ALDI GROCERY STORE

NEWBRIDGE COURT & STONEYBROOK GOLF DRIVE

ESTERO, FL

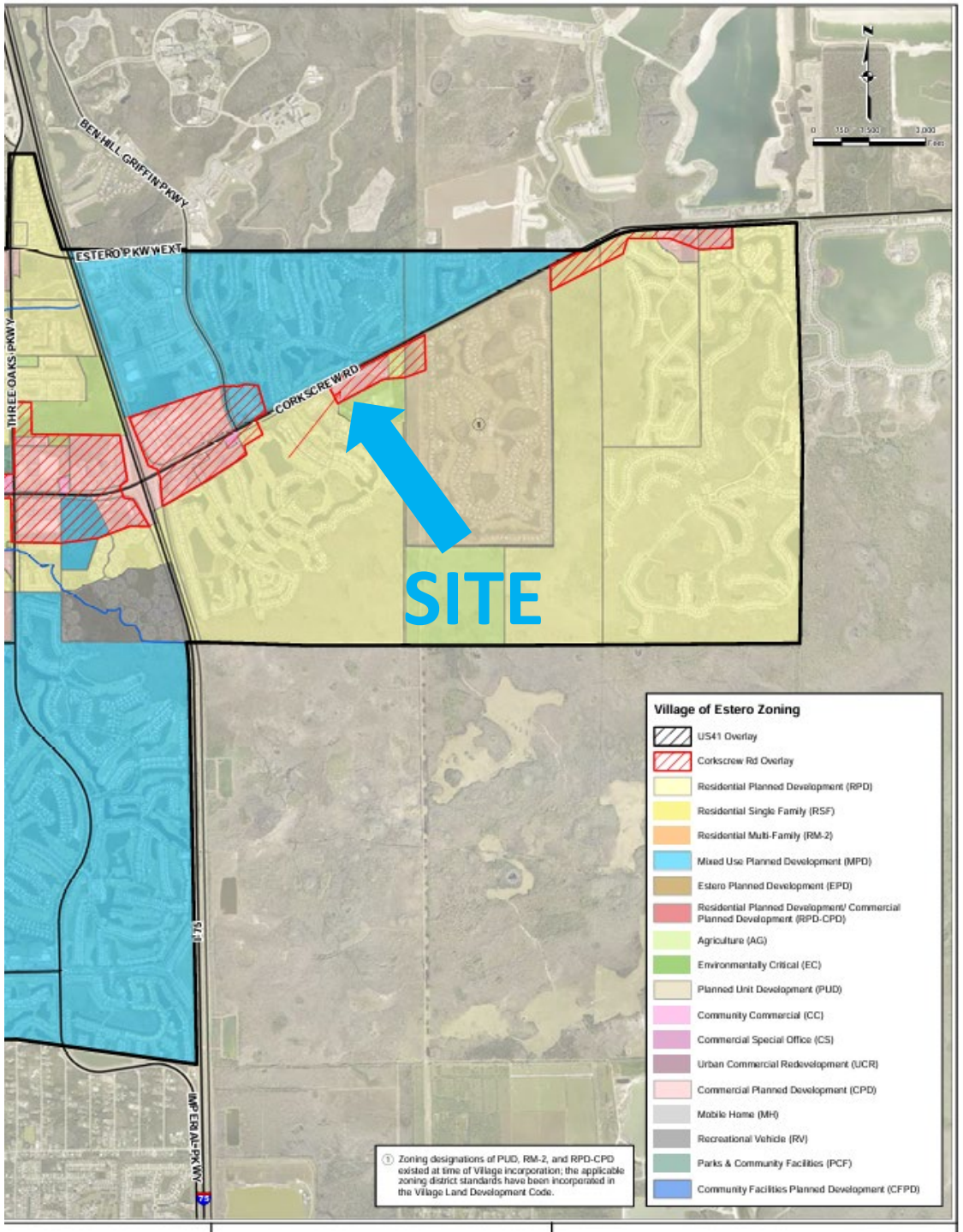


LOCATED AT: 11906 NEWBRIDGE COURT: SOUTH OF CORKSCREW ROAD, EAST STONEYBROOK GOLF DRIVE



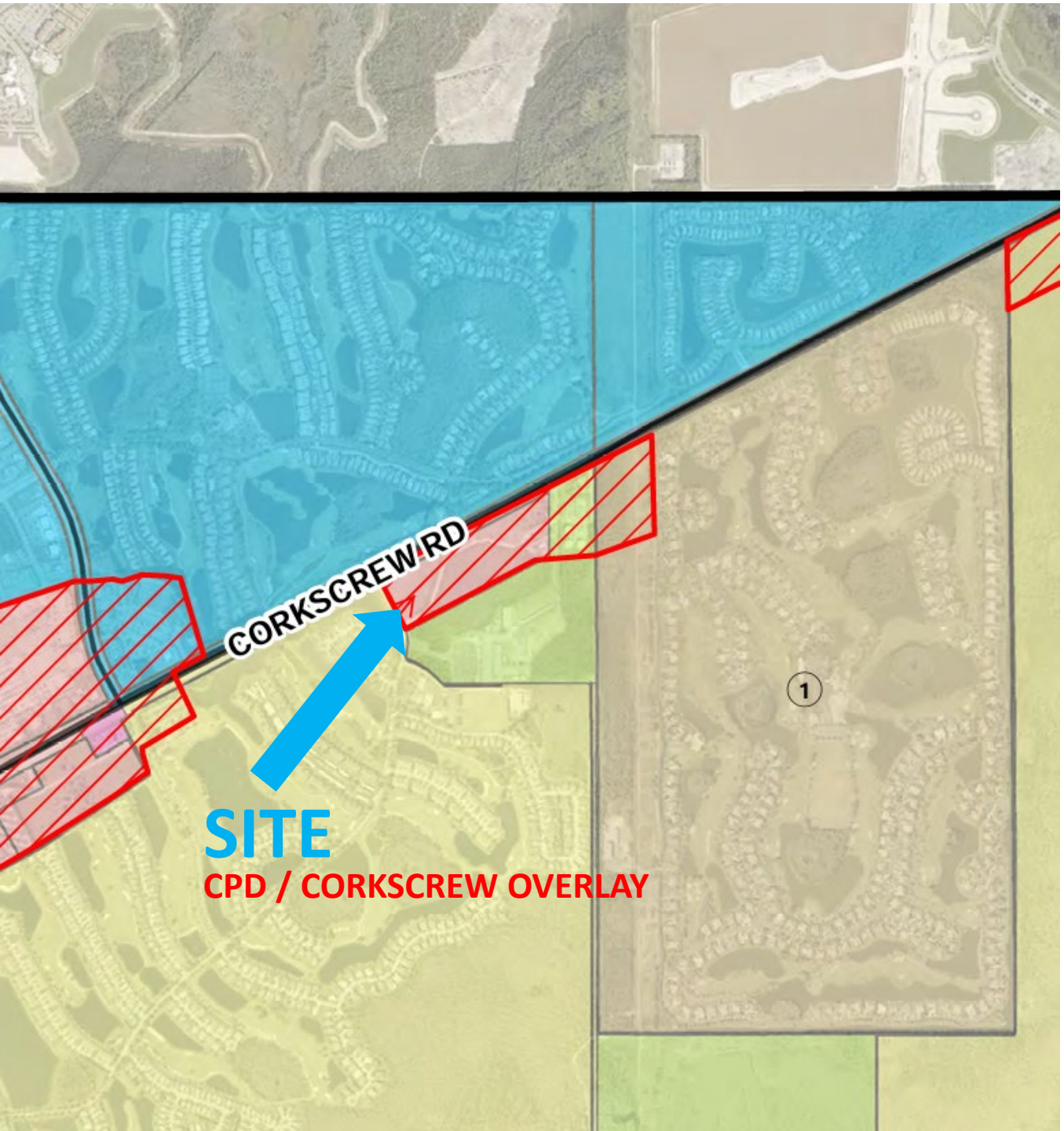
LOCATED AT: 11906 NEWBRIDGE COURT: SOUTH OF CORKSCREW ROAD, EAST STONEYBROOK GOLF DRIVE





