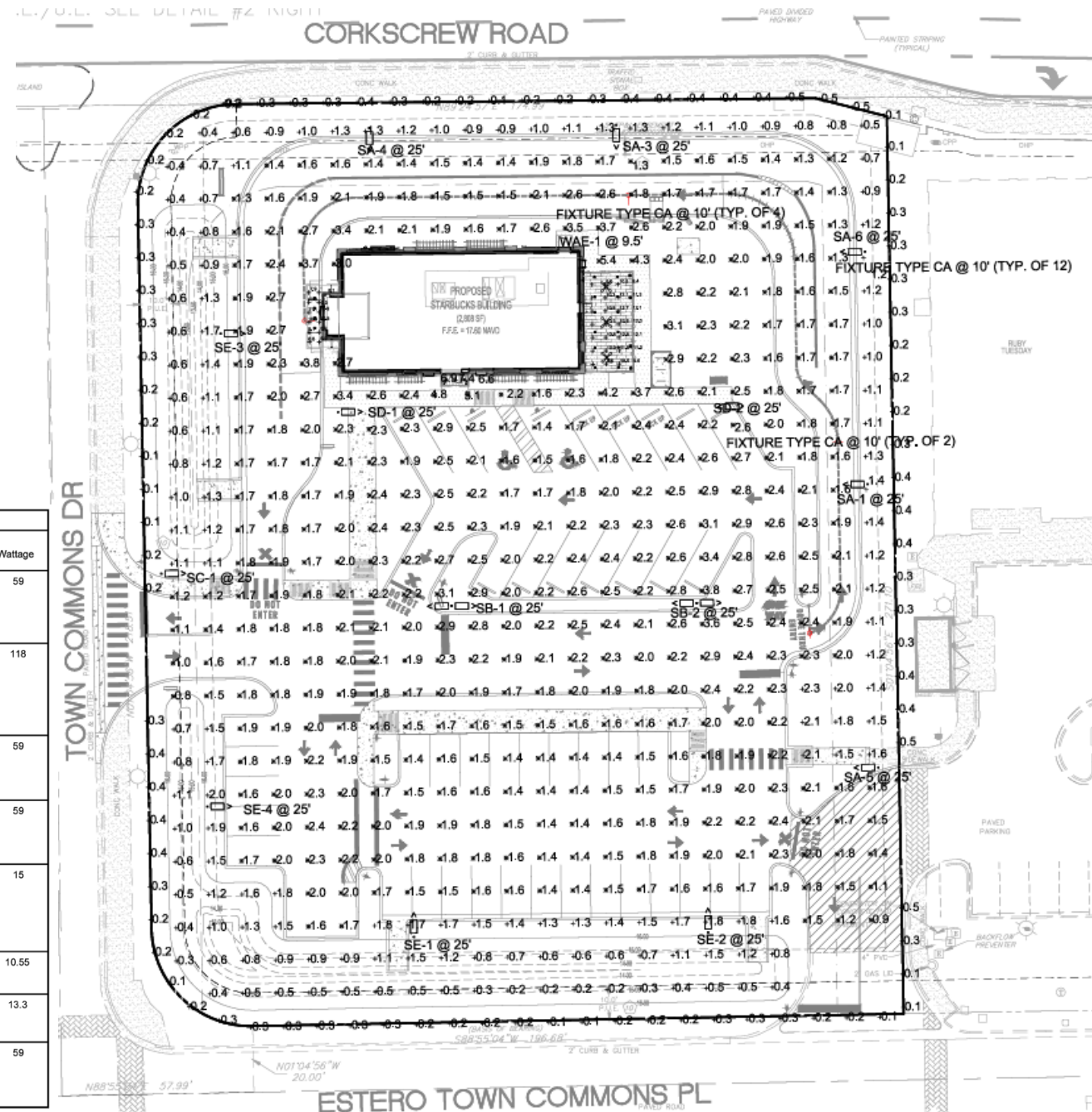
Starbucks – Estero Town Commons

Site Lighting

❖ All Village of Estero lighting requirements have been met.

