

# **Chick-fil-A Corkscrew**

## **Planning, Zoning & Design Board**

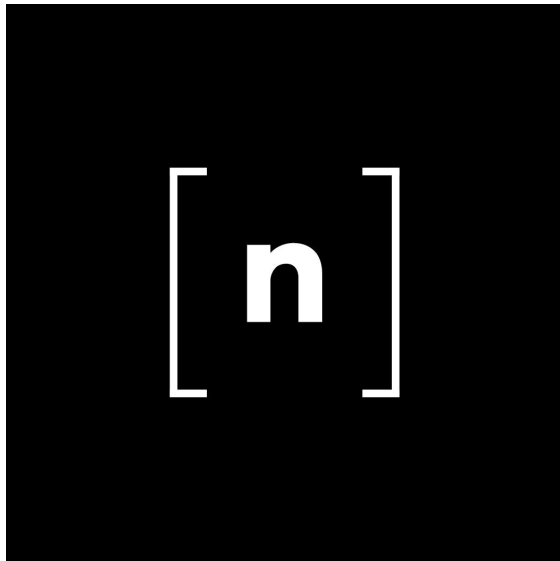
December 9, 2025

DOS2025-E005



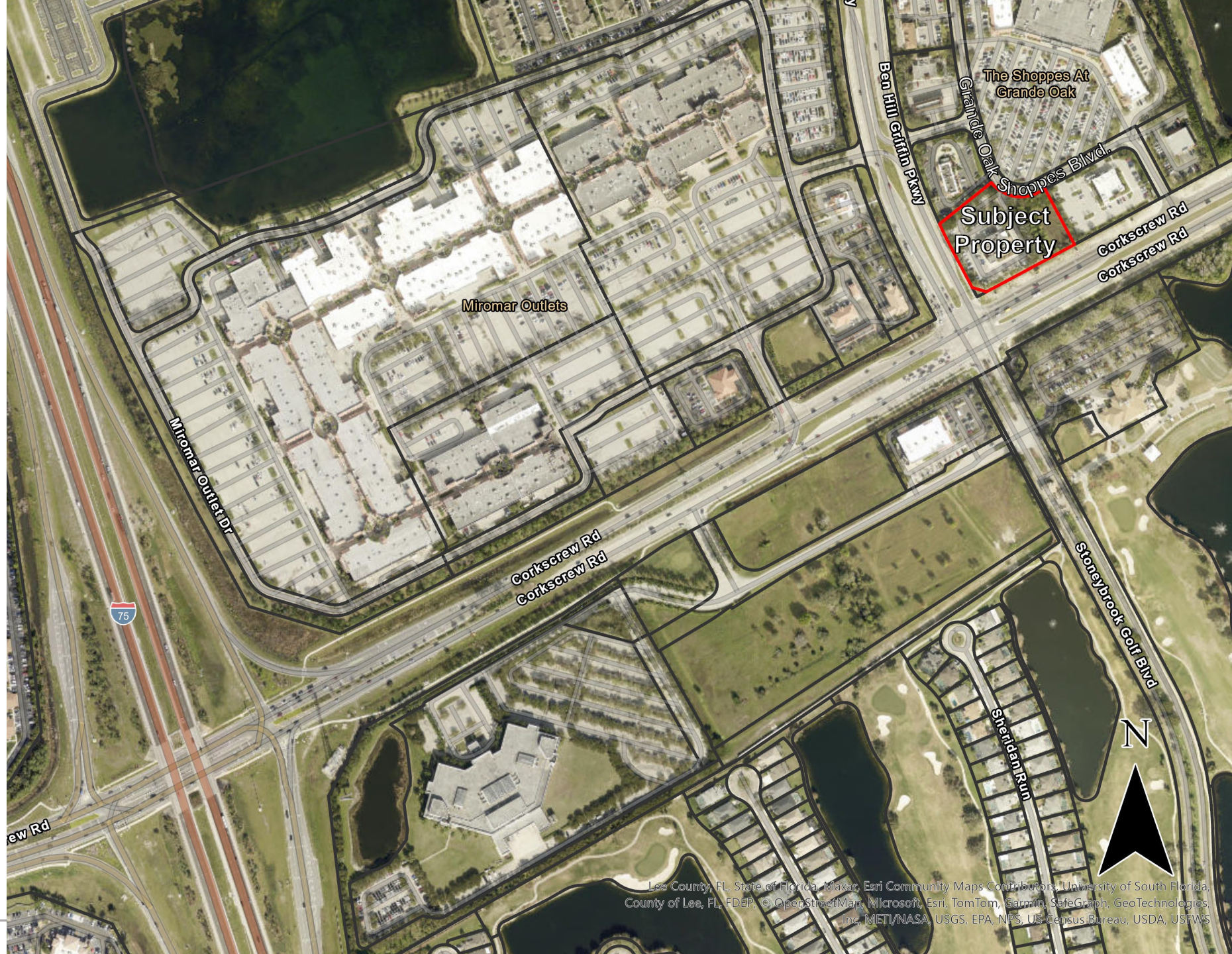
# Project Team

**Bowman**



**MLD STUDIO**  
Landscape Architecture





Lee County, FL, State of Florida, Maxar, Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS





Subject  
Property

Grande Oak Shoppes Blvd.