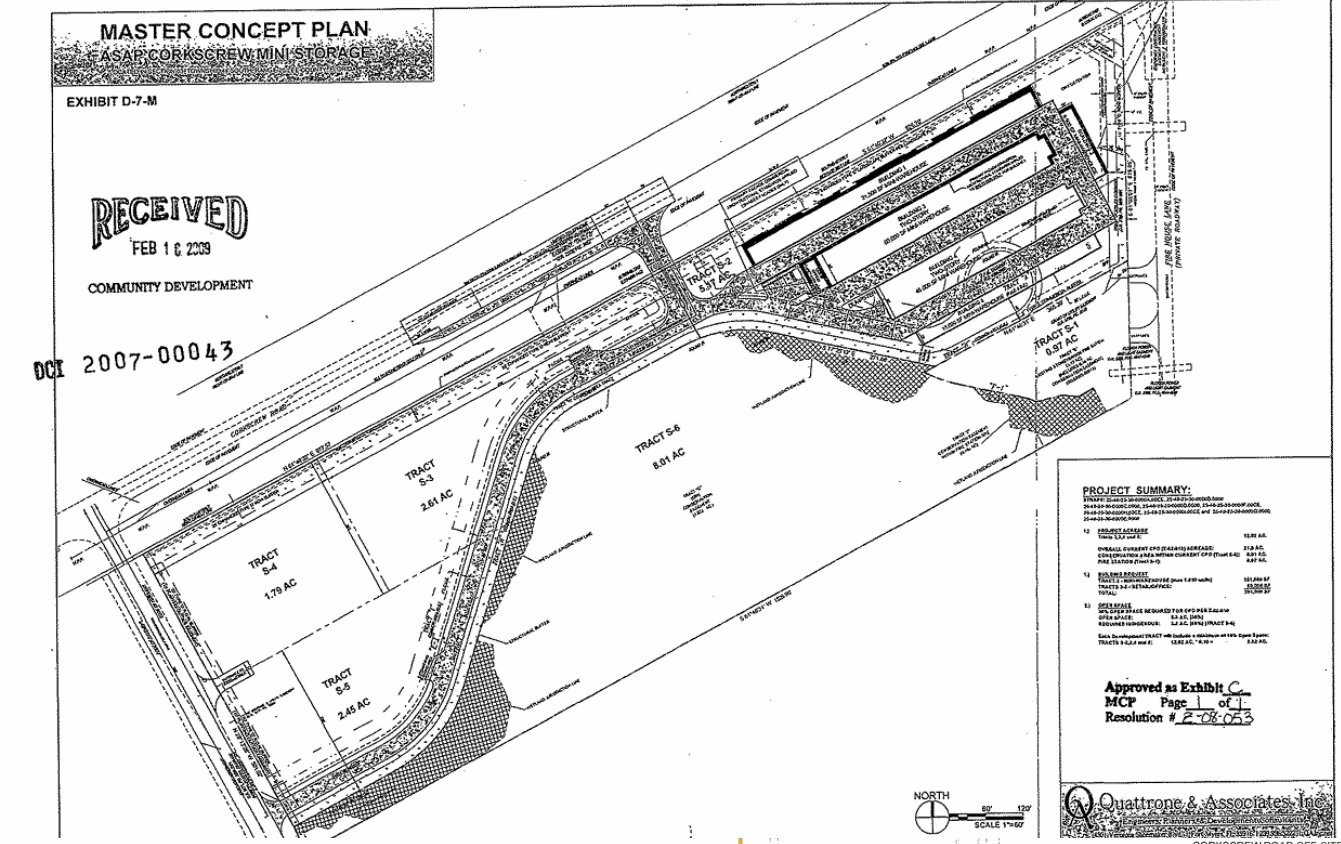
ZONING MAP

- CORKSCREW ROAD OVERLAY
- COMMERCIAL PLANNED DEVELOPMENT

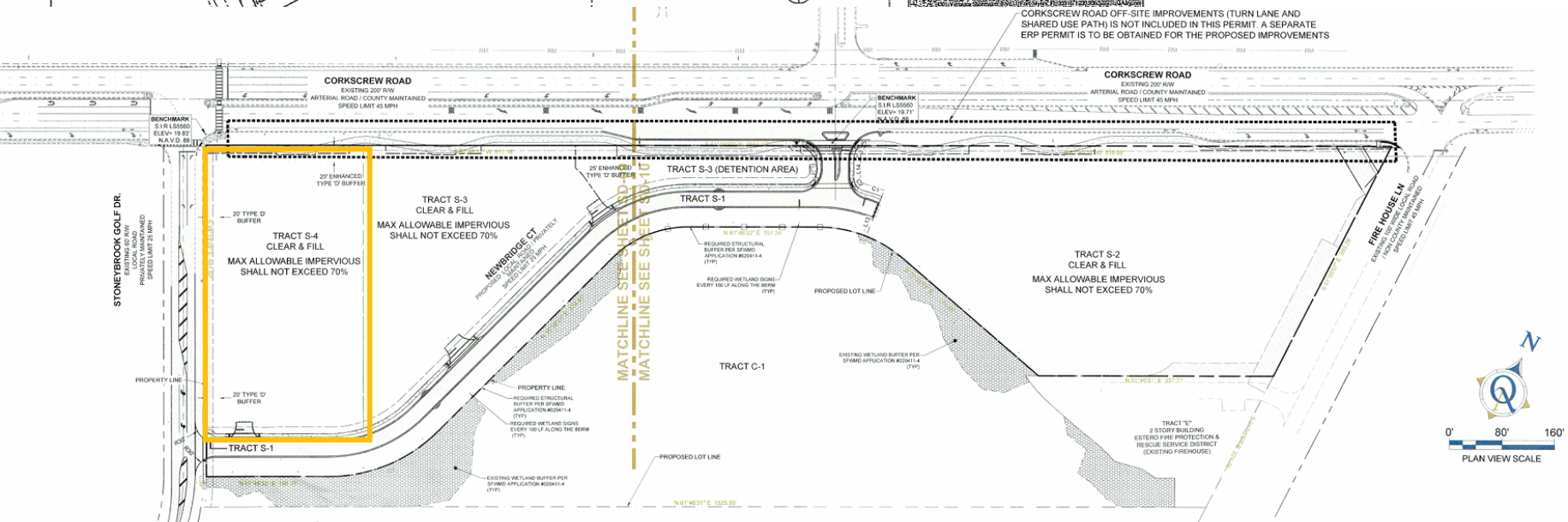


ZONING MAP – ZOOMED IN

- ZONING DECISION Z-08-053
  - LEE COUNTY APPROVAL 12/15/2008
  - ALLOWS FOOD STORES, UNDER 25,000 SQUARE FEET
  - 25 FOOT SETBACK FROM CORKSCREW ROAD



