







**Corkscrew Commons Drive**



GRAPHIC SCALE

20 10 0

SCALE IN FEET

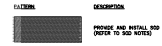
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



ORDINANCE REQUIREMENTS - Estero LDC

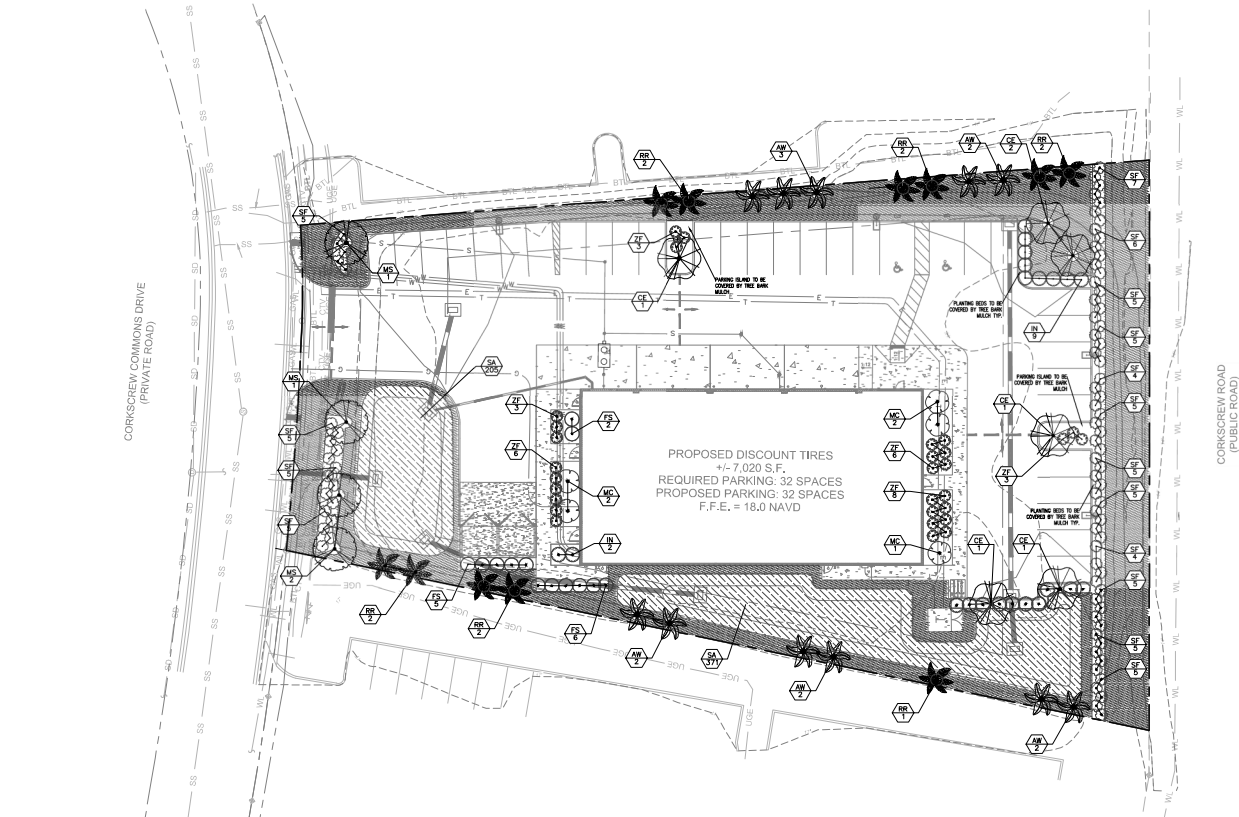
Section 5-4: Landscape Standards	REQUIRED	PROPOSED	VARIANCE	
5-405. GENERAL TREE AND STREET TREE STANDARDS	B. General Standards One tree for 3,000 sf developed area	40,431 sf (site - easement) 40,431/3,000=13.4 trees	A total of 10 trees and 22 palms are provided on site	NO
5-406. PERIMETER BUFFERS	COM with COM (Buffer A) and ROW (Buffer D); Buffer A 5 ft Buffer D 20 ft In Buffer A palm can place tree for 1:1	East Buffer A: 256 ft (10.2 trees) South Buffer D: 190 ft (6.3 trees with hedge) West Buffer A: 275 ft (11 trees) North Buffer D: 74 ft less cutback (3.7 trees with hedge)	East Buffer A: 11 palms South Buffer D: hedge, trees no provided per easement constraint. West Buffer A: 11 palms North Buffer D: 4 trees and hedge	TBD
5-407. BUILDING PERIMETER PLANTING STANDARDS	All new development in commercial zoning districts and commercial components of planned development districts and DRs shall provide building perimeter plantings equal to 10% of the proposed building gross ground level floor area	GFA=7,020 sf 7,020 X 10% = 702 sf	More than 868 sf of building perimeter planting is proposed with at least 75% of shrub/tree/groundcover coverage	NO
5-408. OPEN SPACE AND STORMWATER MANAGEMENT AREAS	30% of development area for small commercial project	40,431 sf (site - easement) 12,129 sf of open space and SWM	12,794 sf of open space	NO
5-409. LANDSCAPING OF PARKING AREAS, AND VEHICULAR ACCESS	Equal or exceed a minimum of 10 percent of the total paved surface area. One canopy tree or 3 palm for 250 sf of required planting area. One tree or palm per island. Max 10% and Parking area screened from ROW by hedge, min. 3 ft in ht.	15,799 paved surface 1,580 sf of parking landscape 1,580/250=6.3 canopy trees or 18.9 palms	6 trees provided	NO
5-410. SCREENING OF TRASH RECEPTACLES, STORAGE, SERVICE AREAS AND GARDEN CANTERS	All loading areas and docks (including delivery truck parking), outdoor storage, trash collection, heating/air conditioning and other similar mechanical equipment, solid waste disposal facilities, trash compaction, recycling, and other similar service function areas shall be adequately shielded by a landscaped screen or solid fencing along at least three sides.	Screen trash dumpster area	solid fencing with landscaping screening	NO