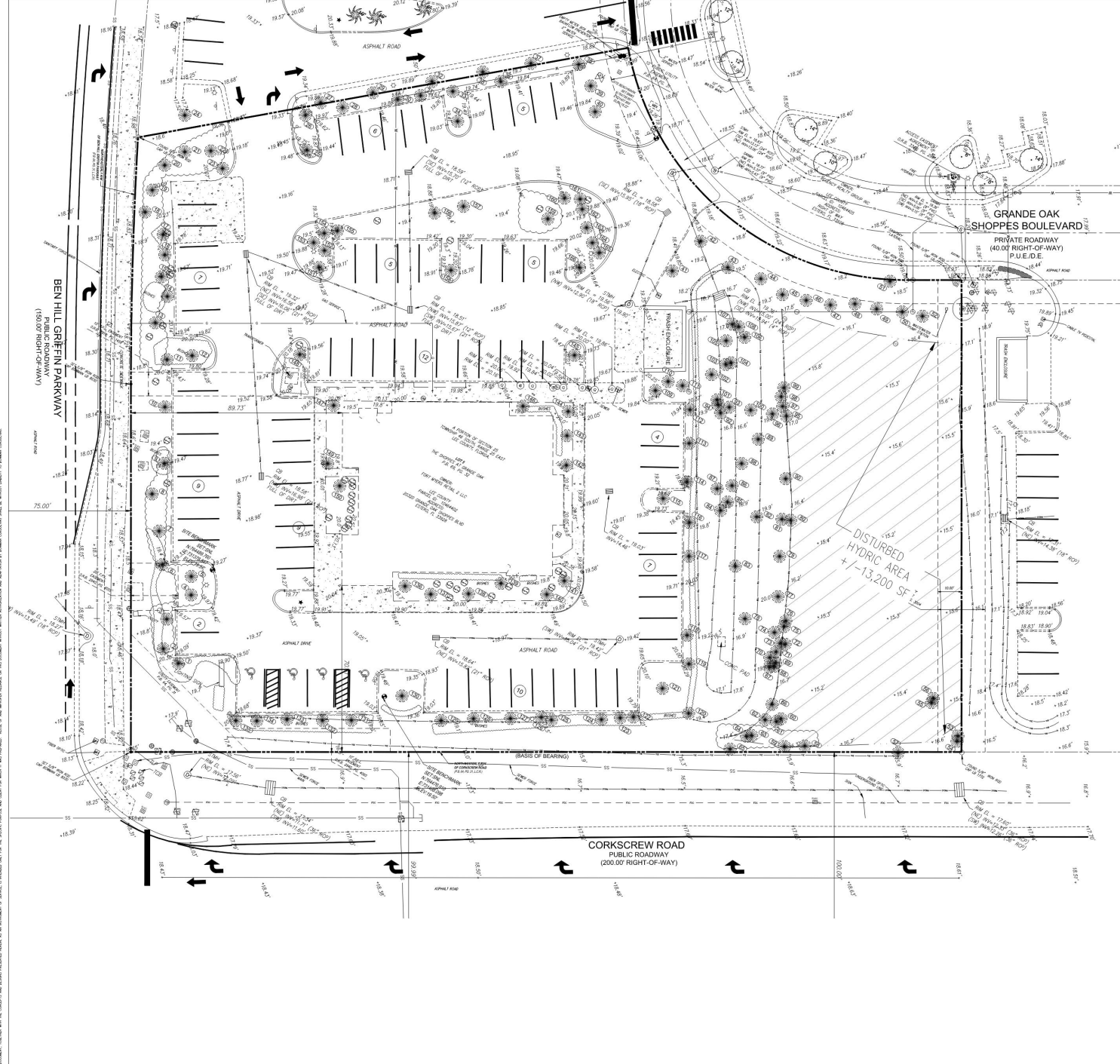
Ben Hill Griffin Pkwy


Corkscrew Rd



Lee County, FL, State of Florida, Maxar, Microsoft, Esri Community Maps Contributors, University of South Florida, County of Lee, FL, FDEP, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS







CALL BEFORE YOU DIG  
811  
www.811.com

GRAPHIC SCALE

30 15 0 15 30 60

( IN FEET )

1 inch = 30 ft.

LEGEND

PROPERTY LINE	
EX. SIDEWALK	
EX. CURB AND GUTTER	
EX. SANITARY SEWER LINE	
EX. STORM LINE	
EX. TOP OF BANK	
EX. TOP OF EDGE	
EX. FLOODING STOPPING	
EX. IRRIGATION VALVE	
EX. WATER VALVE	
EX. FIRE HYDRANT	
EX. CLEANOUT	
EX. REPAIR VALVE	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY VAULT	
EX. STORM GRATE	
EX. DRAINAGE MANHOLE	
EX. GAS PIPING OPTIC MARKER	
EX. TRAFFIC SIGNAL BOX	
EX. TRAFFIC LIGHT POLE	
EX. ELECTRIC CABLE	
EX. HANDHOLE	
EX. SIGN	
EX. FIBER/TELECOM UTILITY	
EX. LIGHTPOLE	
EX. FLAGPOLE	
EX. GAS VALVE	
EX. PALM TREE W/ DIAMETER	
EX. MISC. TREE	
EX. DECIDUOUS TREE WITH DIAMETER	
EX. BUSH	
EX. BUSHES	

**FLOOD ZONE NOTE**

THE LANDS BOUND BY THIS SURVEY LIE WITHIN FLOOD ZONE "X". PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ON FLOOD INSURANCE RATE MAP NUMBER 12071202020, EFFECTIVE DATE: 12/07/2018.

**DATUM NOTE**

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE BASED UPON THE FOLLOWING NATIONAL GEODETIC SURVEY DATA (NGS): PUBLISHED BENCHMARKS: DESIGNATION: "15 A 12" PD "100002" ELEVATION: 16.87' (N.A.V.D.88)

**SOIL CLASSIFICATION NOTE**

THE SOIL SURVEY OF LEE COUNTY, FLORIDA AS PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), SOIL CONSERVATION SERVICE (SCS), LATER RENAMED THE NATURAL RESOURCE CONSERVATION SERVICE (NRCS) IDENTIFIES THE SOIL TYPE AT THE SUBJECT SITE AS 41% BRYWOOD FINE SAND, WEI-1 URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES AND 59% (129) PINE DA FINE SAND-URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES.

**+/- 13,200 SF OF MAN-MADE DISTURBED HYDRIC AREA TO BE IMPACTED**



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



Seal

WILLIAM PEEPER, P.E.  
FLORIDA REG. NO. 73058

**CHICK-FIL-A**  
**CORKSCREW**  
20320 GRANDE OAK  
SHOPPES DR  
ESTERO, FL 33928

**FSU#05764**

BUILDING TYPE / SIZE: P14 LE BN  
RELEASE: X.YY.MM  
REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 010014-01-236  
PRINTED FOR: PERMIT  
DATE: 11/5/2025  
DRAWN BY: JP  
Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.  
SHEET  
EXISTING CONDITIONS PLAN

SHEET NUMBER:







**Chick-fil-A**  
8200 Buffington Road  
Atlanta, Georgia 30349-2998

**Bowman**

Consulting Engineers, Inc.  
2000 Peachtree Dunwoody Road, NE  
Suite 100  
Atlanta, Georgia 30328  
Phone: (404) 251-8881  
www.bowman.com  
© 2008 Bowman Consulting Group, LLC

Seal

WILLIAM PEEFER, P.E.  
FLORIDA REG. NO. 73058

**CHICK-FIL-A**  
**CORKSCREW**  
20320 GRANDE OAK  
SHOPS DR  
ESTERO, FL 33928

**FSU#05764**

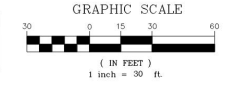
BUILDING TYPE / SIZE: P14 LE BN  
RELASE: -X.Y.Y.MM