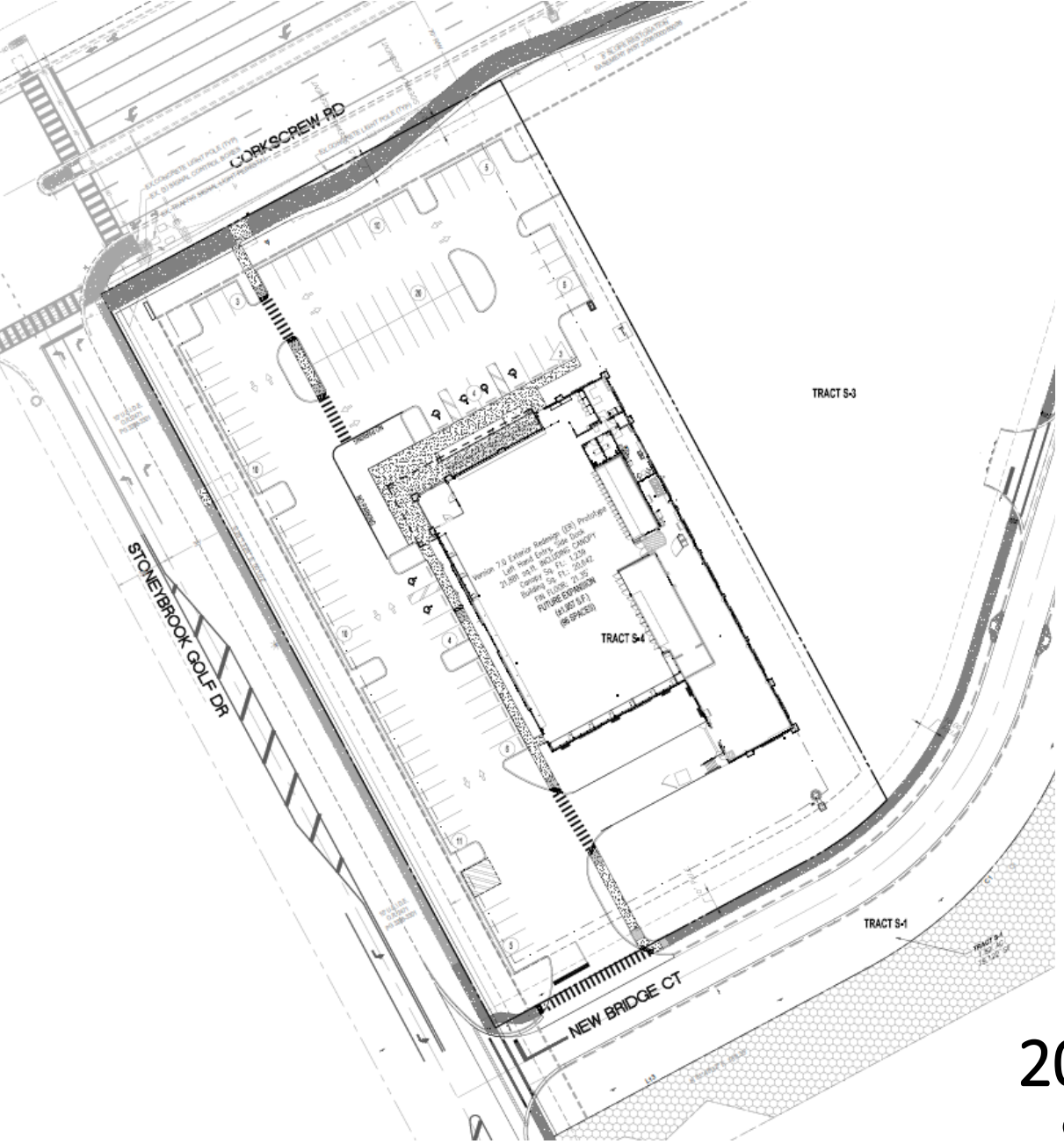
Z-08-053
ZONING MAP



DOS2021-E008
MASTER INFRASTRUCTURE APPROVED 2024

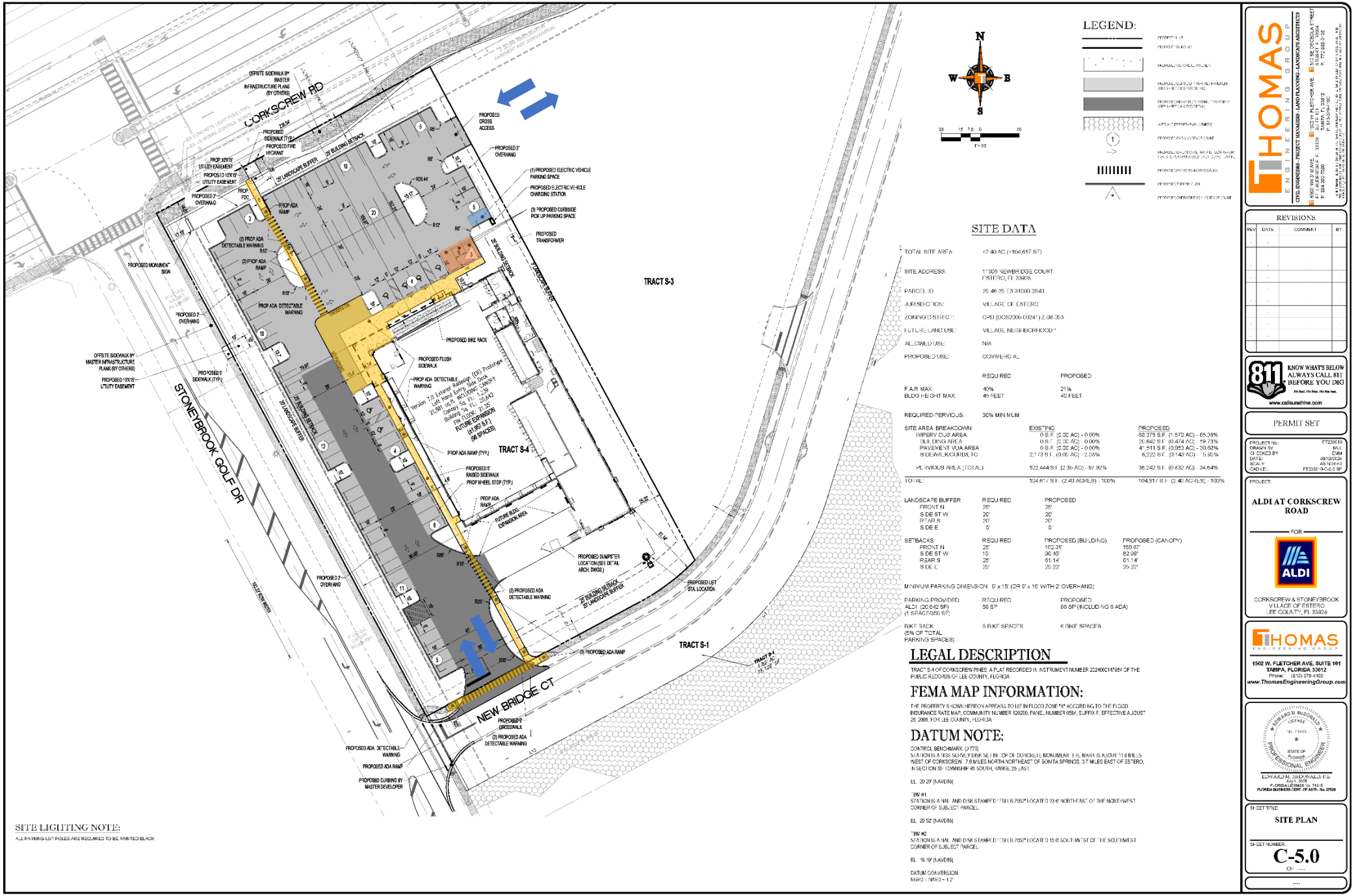
ABOUT THE ALDI PROJECT

- PROVIDES NEEDED GROCERY STORE FOR CURRENT AND FUTURE POPULATION
- INCREASES ECONOMIC DEVELOPMENT AND EMPLOYMENT IN AREA
- STORE OPEN HOURS ARE 9AM TO 8PM.
- TYPICAL OPERATION HOURS ARE 7AM TO 9PM.



ALDI

2025-07-08
Site Plan



Site Plan

- 20,642 square foot grocery store
- Site access located on New Bridge Court
- 28-foot-wide main access driveway to provide for truck movements & improved site circulation
- Cross access to the east adjacent parcel
- ADA accessible pedestrian walking path connected to existing sidewalk
- Bicycle parking
- Three (3) curbside pick-up parking spaces
- Electrical vehicle parking space
- Perimeter parking spaces have been made 16’ long with a 2’ overhang – with the goal requesting additional parking but limiting vehicle use area