LANDSCAPE LEGEND

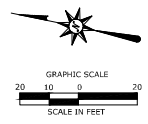


PLANT SCHEDULE SITE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
TREES							
	CE	6	CONDICARPUS ERECTUS	BUTTONWOOD	2.5" CAL. 12' HT.	88B	
	MS	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5" CAL. 12' HT.	88B	
PALM TREES							
	AW	11	ACCELORRHAPHIS WRIGHTII	PAUKOTIS PALM	10" BTH	88B	
	RR	11	ROYSTONIA REGIA	ROYAL PALM	10" BTH	88B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS							
	FS	13	FORESTIERIA SEGREGATA	FLORIDA PRIVET	5 GAL ( MIN 24" HT)		60" o.c.
	IN	21	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY	5 GAL ( MIN 24" HT)	CONT.	60" o.c.
	MC	5	MORELLA CERIFERA	WAX MYRTLE	4"-5" HT.	CONT.	96" o.c.
	SF	81	SCAEVOLA FRUTESCENS	BEACH NAUPAKA	3 GAL, MIN 24" HT	CONT.	48" o.c.
	ZF	29	ZAMIA FLORIDIANA	FLORIDA COONIE	3 GAL, MIN. 18"-21" HT. AND SPREAD	CONT.	48" o.c.
GRASS PLANTING							
	SA	249	SPARTINA ALTERNIFLORA	SALT MARSH GRASS	1 GAL.	POT	36" o.c.

- NOTES:
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
  - 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS. THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONFORMANCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
  - 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.
  - 4) FOR ALL EXISTING PLANTING AREAS WITHIN THE PROPERTY LINE, THE CONTRACTOR IS RESPONSIBLE TO REPLACE DISEASED OR DEAD TREES AND SHRUBS WITH MATCHING SPECIES.



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STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
No. 88515  
MICHELLE CARROLL  
LISEE

DISCOUNT TIRE - ESTERO, FLORIDA  
STORE NUMBER - FL 13188  
10411 CORKSCREW COMMONS DR  
ESTERO, FLORIDA 33928

REVISIONS

No.	Date	Desc.