| Statistics | | | | | | |
|----------------------------|--------|---------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| 1. PROPERTY LINES | + | 0.3 fc | 0.5 fc | 0.1 fc | 5.0:1 | 3.0:1 |
| 2. OVERALL SITE | + | 1.8 fc | 5.4 fc | 0.2 fc | 27.0:1 | 9.0:1 |
| 3. PAVED AND PARKING AREAS | X | 2.0 fc | 5.4 fc | 0.8 fc | 6.8:1 | 2.5:1 |
| 4. PATIO AREA | + | 11.0 fc | 12.8 fc | 8.5 fc | 1.5:1 | 1.3:1 |
| 5. DRIVE THRU AREA | + | 9.3 fc | 11.1 fc | 6.8 fc | 1.6:1 | 1.4:1 |
| 6. FRONT CANOPY | + | 7.0 fc | 7.4 fc | 6.6 fc | 1.1:1 | 1.1:1 |

| Schedule | | | | | | | | | |
|----------|-------|----------|--|--|---|--------------|-----------------|-------------------|---------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
| | SA | 5 | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-S-PA1-60-730-U-T3-HSS-59W | ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD | 24 | 227 | 1 | 59 |
| | SB | 2 | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-S-PA1-60-730-U-T3-59W | ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS | 24 | 316 | 1 | 118 |
| | SC | 1 | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-S-PA1-60-730-U-T3-HSS-59W | ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD | 24 | 227 | 1 | 59 |
| | SD | 2 | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-S-PA1-60-730-U-T3-HSS-59W | ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD | 24 | 227 | 1 | 59 |
| | W3 | 11 | Stemberg Lighting | S540-XRLED-9L45T5-MDL07-SV2 (USED TO MODEL THE PROPOSED FIXTURE. THE PROPOSED FIXTURE HAS NO IES FILE) | Seville Series 4 sided decorative lantern, SV2, Frosted, Type 5 | 1 | 1981 | 0.4 | 15 |
| | CA | 18 | Lithonia Ligting | WF4 LED 30K40K50K MVOLT 90CRI 3000K | 4" LED Wafer Selectable White MVOLT 30K40K50K_3000K | 1 | 762 | 1 | 10.55 |
| | WAE | 1 | Lithonia Lighting | DSXW1 LED 10C 350 30K T4M MVOLT -ELCW | DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 350mA. | 1 | 1357 | 1 | 13.3 |
| | SE | 4 | COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON) | ARCH-S-PA1-60-730-U-T3-59W | ARCHEON ROADWAY AND AREA LUMINAIRE (1) 70 CRI, 3000K LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS | 24 | 316 | 1 | 59 |



Starbucks – Estero Town Commons – Monument Sign

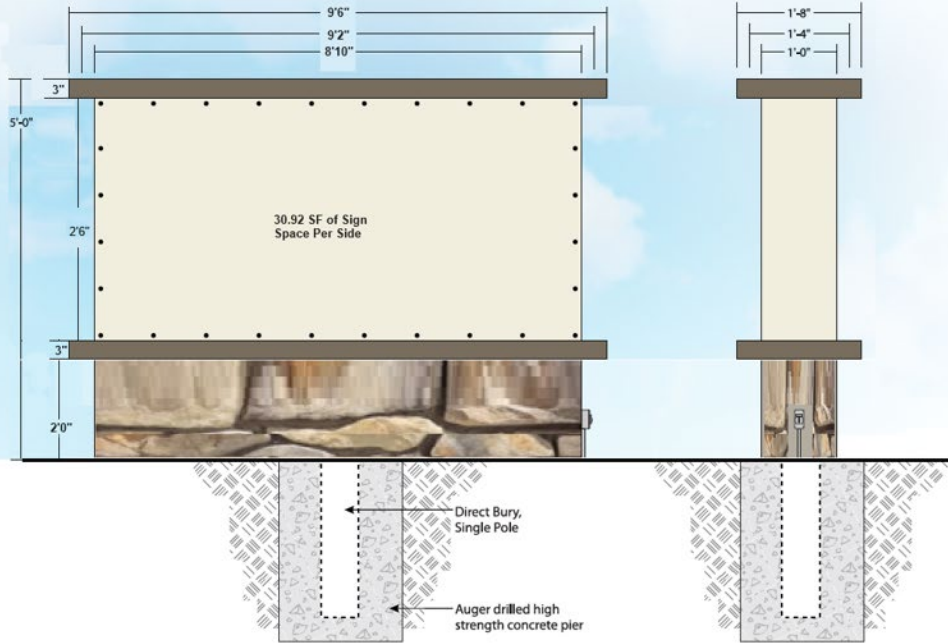
Starbucks
Estero, FL

Celebrating 54 Years of Quality Manufacturing and Service

54

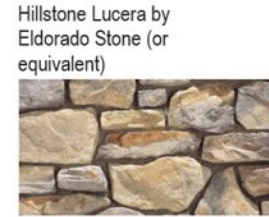
S.U.E./U.E. SEE DETAIL #2 RIGHT

CORKSCREW ROAD



Side View
Square Feet: 30.92
Scale: 3/4"=1'-0"