Traffic

Yury Bykau

TR Transportation

Traffic & Transportation

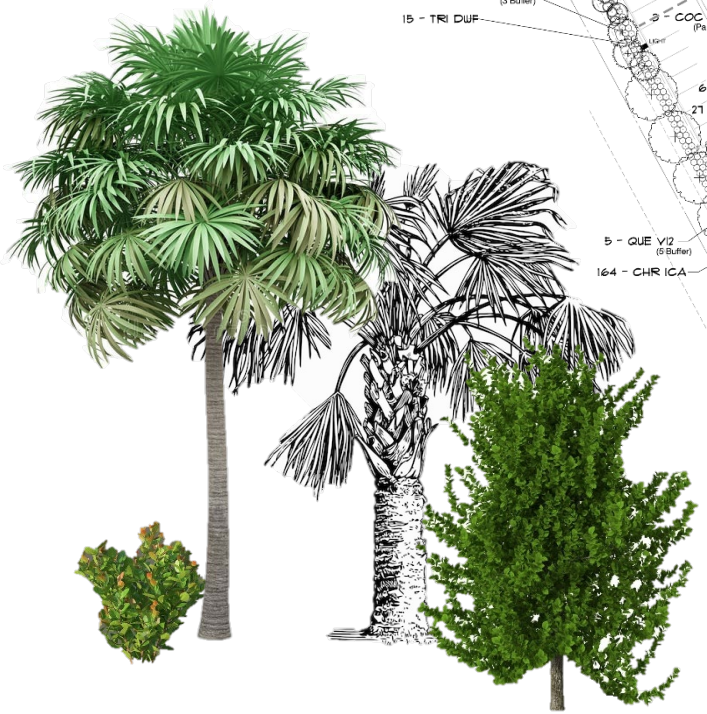
- A Traffic study was prepared for this project following the 10/29/2024 Neighborhood Meeting and the 11/12/2024 Meeting with Stoneybrook Community Development District and local HOA.
- No Level of Service issues on Corkscrew Rd
  - Corkscrew Rd will operate at sufficient capacity both with/without the project (LOS “C”)
- The bell time for the student drop-off is at 7:55 AM for the Pinewoods Elementary School. The proposed Aldi store will open to the public at 9:00 AM. Therefore, the proposed Aldi store is not going to interfere with the morning school traffic.
- The afternoon bell time for the student pick-up is at 2:10 PM. During the site visit, the school traffic queue along Stoneybrook Golf Drive occurred between 1:30 PM and 2:30 PM. During that time, drivers destined to the proposed Aldi store will not be able to use Stoneybrook Golf Drive to travel to/from the site due to the existing school traffic that is queued along Stoneybrook Golf Drive. As a result, all Aldi project traffic will use the proposed right-in/right-out driveway on Corkscrew Road to enter/exit the site. Therefore, the proposed Aldi store is not going to interfere with the afternoon student pick-up traffic along Stoneybrook Golf Drive since project traffic will utilize the primary driveway on Corkscrew Road during that time instead.