Designed: G.J.Q.  
Drawn: G.J.Q.  
Reviewed: A.J.B.  
Scale: 1" = 20'  
Project No.: 2403183  
Date: 12/18/2024  
CAD File: C2403183-50  
File:

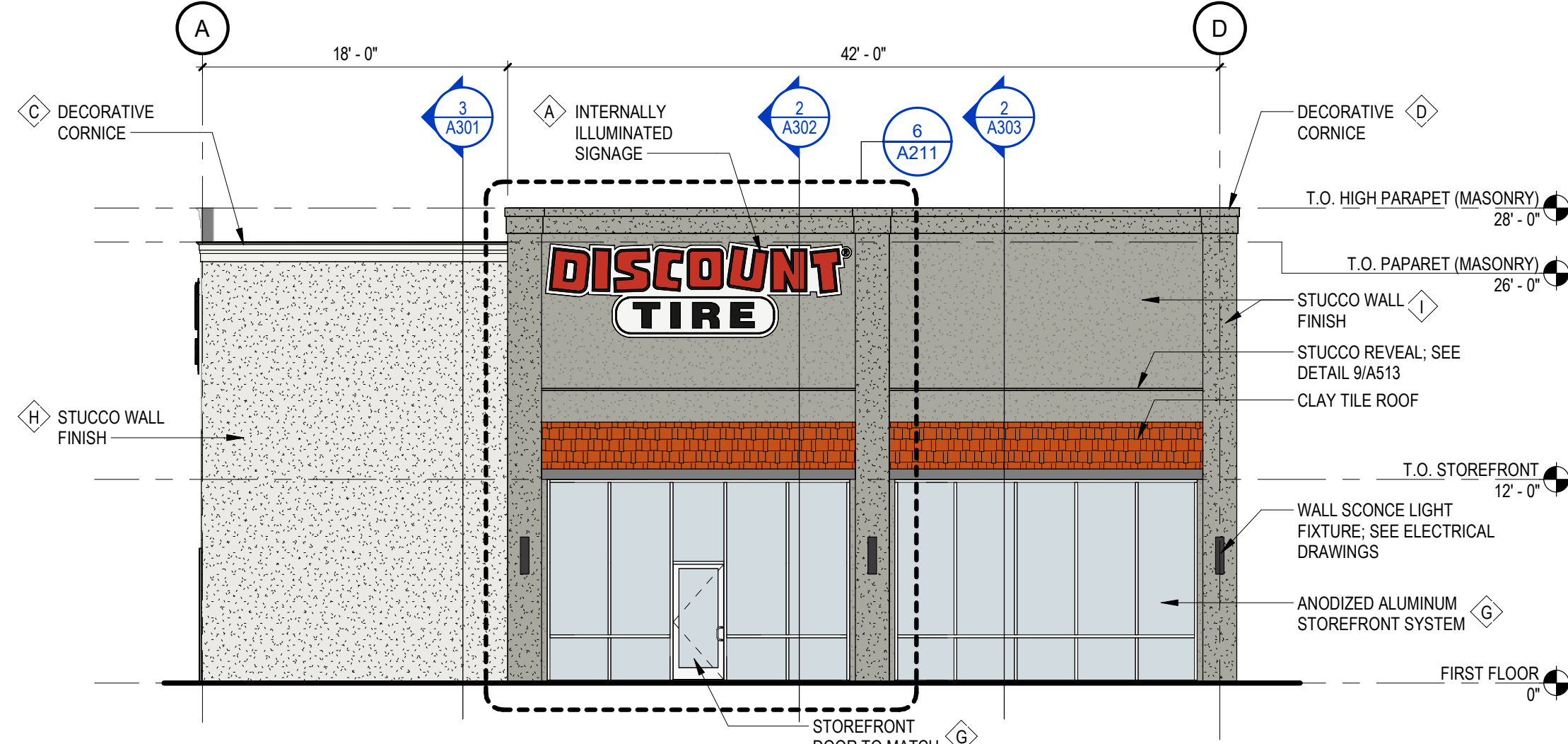
LANDSCAPE PLAN

Sheet No.