D/F Illuminated Monument Sign
Aluminum constructed double faced monument sign. Aluminum painted faces with countersunk screws. Actual faces to be made in the future. Single pole, direct bury. Internally illuminated using energy efficient white LEDs and power supplies. **LED TBD.**

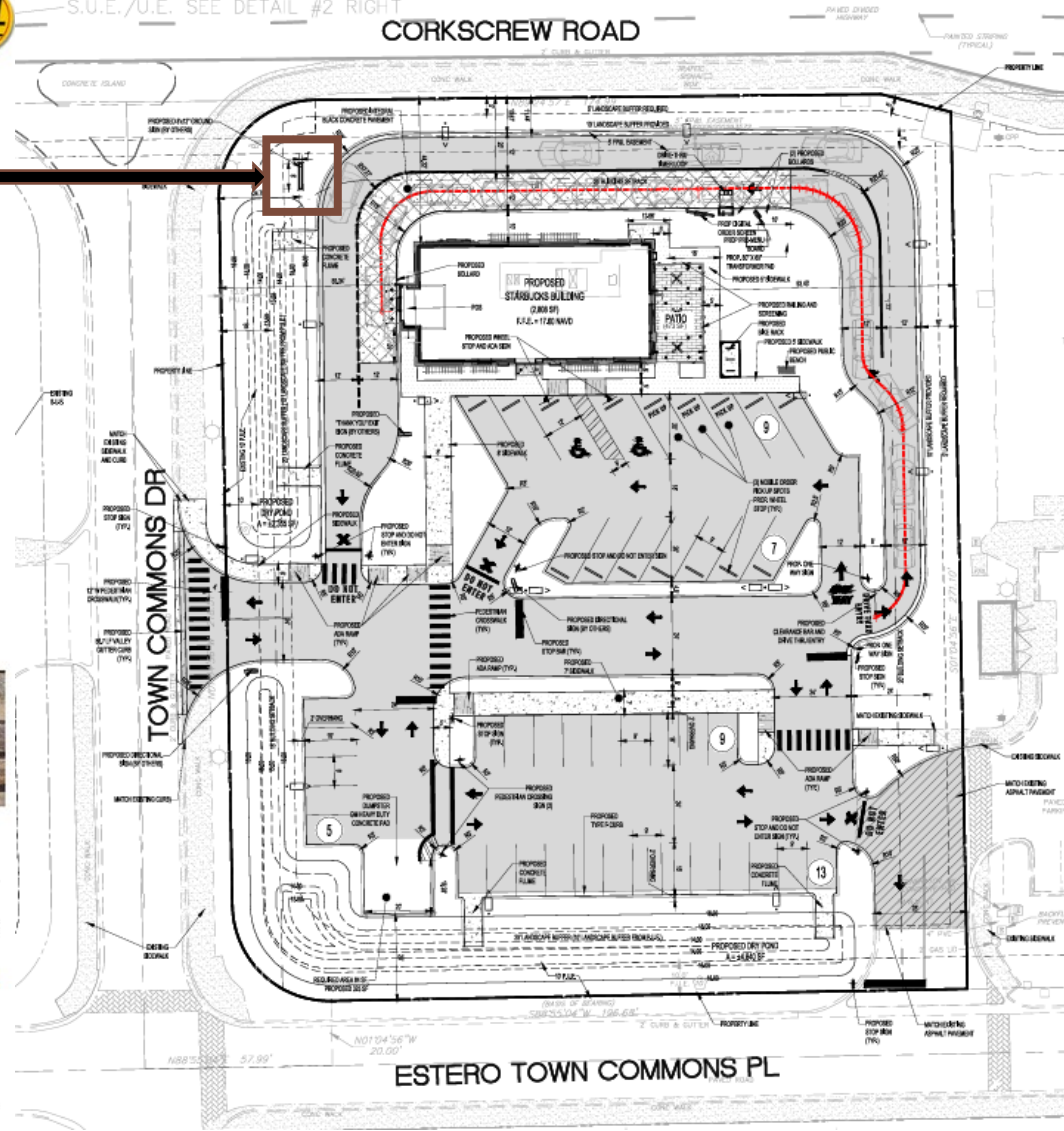


Hillstone Lucera by Eldorado Stone (or equivalent)

-  Paint to match: Benjamin Moore "Acadia White"
-  Paint to match: Benjamin Moore "Fairview Taupe"
-  Paint to match: Benjamin Moore "Valley Forge Tan"