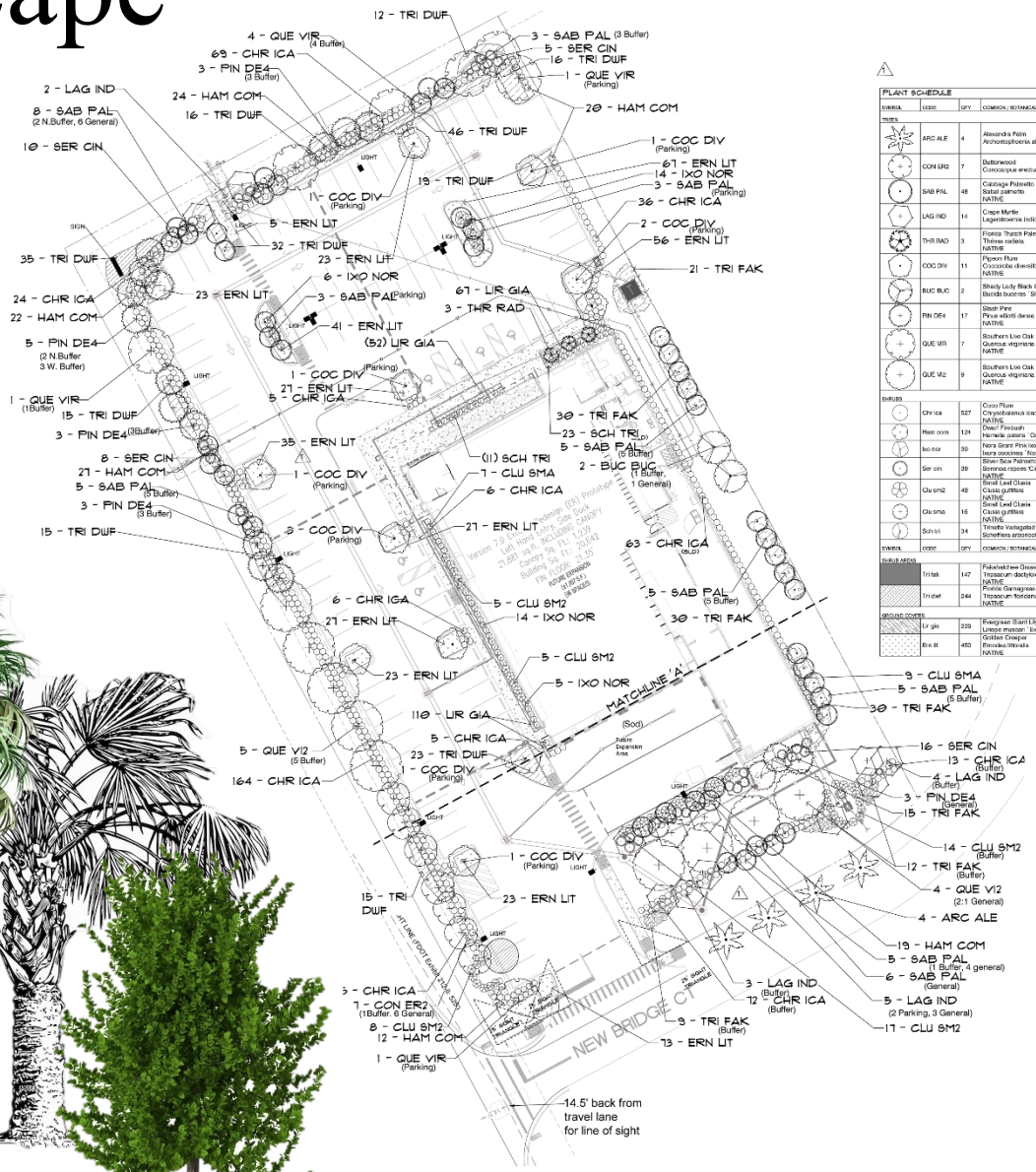
Landscape

Greg Diserio

David M. Jones and Associates

Landscape





PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	
TREES					
	ARC ALE	4	Alexandra Palm Archontophoenix alexandrae	12' clear trunk	
	CON ER2	7	Buttonwood Conocarpus erectus	4" Cal., 16' Ht., 6' Spd.	
	SAB PAL	48	Cabbage Palmetto Sabal palmetto NATIVE	12'-18' CT STAGGERED	
	LAG IND	14	Crape Myrtle Lagerstroemia indica	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	THR RAD	3	Florida Thatch Palm Thrinax radiata NATIVE	4'-5' clear trunk	
	COC DIV	11	Pigeon Plum Coccoloba diversifolia NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	BUC BUC	2	Shady Lady Black Olive Bucida buceras `Shady Lady`	Min. 2" Cal., 10' Ht., 4' Spd.	
	PIN DE4	17	Slash Pine Pinus elliottii dense NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	QUE VIR	7	Southern Live Oak Quercus virginiana NATIVE	12'-14' HT, 2.5" CAL, 6' SPR, 45 GALLON MINIMUM	
	QUE V12	9	Southern Live Oak Quercus virginiana NATIVE	16' HT,3.5" CAL, 6'-7' SPR.	
SHRUBS					
	Chr ica	527	Coco Plum Chrysobalanus icaco NATIVE	Min. 24" Ht., 3 Gallon	
	Hae ocm	124	Dwarf Firebush Hamelia patens `Compacta`	Min. 24" Ht., 3 Gallon	
	Ixo nor	39	Nora Grant Pink Ixora Ixora coccinea `Nora Grant`	3 gal., 24" Ht.	
	Ser cin	39	Silver Saw Palmetto Serenoa repens `Cinerea` NATIVE	3 gal. 12"-18" ht	