**REVISION SCHEDULE**  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 010014-01-236  
PRINTED FOR: PERMIT  
DATE: 11/02/2025  
DRAWN BY: JP  
SHEET: SITE PLAN

SHEET NUMBER

C-2.0



**LEGEND**

PROP. ASPHALT DRIVE	EX. SIDEWALK
PROP. CONC. SIDEWALK	EX. CURB AND GUTTER
PROP. CONC. PAVEMENT	EX. SANITARY SEWERLINE
PROP. TYPE "P" CURB	EX. STORM LINE
PROP. CLEARANCE BAR	EX. TOP OF BANK
PROP. PARKING STRIPES	EX. RESURFACING
PROP. HANDCAP MARKING	EX. PARKING STRIPES
PROP. SITE SIGNAGE	EX. WATER VALVE
PROP. DIRECTIONAL ARROW	EX. FLOOD DRAINAGE
PROP. BOLLARD	EX. WELL
PROP. PARKING COUNT	EX. CLEAN OUT
PROP. CATCHBASIN	EX. SANITARY SEWER MANHOLE
PROP. CURB INLET	EX. SANITARY VAULT
PROP. CURB LIGHT / LIGHT POLE	EX. FLOOD GATE
PROP. OUTDOOR DINING AREA	EX. DRAINAGE MANHOLE
PROP. OUTDOOR GATHERING AREA	EX. GAS VALVE
	EX. FAN FIVE IN DIAMETER
	EX. MISC. TREE
	EX. DECIDUOUS TREE WITH DIAMETER
	EX. BUSH
	EX. BUSHES
	EX. TRAFFIC ARROW

**SITE SUMMARY**

JURISDICTION	VILLAGE OF ESTERO
ZONING	MIXED-USE PLANNED DEVELOPMENT
USE	DRIVE THRU RESTAURANT
TYPE OF CONSTRUCTION	NEW CONSTRUCTION
PARCEL ID	1064402
LOT	
SIZE	89,820 SF (2.06 AC)
BUILDING	
SIZE	5,895 SF (BUILDING FOOTPRINT); 5,298 SF (INTERIORS)
HEIGHT	21'-0" ± 1 STORY
CONSTRUCTION TYPE	TYPE V000
F.A.R.	0.06
PARKING	
STALL SIZE	9' X 18' @ 90°

**VEHICLE PARKING CALCULATIONS**

USE	QTY	RATIO	REQUIRED
FLOOR AREA	5,298 SF ± 805 SF (OUTSIDE SEATING AREA)	13 SPACES PER 1,000 SF FLOOR AREA (INCLUDING OUTSIDE SEATING AREA)	79
STANDARD PARKING PROVIDED			67
HANDICAP PARKING REQUIRED			4
HANDICAP PARKING PROVIDED			4
TOTAL PARKING PROVIDED			71

**BICYCLE PARKING CALCULATIONS**

USE	QTY	RATIO	REQUIRED
FLOOR AREA	5,298 SF ± 805 SF (OUTSIDE SEATING AREA)	5% OF TOTAL NUMBER OF VEHICULAR PARKING SPACES	4
BICYCLE PARKING PROVIDED			4

**BUILDING SETBACKS**

SETBACK	REQUIRED (FT)	PROVIDED (FT)
FRONT (SOUTH)	25.0	99.0
FRONT (WEST)	25.0	151.1
SIDE (NORTH)	15.0	99.4
SIDE (EAST)	15.0	78.4

**CHICK-FIL-A SITE CALCULATIONS**

AREA	SF	ACRES	%
TOTAL AFFECTED AREA	89820	2.06	100.0
PROP. PREVIOUS AREA	33901	0.78	37.7
PROP. IMPROVED AREA	56919	1.28	62.3
PROP. BUILDING AREA	5895	0.13	6.3
PROP. PAVEMENT AREA	93324	1.16	56.0

**LANDSCAPE BUFFERS**

BUFFER	REQUIRED (FT)	PROVIDED (FT)
FRONT (SOUTH)	25.0	25.0
FRONT (WEST)	25.0	23.8
SIDE (NORTH)	5.0	5.0
SIDE (EAST)	5.0	33.9

**GATHERING PLACE**

MIN. REQUIRED (10% PROJECT SITE)	8,993 SF
PROPOSED BUILDING AREA	5,895 SF
PROPOSED OUTDOOR DINING AREA	805 SF
PROPOSED OUTDOOR GATHERING AREA	2,695 SF
TOTAL PROVIDED	9,195 SF

**SIGN LEGEND**

- \*\* CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS \*\*
- A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-5; 12" X 18" (TYP.)
  - B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
  - C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
  - D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
  - E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
  - F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
  - G FLAG POLE (SEE SIGNAGE PACKAGE)
  - H CFA MONUMENT
  - I DIGITAL DRIVE-THRU MENU BOARD
  - J "ONE WAY" SIGN (SEE SIGNAGE PACKAGE)