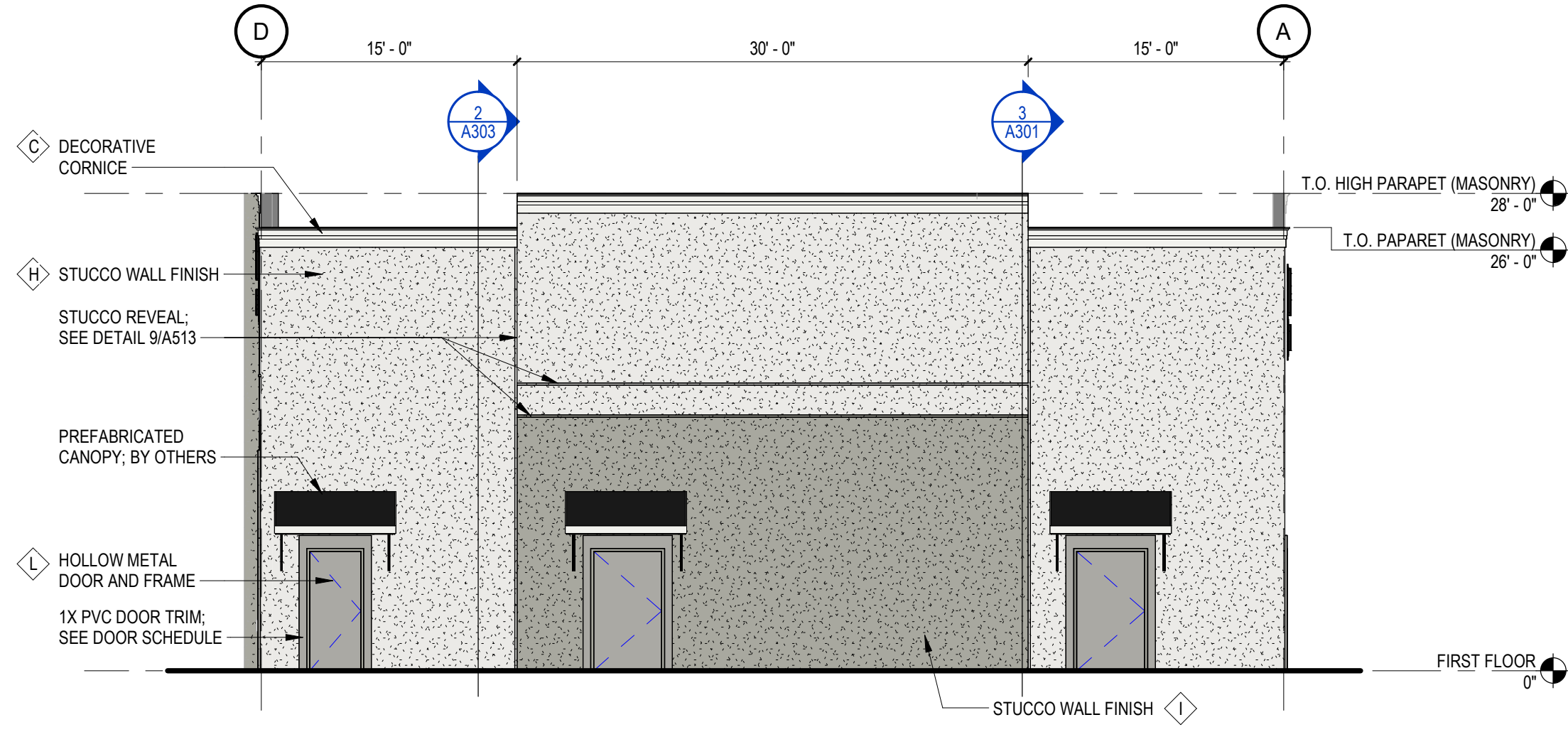
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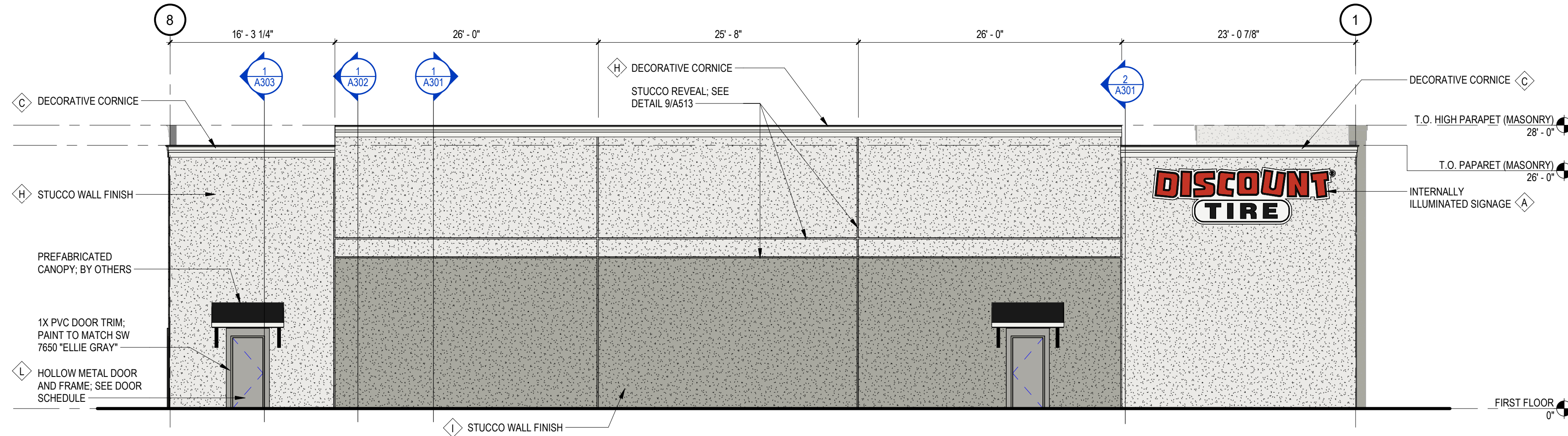