	Clu sm2	48	Small Leaf Clusia Clusia guttifera NATIVE	10 gallon, 5' ht, full	
	Clu sma	16	Small Leaf Clusia Clusia guttifera NATIVE	3 gal., 24" ht	
	Sch tri	34	Trinette Variegated Schefflera Schefflera arboricola `Trinette`	3 gal., 24" ht	
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	SPACING
GRASS AREAS					
	Tri fak	147	Fakahatchee Grass Tripsacum dactyloides NATIVE	Min. 24" Ht., 3 Gallon	36" o.c.
	Tri dwf	244	Florida Gamagrass Tripsacum floridanum NATIVE	18" Ht, 3 gallon	36" o.c.
GROUND COVERS					
	Lir gia	229	Evergreen Giant Lilyturf Liriope muscari `Evergreen Giant`	1 gal.	18" o.c.
	Ern lit	450	Golden Creeper Ernodea littoralis NATIVE	1 gal.	24" o.c.

DMJA
DAVID M. JONES, JR. AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS AND PLANNERS
2221 McGregor Blvd.
Fort Myers, Florida 33901
Phone: (239) 337 - 5525
Fax: (239) 337 - 4464
L.A. LICENSE: LC C000052

PROJECT INFORMATION:
ALDI
CORKSCREW ROAD
VILLAGE OF ESTERO , FL

PREPARED FOR:
THOMAS
1502 W. FLETCHER AVE, SUITE 101
TAMPA, FLORIDA 33612
(813) 374-1000 - phone
www.ThomasEngineeringGroup.com

CONSULTANT:

DESIGN PROFESSIONAL:
GREGORY J. DISIERO, R.A.
FLA.NO. 0027
STATE OF FLORIDA

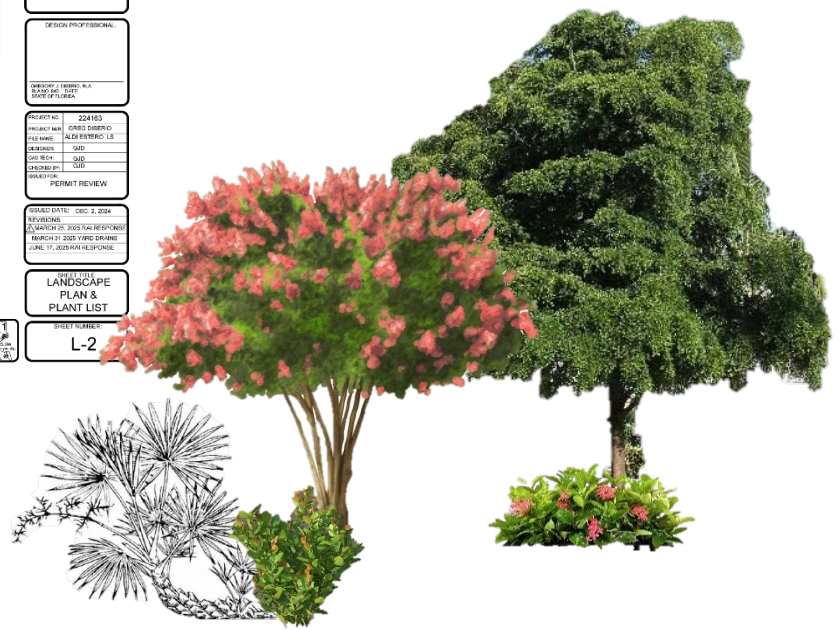
PROJECT NO.	224183
PROJECT MGR.	GREG DISIERO
FILE NAME	ALDI ESTERO `LS`
DESIGNED	GJD
DAS TECH.	GJD
CHECKED BY:	GJD
ISSUED FOR:	PERMIT REVIEW