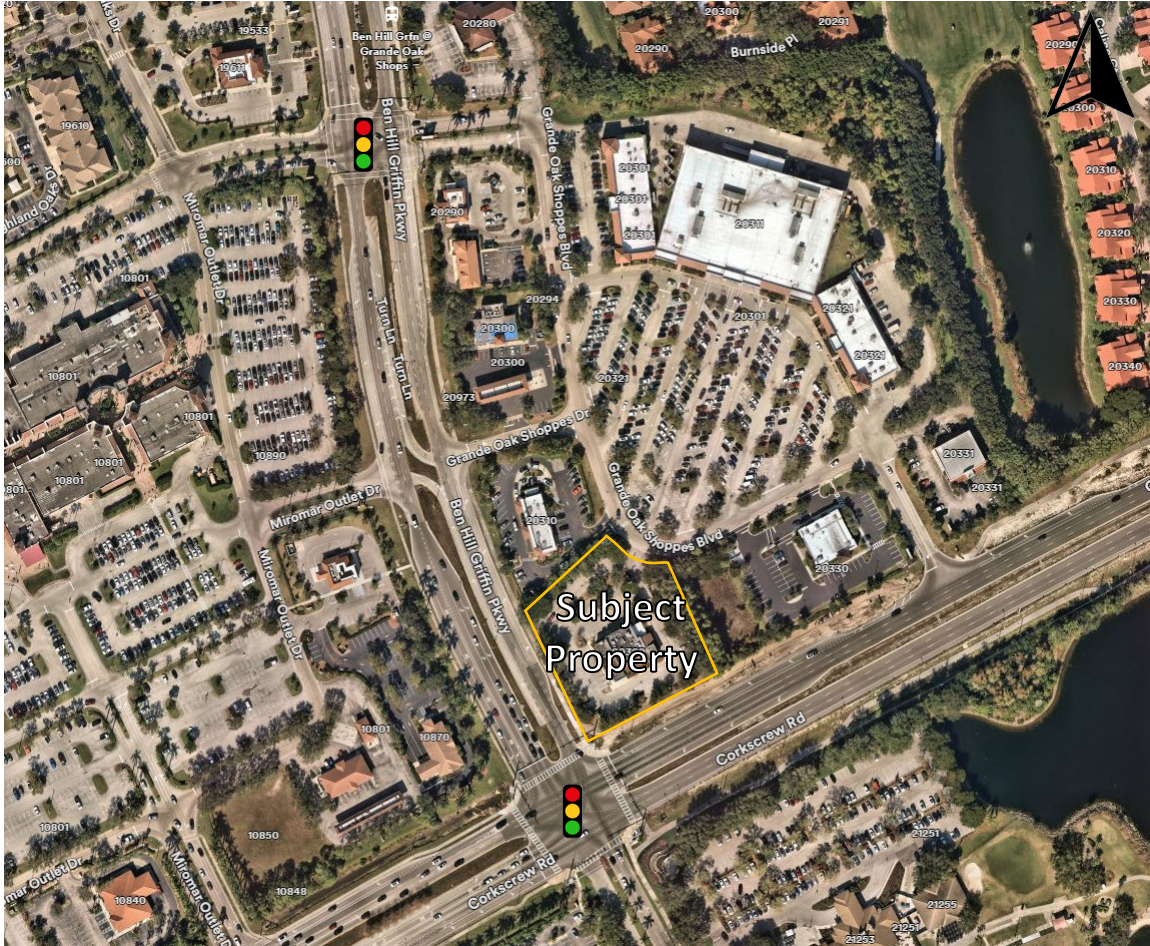
**SITE PLAN DESIGN NOTES & KEY PLAN**

- 1A DIRECTIONAL ARROW
- 1B PAINTED HANDICAP PARKING SYMBOL
- 2A DRIVE-THRU GRAPHICS
- 2B STOP BAR GRAPHIC
- 3 CROSSWALK MARKINGS
- 4 MULTI-LANE DIRECTIONAL GRAPHICS
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE
- 5A 4" SOLID WHITE STRIPING
- 5B 4" SOLID YELLOW STRIPING
- 5C 4" SKIP DASH YELLOW STRIPING
- 6 SOLID PLASTIC WHEEL STOP
- 7 BOLLARD MOUNTED SIGN
- 8 CURB RAMP w/ SHORT FLARED SIDES (LANDSCAPED AREAS)
- 9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK)
- 10 RETURNED CURB HANDICAP RAMP WITH DETECTABLE WARNING
- 11 SIDEWALK ACCESSIBLE RAMP WITH DETECTABLE WARNING
- 12 DETECTABLE WARNING DEVICE
- 13 TYPICAL ADA RAMP & HANDRAIL
- 14 CONCRETE SIDEWALK
- 15 CONCRETE SIDEWALK w/ CURB & GUTTER
- 16 ENTRY DOOR FROST SLAB DETAIL
- 17 CONCRETE BOLLARD
- 18 CONCRETE CURB & GUTTER
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR
- 20 TYPICAL HMAC PAVEMENT SECTION
- 21 BUTT JOINT
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE
- 23 CONCRETE APRON AT TRASH ENCLOSURE
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
- 25 CONCRETE PAVEMENT SECTIONS
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 27 TRANSVERSE & LONGITUDINAL DOWNLOADED CONSTRUCTION JOINT
- 28 CONSTRUCTION JOINT
- 29 KEYED CONSTRUCTION JOINT
- 30 LONGITUDINAL BUTT JOINT
- 31 EXPANSION JOINT
- 32 DRIVE-THRU PLAN - FLUSH WITH PFE
- 33 DRIVE-THRU ISOMETRIC
- 34 DRIVE-THRU ORDER POINT ISLAND
- 35 MENU BOARD LOOP DETECTION SYSTEM
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING)
- 40 THICKENED PAVEMENT @ STRUCTURES
- 41 STORM STRUCTURE WEEP HOLE DETAILS
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- 43 BUILDING DOWNSPOUT CONNECTION
- 44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 45 GREASE TRAP
- 46 PROPOSED TRANSFORMER
- 47 BIKE RACK
- 48 LANDSCAPED AREA
- 49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- 50 CONCRETE PAD FOR OPTIONAL CASH STATION
- 51 FREE-STANDING ORDER POINT CANOPY
- 52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY
- 53 3' X 5'-8" LANDSCAPE PLANTER
- 54 3" CONCRETE FLUME
- 55 FDOT VALLEY GUTTER PER STANDARD PLANS INDEX 520-001
- 56 CONNECT TO EXISTING CURB
- 57 ELECTRIC VEHICLE PARKING SPACE
- 58 CLEAR SIGHT TRIANGLE
- 59 FIRE HYDRANT
- 60 FIRE HYDRANT CLEARANCE
- 61 PARK BENCH

THIS PLAN, SPECIFICATIONS, AND CALCULATIONS ARE THE PROPERTY OF BOWMAN CONSULTING GROUP, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP, INC. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSULTANT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.