Color Reference

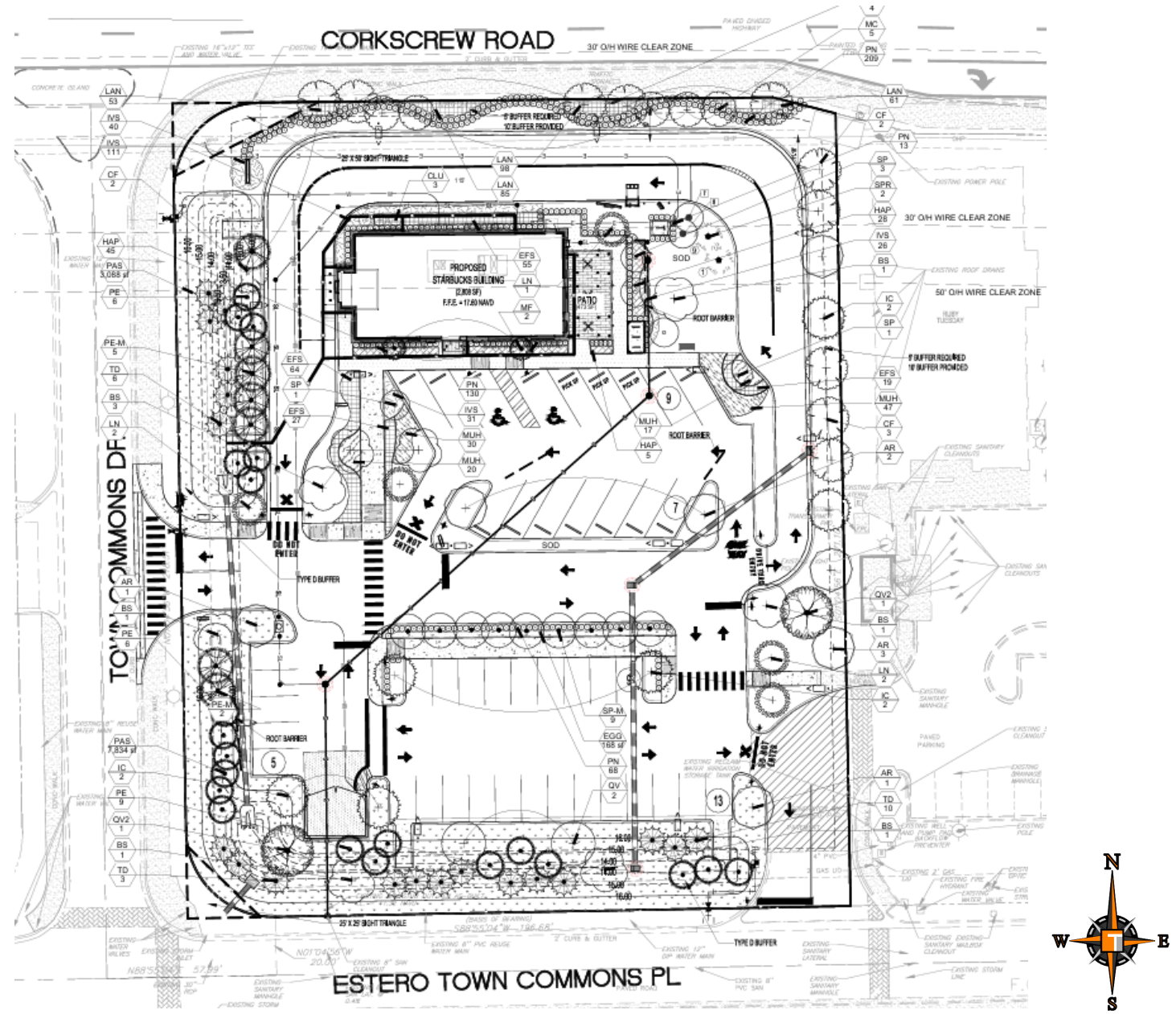
*Acadia White by Benjamin Moore is not a true white; its an ecru/yellow based color. See BM website for reference.