ISSUED DATE: DEC. 2, 2024
REVISIONS:
MARCH 25, 2025 RAI RESPONSE
MARCH 31 2025 YARD DRAINS
JUNE 17, 2025 RAI RESPONSE

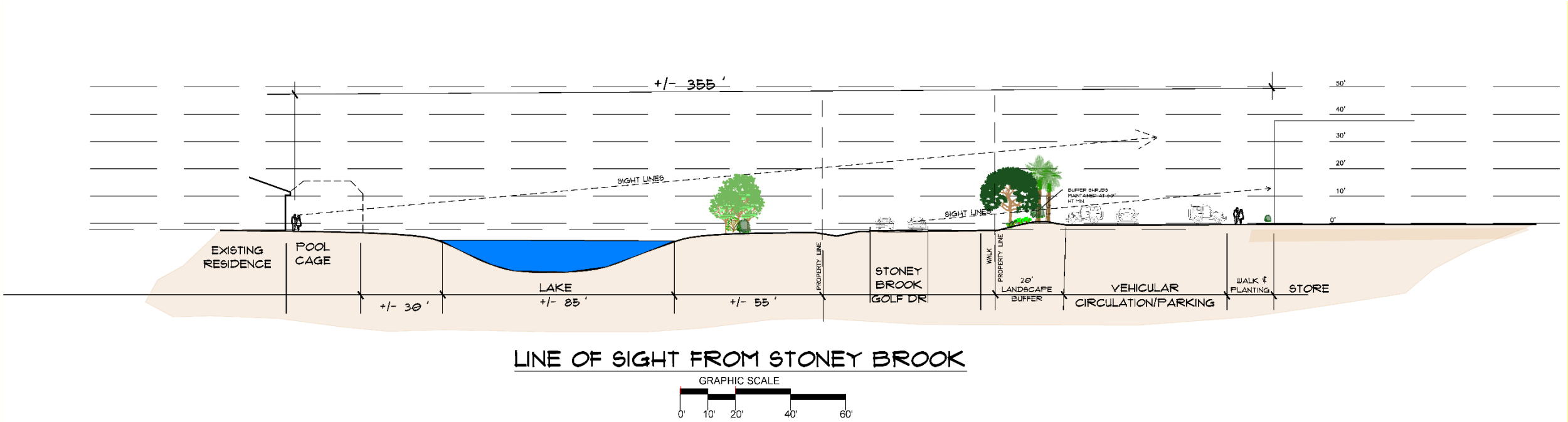
SHEET TITLE: LANDSCAPE PLAN & PLANT LIST
SHEET NUMBER: L-2

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

- All planting materials meet the CPD and Villages requirements for approved plantings
- Added landscaping along eastern wall to breakup visual of building.
- Additional building perimeter plantings along north side of building.
- Predominantly native plantings
- Increased size of oak trees along west buffer



Line of Sight from Stoneybrook Community



LINE OF SIGHT FROM STONEY BROOK

GRAPHIC SCALE

0' 10' 20' 40' 60'

Architecture

John Lynch

APD Engineering & Architecture



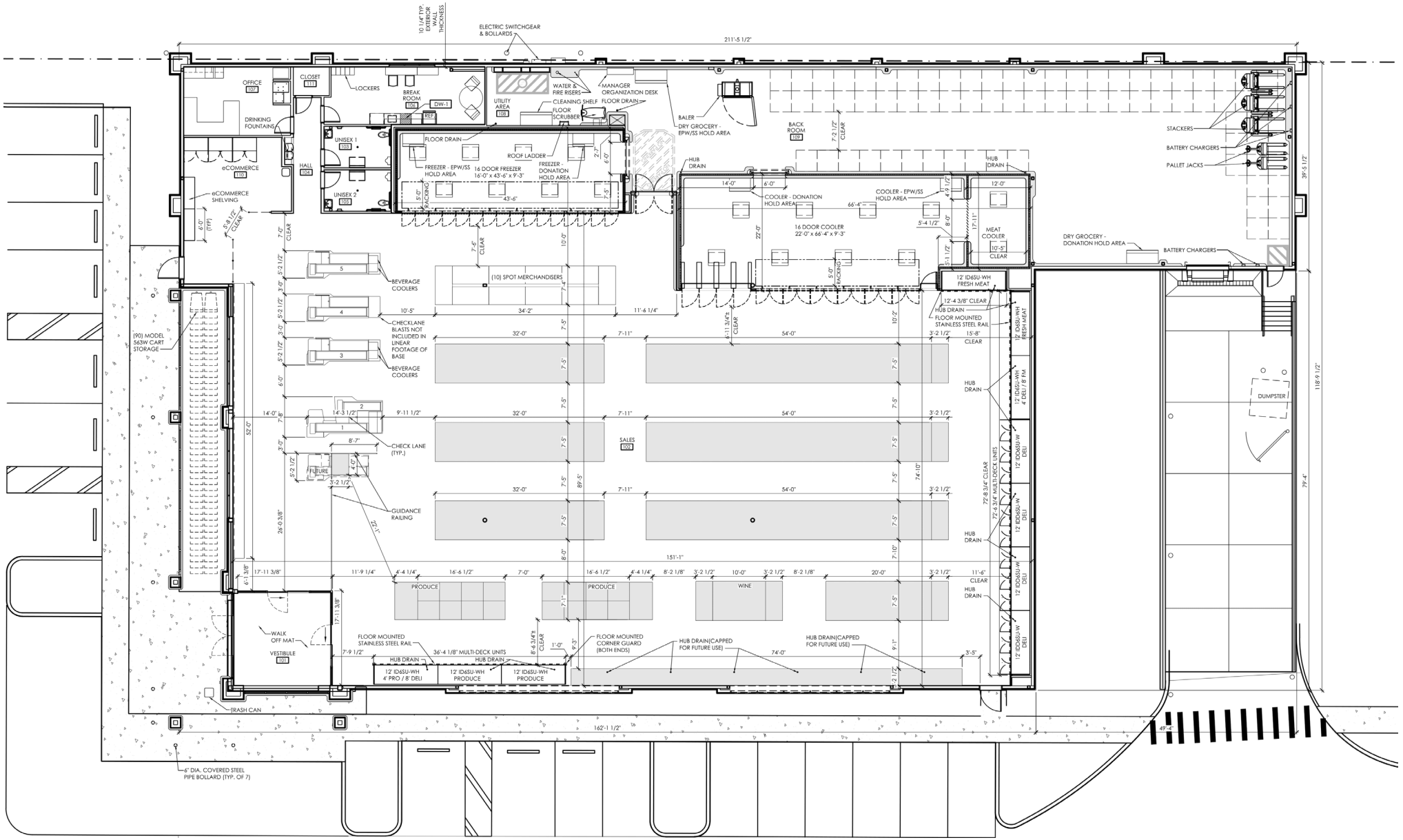
CORKSCREW RD.