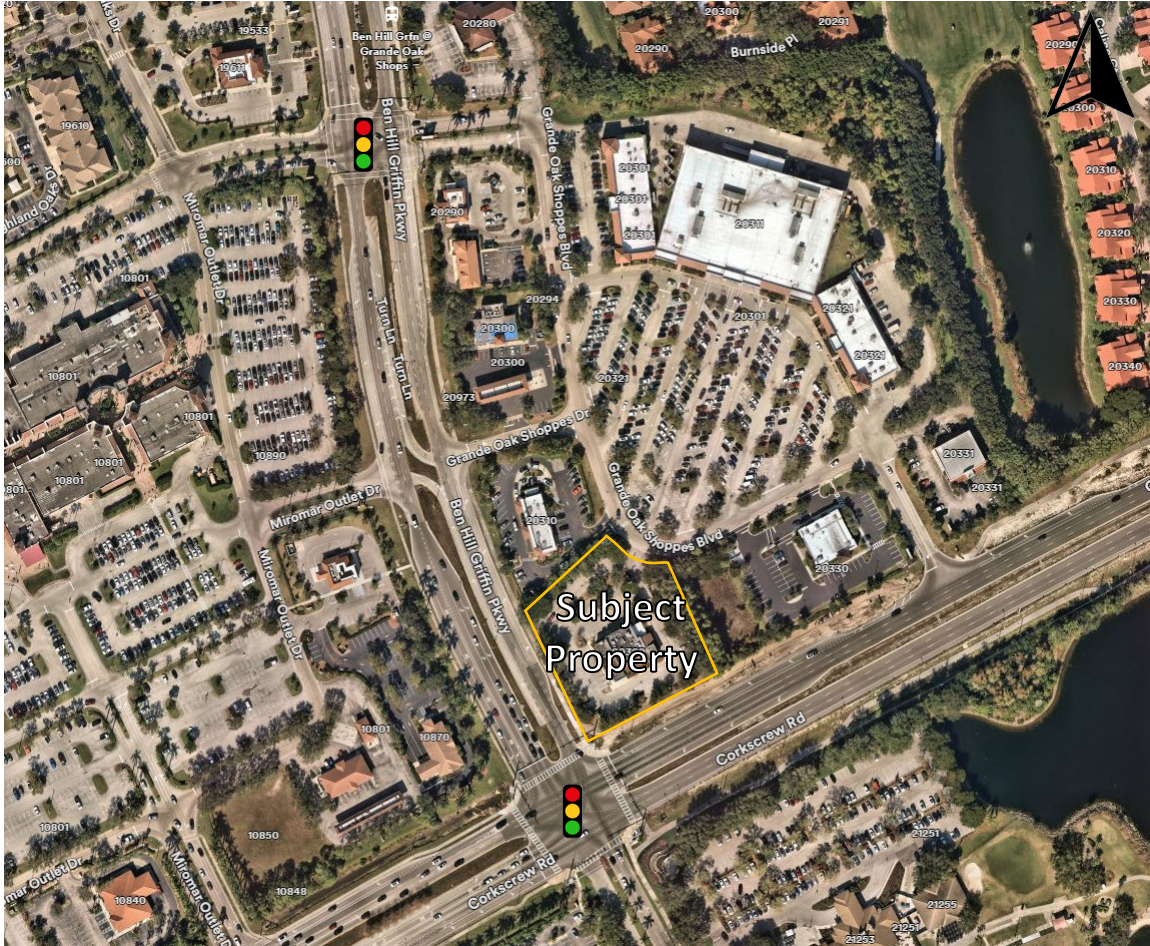
# Traffic Impact Analysis Results



- Roadway Capacity  
Not exceeded under Build
- Intersection LOS  
Acceptable C or better
- Turn Lane Lengths  
Sufficient



# Traffic Impact Analysis Results



- Safety Analysis  
No patterns identified and no safety concerns
- Sight Distance  
Sufficient
- Drive-through  
No spill backs anticipated