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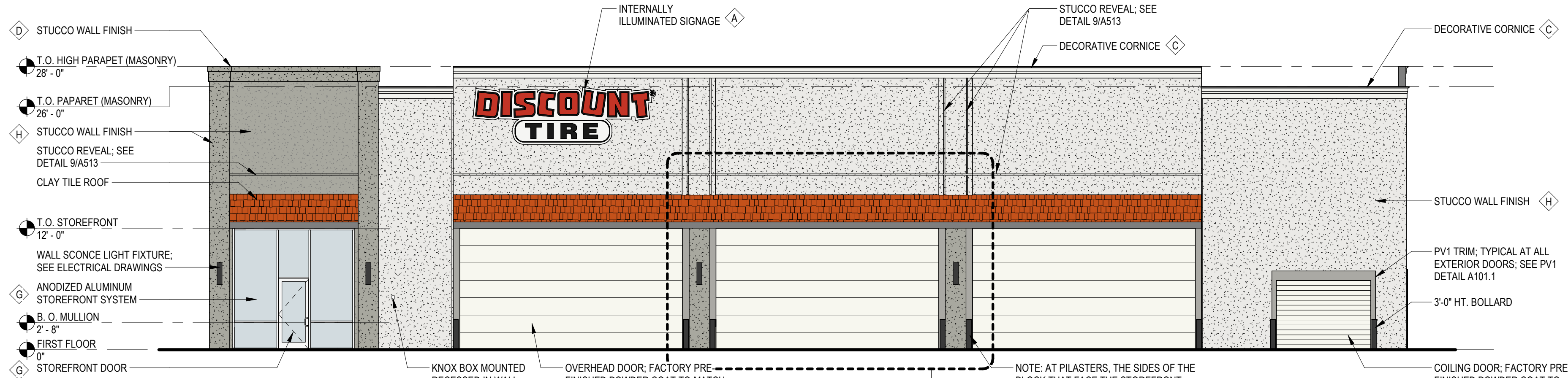
1 SOUTH ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"