NEW BRIDGE CT.

STONEYBROOK GOLF DR.

CONCEPT SITE PLAN (RENDERING)

APD ENGINEERING ARCHITECTURE



CONCEPT FLOOR PLAN

APD ENGINEERING ARCHITECTURE



CONCEPT FRONT ELEVATION

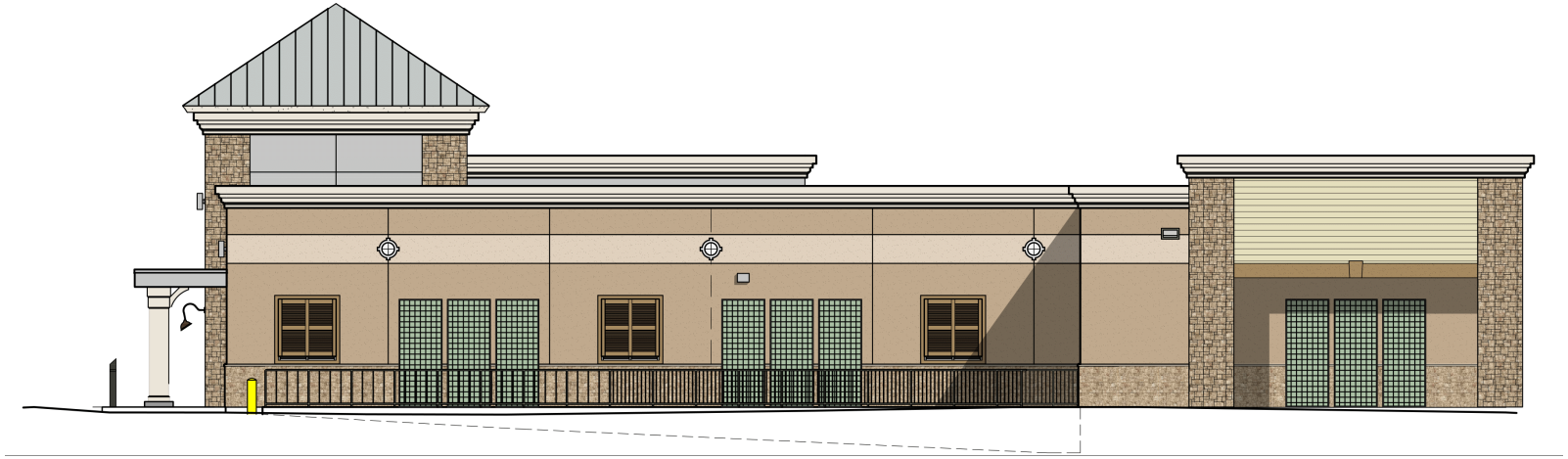


MATERIAL PALETTE



CONCEPT SIDE ELEVATION

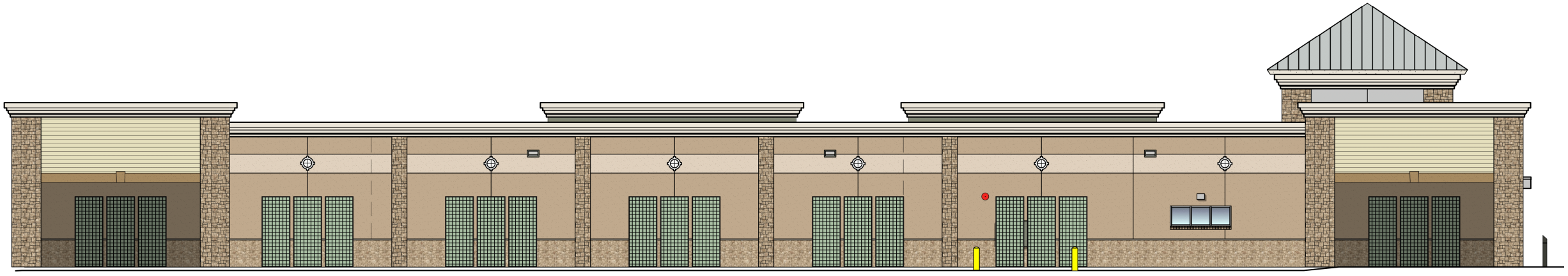
APD ENGINEERING ARCHITECTURE



CONCEPT BACK ELEVATION (DOCK)



MATERIAL PALETTE

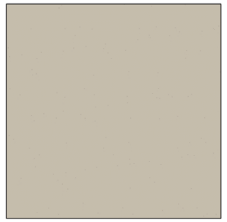


CONCEPT SIDE ELEVATION

APD ENGINEERING ARCHITECTURE

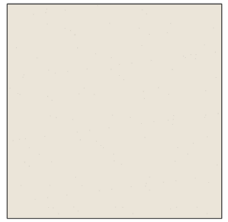
Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.



1

CULTURED STONE:
PARCHMENT
STONE WATER TABLE SILL



2

CHINA WHITE
CORNICE, CANOPY
COLUMNADE, & MEDALLION



3

ELDORADO STONE: SANIBEL
STONE VENEER
WATER TABLE & PILASTERS

MATERIAL PALETTE

CONCEPT MONUMENT SIGN

APD ENGINEERING ARCHITECTURE









CONCEPT RENDERINGS (FRONT & SIDE)

APD ENGINEERING ARCHITECTURE







CONCEPT RENDERINGS (DOCK & BACK)

APD ENGINEERING ARCHITECTURE