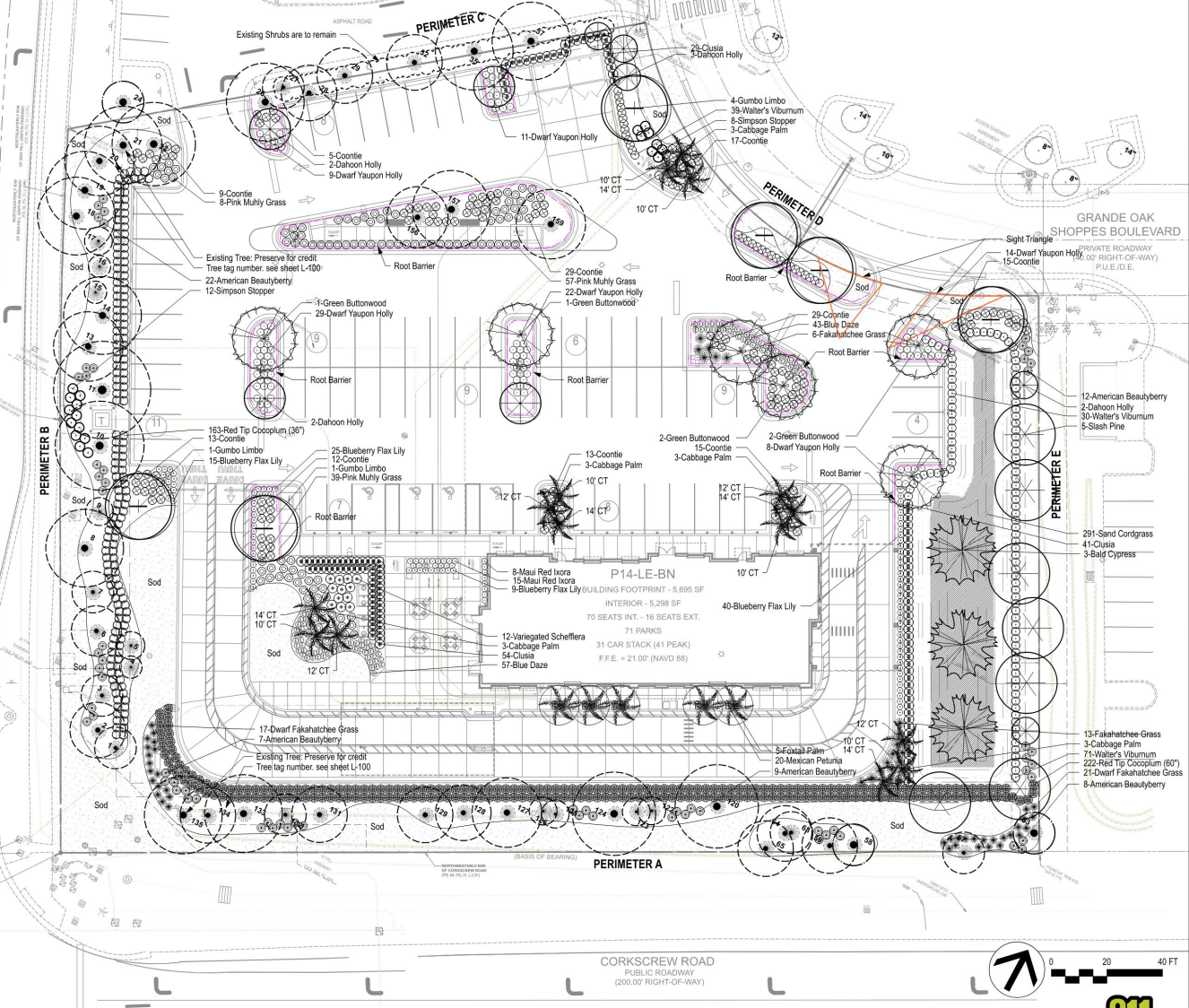
LEGEND



PLANT SCHEDULE					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
+	6	Bursera simaruba	Gumbo Limbo	Min. 2.5' caliper; 12' hgt. 5' spr.	FL #1; 6' clear trunk
⊗	6	Conocarpus erectus	Green Buttonwood	Min. 2.5' caliper; 12' hgt. 5' spr.	FL #1; 6' clear trunk
⊗	9	Ilex cassine	Dahoon Holly	Min. 2.5' caliper; 12' hgt. 5' spr.	FL #1; tree form w/ 5' clear trunk
⊗	7	Pinus ellioti	Slash Pine	Min. 2.5' caliper; 12' hgt. 5' spr.	FL #1
⊗	15	Sabal palmetto	Cabbage Palm	Min. 10'-14' CT (see plan)	FL #1; straight trunk w/ 8' clear trunk
⊗	3	Taxodium distichum	Bald Cypress	Min. 2.5' caliper; 12' hgt. 5' spr.	FL #1; straight leader
⊗	5	Wodyetia bifurcata	Foxtail Palm	Min. 10' CT	FL #1; straight trunk
<b>Shrubs</b>					
⊗	65	Callicarpa americana	American Beautyberry	24" hgt x 18" spr	Fult; Plant 30' OC.
⊗	163	Chrysobalanus icaco 'Red Tip' (36")	Red Tip Coccolup (36")	36" Hgt. x 24" Spr	Fult; Plant 30' OC. - hedge
⊗	222	Chrysobalanus icaco 'Red Tip' (60")	Red Tip Coccolup (60")	15 Gal. 4'-5' Hgt x 3' Spr	Fult; Plant 30' OC.
⊗	124	Clusia Outfliers	Small-Leaf Clusia	36" Hgt. x 30" Spr	Fult; Plant 30' OC.
⊗	93	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	15" Hgt x 15" Spr	Fult; Plant 30' OC.
⊗	104	Muhlenbergia capillaris	Pink Muhly Grass	18" Hgt x 18" Spr	Fult; Plant 30' OC.
⊗	20	Myrsine fragnans	Simpson Stopper	42" Hgt x 30" Spr	Full well branched
⊗	12	Schefflera arboricola 'Trinita'	Variegated Schefflera	3 Gal.	Fult
⊗	44	Tripsacum floridanum	Dwarf Fakahatchee Grass	18" Hgt x 18" Spr	Fult
⊗	140	Viburnum obovatum	Water's Viburnum	24" hgt x 18" spr	Fult; plant 30' OC.
⊗	157	Zamia pumila	Coccolup	15" Hgt x 15" Spr	Fult
<b>Groundcovers</b>					
⊗	89	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal.	Plant 24" OC.
⊗	100	Evolvulus glomeratus	Blue Daze	1 Gal.	Plant 24" OC.
⊗	23	Ixora coccinea 'Mau Red'	Ixora	1 Gal.	Fult; Plant 24" OC.
⊗	20	Ruellia x brittoniana	Mexican Petunia	1 Gal.	Plant 24" OC.
⊗	291	Spartina bakeri	Sand Cordgrass	1 Gal.	Plant a maximum of 36" OC.
⊗	10,758	Stenotaphrum secundatum	St. Augustine Grass	SF, Sod	See general landscape notes & accessories specifications.
<b>Other</b>					

LANDSCAPE REQUIREMENTS

<b>A. PLANT MATERIAL</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
1.	TREES SHALL BE FL. GRADE #1	1.	75% OF THE TREES AND 50% OF THE SHRUBS SHALL BE FL. NATIVE	=	38 NATIVE TREES
2.	51 PLANTED TREES x 75% 1.167 PLANTED SHRUBS x 50%	2.	TREES SHALL BE 12' HGT 5' SPR. 2.5 CAL. 45 GAL OR FIELD GROWN AT TIME OF PLANTING	=	589 NATIVE SHRUBS
3.	PALMS SHALL HAVE A MINIMUM 10' CLEAR TRUNK AT TIME OF PLANTING	3.	80% OF THE PLANTED TREES ARE FLORIDA NATIVE TREES	=	46 NATIVE TREES
4.	ROOT BARRIER IS REQUIRED FOR ALL TREES PLANTED WITHIN 10' OF HARDSCAPES OR UTILITIES	4.	80% OF THE PLANTED SHRUBS ARE FLORIDA NATIVE SHRUBS	=	1,023 NATIVE SHRUBS
5.	1 TREE FOR EACH 3,500 SF OF DEVELOPMENT AREA	5.	PALMS HAVE 10' CLEAR TRUNK	=	
6.	90,169 SF DEVELOPMENT AREA / 3,500	6.	ROOT BARRIERS PROVIDED WHERE NEEDED	=	
		7.	CLAIMING CREDIT FOR PRESERVED TREES & PRESERVED NATIVE TREES + 30 TREE CREDITS	=	30 TREE CREDITS FOR GENERAL TREES
				=	26 GENERAL TREES
<b>B. BUFFERS</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
1.	PERIMETER A: TYPE D 5 TREES PER 100 LF + DOUBLE STAGGERED HEDGE (36" HGT)	1.	PERIMETER A: CLAIMING EX. TREE CREDIT: 18 EX. TREES (IFS 53,58,59,63,64,65,120,122,123,124, 127,128,131,132,133,134,135) + 48" HOT DBL. STAGGERED COCOPLUM HEDGE.	=	21 TREES
2.	PERIMETER B: TYPE D 5 TREES PER 100 LF + DOUBLE STAGGERED HEDGE (36" HGT)	2.	PERIMETER B: CLAIMING EX. TREE CREDIT: 13 EX. TREES (IFS 1,2,3,4,5,6,8,9,10,11,13,14,18,19) + 30" HGT. DBL. STAGGERED COCOPLUM HEDGE.	=	15 TREES
3.	PERIMETER C: TYPE A 4 TREES PER 100 LF	3.	PERIMETER C: CLAIMING EX. TREE CREDIT: 5 EX. TREES (IFS 20,21,22,26,28)	=	7 TREES
4.	PERIMETER D: TYPE A 4 TREES PER 100 LF	4.	PERIMETER D: 1 DAHOON, 3 SABAL, 4 GUMBO LIMBO	=	6 TREES
5.	PERIMETER E: TYPE A 4 TREES PER 100 LF	5.	PERIMETER E: 5 SLASH PINE, 2 DAHOON	=	8 TREES
<b>C. BUILDING PERIMETER LANDSCAPING</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
1.	10% OF THE CROSS BUILDING SQUARE FOOTAGE SHALL BE PROVIDED AS LANDSCAPED AREA	1.	AREA PROVIDED ALONG TWO SIDES DUE TO PICKUP WINDOW	=	800 SF PERIMETER LANDSCAPE
<b>D. PARKING AREA LANDSCAPING</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
1.	10% OF THE PAVED VEHICLE USE AREA SHALL BE PROVIDED AS INTERIOR LANDSCAPED AREA	1.	INTERIOR LANDSCAPED AREA (PARKING LOT ISLANDS + END CAPS)	=	5,107 SF. LANDSCAPED AREA
2.	1 CAR SPACE PER 1,000 SQ. FT. OF PAVED AREA FOR EACH 250 SF OF REQUIRED LANDSCAPED AREA	2.	CLAIMING EX. TREE CREDIT: 3 EX. TREES (IFS 156,157,159)	=	17 TREES
3.	3,000 SF LANDSCAPED AREA / 250 SF x 1 TREE	3.	DAHOON HOLLY, 5 BUTTANWOOD, 2 GUMBO LIMBO, 5 SABAL (2 TREES)	=	0 SF MAXIMUM INTERIOR 300
4.	MAXIMUM 10% OF THE LANDSCAPED AREA CAN BE 300	4.	0 SF 300 PROVIDED WITHIN THE INTERIOR LANDSCAPED AREA	=	0 SF MAXIMUM INTERIOR 300