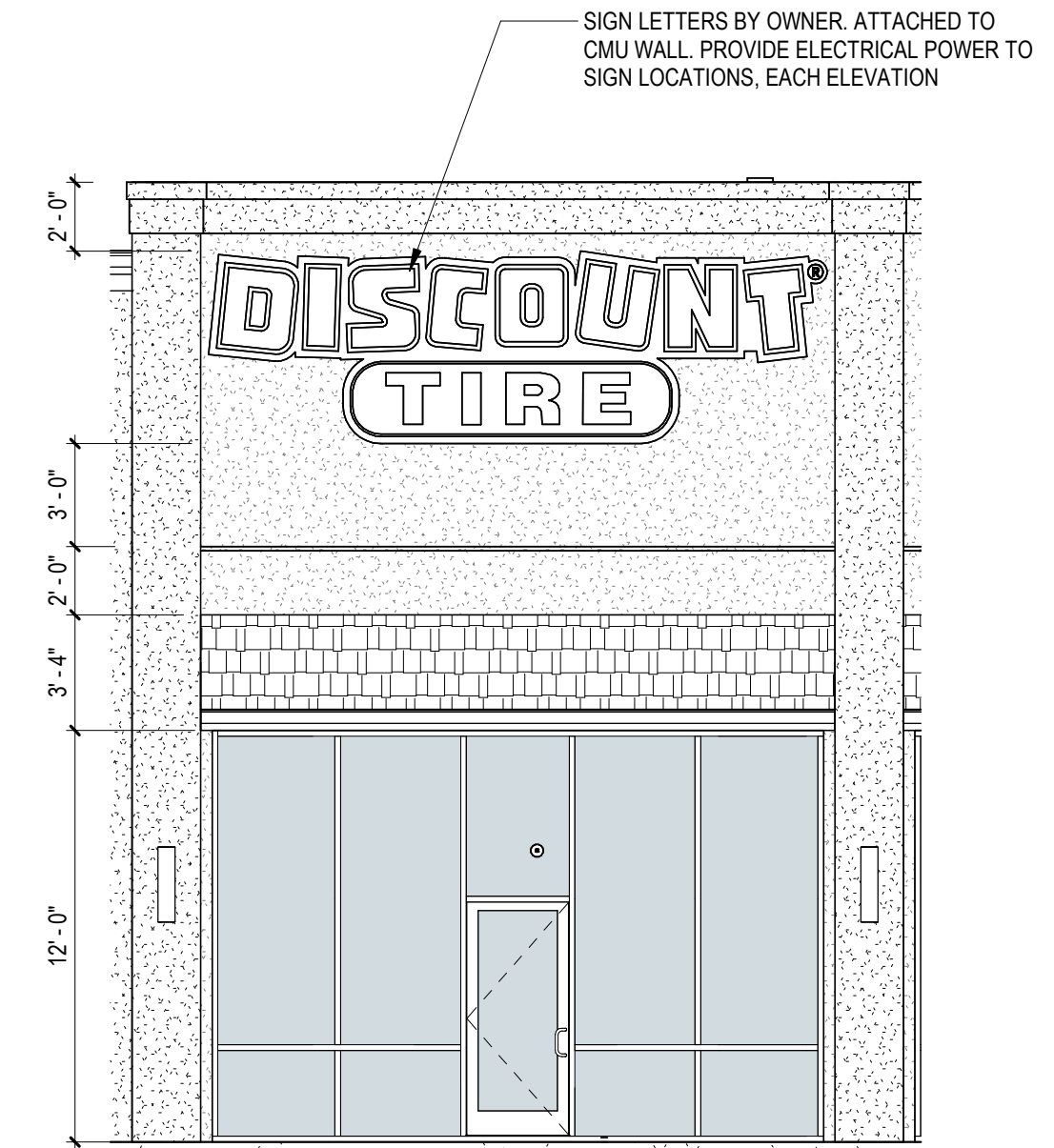
4 EAST ELEVATION  
1/8" = 1'-0"