MONUMENT SIGN STRUCTURE BY OWNER, SIGN PANEL DESIGN AND PERMIT BY TENANT

Starbucks – Estero Town Commons Landscaping

| PLANT SCHEDULE | | | | | | | | | | | |
|--------------------------|------|-----------|------------------------|--|---------------------|----------|-------------------------|-----------|--------|--------|-----------------|
| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT./ROOTBALL SIZE | SIZE | HEIGHT | SPREAD | NATIVE | XERIC | REMARKS |
| TREES | | | | | | | | | | | |
| | AR | 7 | Red Maple | <i>Acer rubrum</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | Medium | |
| | BS | 8 | Gumbo Limbo | <i>Bursera simaruba</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | Medium | |
| | IC | 6 | Dahoon Holly | <i>Ilex cassina</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | High | 4' ct |
| | PE | 21 | Slash Pine | <i>Pinus elliottii 'Densa'</i> | FG&BB | 2.5" Cal | 12' Ht | 5' | Yes | High | |
| | QV | 2 | Southern Live Oak | <i>Quercus virginiana</i> | B & B | 2.5" Cal | 12' Ht | 5' | Yes | High | 4' ct |
| | TD | 19 | Bald Cypress | <i>Taxodium distichum</i> | FG&BB | 2.5" Cal | 12' Ht | 5' | Yes | High | 4' CT |
| FLOWERING TREES | | | | | | | | | | | |
| | CF | 11 | Flowering Dogwood | <i>Cornus florida</i> | B & B | 3" Cal | 16' Ht | 5-6' | Yes | High | 4' CT |
| | LN | 5 | White Crape Myrtle | <i>Lagerstromia indica 'Natchez'</i> | B & B | 3" Cal | 12' Ht | 5' | Yes | High | |
| PALM TREES | | | | | | | | | | | |
| | SP | 5 | Sabal Palm | <i>Sabal palmetto</i> | B & B | | 10-14' c.t., staggered | 10' | Yes | High | |
| RELOCATIONS | | | | | | | | | | | |
| | SPR | 2 | Cabbage Palmetto | <i>Sabal palmetto</i> | NA | | As Noted on Sheet L-1.0 | varies | Yes | High | |
| REPLACEMENT PALMS | | | | | | | | | | | |
| | SP-M | 9 | Sabal Palm | <i>Sabal palmetto</i> | B & B | | 10'-12' ct | 10' | Yes | High | |
| REPLACEMENT TREES | | | | | | | | | | | |
| | PE-M | 7 | Slash Pine | <i>Pinus elliottii 'Densa'</i> | FG&BB | 6" Cal | 18-20' oa | 6' | Yes | High | |
| | QV2 | 2 | Southern Live Oak | <i>Quercus virginiana</i> | B & B | 6" Cal | 18-20' oa | 7-8' spr. | Yes | High | 4' ct |
| SMALL TREES | | | | | | | | | | | |
| | MC | 5 | Wax Myrtle | <i>Myrica cerifera</i> | 25 gal | 2" Cal | 10' Ht | 4-5' | Yes | High | |
| | MF | 2 | Simpson's Stopper | <i>Myrsine fragrans</i> | 25 gal | 2" Cal | 10' Ht | 6' | Yes | High | single leader |
| SHRUBS | | | | | | | | | | | |
| | CLU | 3 | Small Leaf Clusia | <i>Clusia guifera</i> | 15 gal | As Shown | 4-5' Ht | 4-5' | No | High | |
| | PN | 420 | Wild Coffee | <i>Psychotria nervosa</i> | NA | 18-24" | 24" | 18-24" | Yes | High | full to base |
| SHRUB AREAS | | | | | | | | | | | |
| | EFS | 165 | Spanish Stopper | <i>Eugenia foetida</i> | n/a | 24" | 24" | 18" | Yes | High | Full to base |
| | HAP | 78 | Fire Bush | <i>Hamelia patens 'compacta'</i> | n/a @ | 24" | 18-24" | 18-24" | Yes | High | Full to base |
| | MUH | 114 | Pink Mundy Grass | <i>Muhlenbergia capillaris</i> | n/a @ | 18" | 14-18" | 14-18" | Yes | High | |
| GROUND COVERS | | | | | | | | | | | |
| | IVS | 208 | Dwarf Schillings Holly | <i>Ilex vomitoria 'Schillings Dwarf'</i> | n/a @ | 16" | 14-16" | 14-16" | Yes | High | |
| | LAN | 297 | Gold Mound Cordana | <i>Lantana camara 'Gold Mound'</i> | n/a @ | 18" | 12-14" | 14-16" | Yes | High | sterile species |
| MISCELLANEOUS | | | | | | | | | | | |
| | EGG | 168 sf | 1"-3" Stones | Egg Rock | n/a | | | | | | 1"-3" Stones |
| SOUSEED | | | | | | | | | | | |
| | PAS | 10,922 sf | Bahia Grass | <i>Paspalum notatum</i> | n/a | | | | | | |



Starbucks – Estero Town Commons Landscaping