SOUTHEAST LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR TO READ AND UNDERSTAND THE LANDSCAPE SPECIFICATIONS PRIOR TO FINALIZING BIDS. THE LANDSCAPE SPECIFICATIONS SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PROCESS.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- ALL PLANTING AREAS SHALL BE CLEANED OF CONSTRUCTION DEBRIS (IE. CONCRETE, ROCK, RUBBLE, BUILDING MATERIALS, ETC) PRIOR TO ADDING AND SPREADING OF THE TOPSOIL.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ADDING A MIN OF 4" CLEAN FRABLE TOPSOIL, ALL PLANTING BEDS AND ALL GRASSED AREAS. GRADED AREAS TO BE HELD DOWN THE APPROPRIATE ELEVATION TO ACCOUNT FOR TOPSOIL DEPTH. SEE LANDSCAPE SPECIFICATIONS FOR REQUIRED TOPSOIL CHARACTERISTICS.
- REMOVE DEBRIS, GRAVEL, ROCK, AND MEDIA NOT SUITABLE FOR PLANTING FROM ALL PARKING LOT ISLANDS, FRACTURE/CLOSEN SUBGRADE TO A MIN. 3" DEPTH AND ENSURE PROPER DRAINAGE IS ACHIEVED. COMPLETE WATER PEN. TEST AND ADD PLANTING MIX TO ACHIEVE DESIRED SOIL ELEVATION. REFER TO LANDSCAPE SPECIFICATIONS AND LANDSCAPE ISLAND DETAIL.
- PRIOR TO BEGINNING WORK, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL, PROVIDED BY THE GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY THE GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS, WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- ANY DEVIATIONS FROM THE APPROVED SET OF PLANS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z601.1 THE "AMERICAN STANDARD FOR NURSERY STOCK" AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.

- EXISTING GRASS IN PROPOSED PLANTING AREAS SHALL BE KILLED AND REMOVED. HAND RAKE TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER. PRIOR TO ADDING TOPSOIL AND PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS PRIOR TO LAYING SOIL.
- ANNUAL AND PERENNIAL BEDS ADD MIN. 4 INCH LAYER OF ORGANIC MATERIAL AND FILL TO A MIN. DEPTH OF 12 INCHES. MULCH ANNUAL AND PERENNIAL BEDS WITH 2-3 INCH DEPTH OF MIN. NUGGETS.
- ALL SHRUBS BEING EXISTING AND NEW TO BE MULCHED WITH A MIN. 3 INCH LAYER OF MULCH (DOUBLE SHREDDED HARDWOOD MULCH); OR AS OTHERWISE APPROVED BY OWNERS REP.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH OF THE ROOT BALL FOR BOTH SHRUB AND TREE. SET PLANT MATERIAL 2-3" ABOVE FINISH GRADE. BACKFILL PLANTING PIT WITH TOPSOIL AND NATIVE EXCAVATED SOIL.
- SOIL TO BE DELIVERED FRESH (OUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED, AND WATERED THOROUGHLY IMMEDIATELY AFTER PLANTING. EDGE OF SOIL AT PLANTING BEDS ARE TO BE "V" TRENCHED; SEE LANDSCAPE DETAILS.
- ANY EXISTING GRASS DISTURBED DURING CONSTRUCTION TO BE FULLY REMOVED, REGRADED AND REPLACED. ALL THE MARKS AND INDENTATIONS TO BE REPAIRED.
- WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR UNUSUAL. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES, OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH, SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. SEE LANDSCAPE SPECIFICATIONS FOR WARRANTY REQUIREMENTS/EXPECTATIONS.
- SITE TO BE 100% IRRIGATED IN ALL PLANTING BEDS AND GRASS AREA BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION AS-BUILT SHALL BE PROVIDED TO THE OWNERS REP WITHIN 24 HOURS OF IRRIGATION INSTALL COMPLETION.
- STAKE ALL EVERGREEN AND DECIDUOUS TREES AS SHOWN IN THE PLANTING DETAIL AND AS PER THE LANDSCAPE SPECIFICATIONS.
- REMOVE STAKES AND GUYING FROM ALL TREES AFTER ONE YEAR FROM PLANTING.