## GENERAL FINISH NOTES

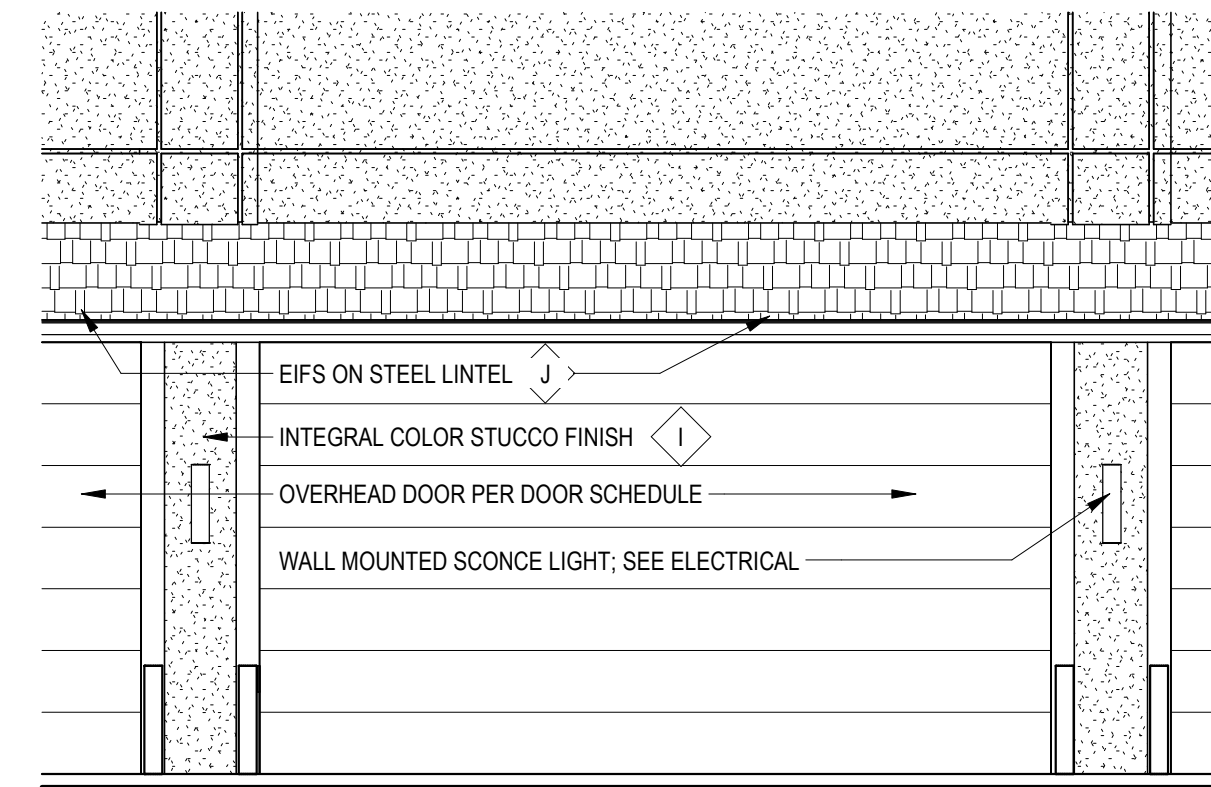
1. NOT USED.
2. NOT USED.
3. ALUMINUM STOREFRONT TO BE FACTORY FINISH.
4. OVERHEAD DOORS TO BE FACTORY FINISH. SEE DOOR SCHEDULE.
5. ALL EXPOSED STRUCTURAL STEEL TO BE FACTORY PRIMED - FINISHED PAINTED ON THE JOB SITE.
6. BLDG. SIGNAGE - UNDER SEPARATE PERMIT BY SIGN CONTRACTOR.
7. ALL PAINTED CMU SHALL BE SEALED AGAINST EFFERVESCENCE WITH SHERWIN WILLIAMS "LOXON" 7% SILOXANE WATER REPELLANT.
8. NOT USED.
9. ALL DISSIMILAR MATERIALS, AND SIMILAR MATERIALS, WITH BREAKS IN CONTINUOUS SURFACE SHALL BE CONTINUOUSLY CAULKED AT THEIR MEETING POINT.
10. INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER'S RECOMMENDATIONS.
11. STUCCO FINISH - PROVIDE AS NOTED PER COLOR / PAINT NOTES. MATERIALS AND INSTALLATION PER PROJECT SPECIFICATION, TO PROVIDE DURABLE, WEATHER RESISTANT WALL FINISH.

## COLOR / PAINT NOTES

- A 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- B PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- C DECORATIVE FOAM CORNICE - COLOR TO MATCH SW 7104 "COTTON WHITE"
- D DECORATIVE FOAM CORNICE - COLOR TO MATCH SW 7650 "ELLIE GRAY"
- E NOT USED
- F NOT USED
- G ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED - SERIES 451T BY KAWNEER
- H INTEGRAL COLOR STUCCO FINISH TO MATCH SW 7104 "COTTON WHITE"
- I INTEGRAL COLOR STUCCO FINISH TO MATCH SW 7650 "ELLIE GRAY"
- J STUCCO ON STEEL BEAMS - COLOR TO MATCH SW 7650 "ELLIE GRAY"
- K STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- L HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"



6 BUILDING SIGN DETAIL  
3/16" = 1'-0"



7 ENLARGED ELEVATION  
3/16" = 1'-0"