Chick-fil-A  
Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



CHICK-FIL-A  
CORKSCREW  
20320 GRANDE OAK SHOPPES DR.  
ESTERO, FL 33928

FSU# 05764

<b>REVISION SCHEDULE</b>	
NO. DATE BY DESCRIPTION	
1 7/25/25 AN City Comments	
2 8/1/25 AN City Comments	

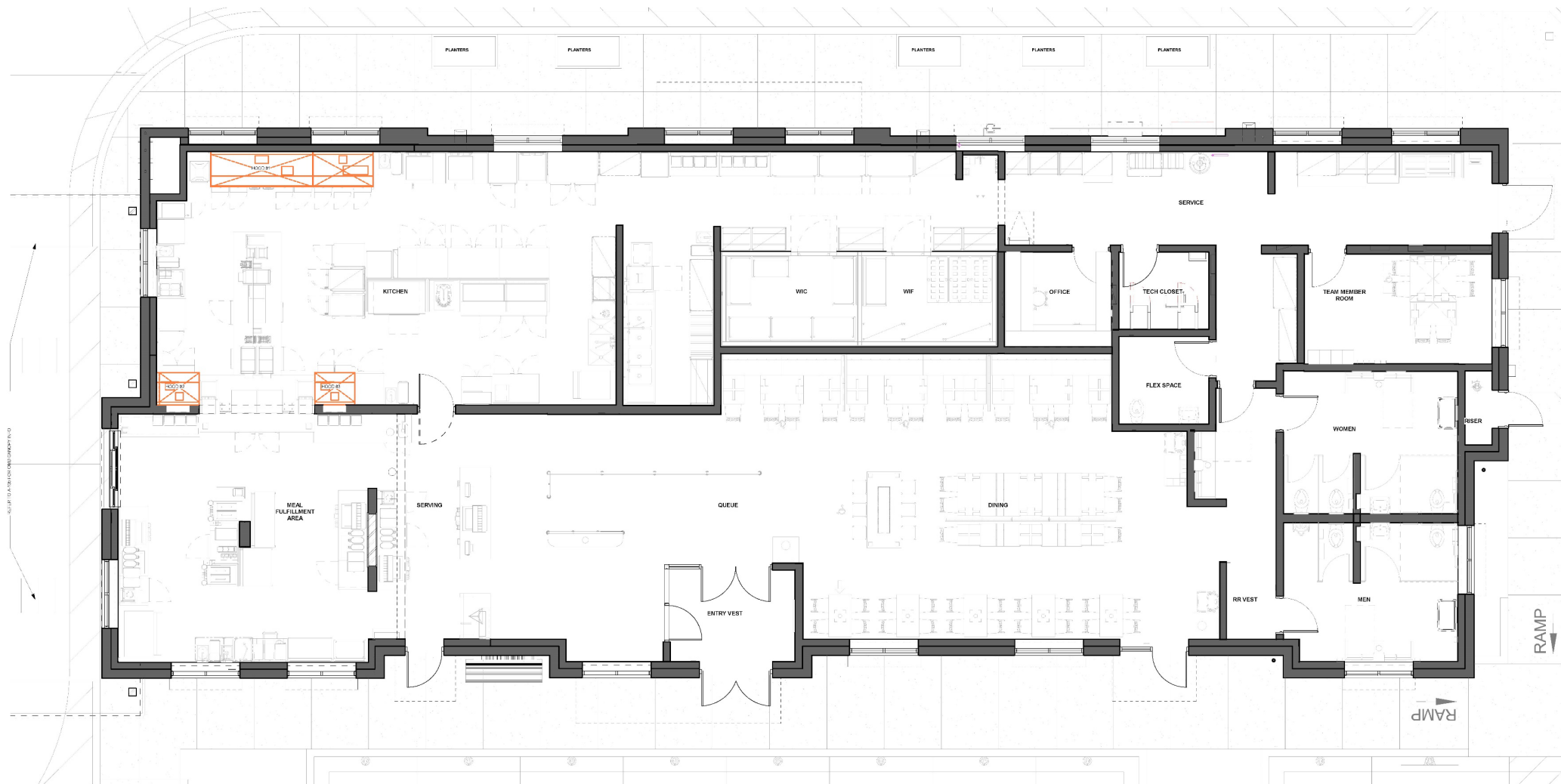
MLD PROJECT # 2024149  
PRINTED FOR PERMIT  
DATE 8/1/25  
DRAWN BY AN  
SHEET  
Landscape Plan

811  
Know what's below.  
Call before you dig.

L-101







NORTH

narrate

2 WEST 6TH STREET, SUITE 100  
TULSA, OKLAHOMA 74115  
918.587.2282  
WWW.NARRATEDESIGN.COM



07/01/2024

A201 | FLOOR PLAN

CORKSCREW RD #05764  
20320 GRANDE OAK SHOPPES DR  
ESTERO, FL 33928  
06.28.2024



Bowman

















PHYSICAL MATERIAL FINISHES

STONE BASE EL DORADO SEASHELL	PEARL 86 10308 RGB: 235,226,208	PACIFIC SAND 66 10511 RGB: 221,205,180	STONEFRONTS AA-M10C21A4 CLASS DARK BRONZE NO. 40	ROOFING SYSTEM BRAVA SPANISH BARREL ROOF AGED MISSION
-------------------------------------	---------------------------------------	----------------------------------------------	--------------------------------------------------------	-------------------------------------------------------------







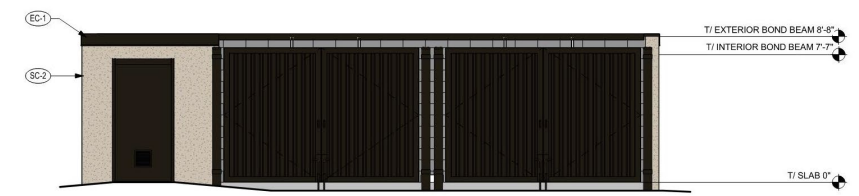
1 EXTERIOR ELEVATION WEST  
1/4" = 1'-0"



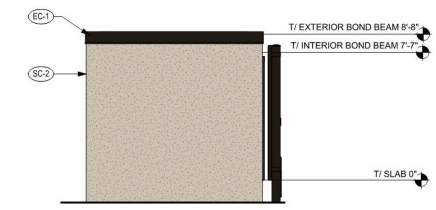
2 EXTERIOR ELEVATION EAST  
1/4" = 1'-0"

**PHYSICAL MATERIAL FINISHES**

<p>STONE BASE</p> <p>EL DORADO SEASHELL</p> <p>S-1</p>	<p>SC-1</p> <p><b>Pearl</b></p> <p>86 10308</p> <p>RGB: 235,226,208</p>	<p>SC-2</p> <p><b>Autumn Wheat</b></p> <p>55 10612</p> <p>RGB: 200,184,163</p>	<p>STOREFRONTS</p> <p>AA-M10C21A4 CLASS</p> <p>DARK BRONZE NO. 40</p> <p>S-1</p>	<p>ROOFING SYSTEM</p> <p>BRAVA SPANISH BARREL ROOF</p> <p>VINTAGE TERRA COTTA</p> <p>T-1</p>
--------------------------------------------------------	-------------------------------------------------------------------------	--------------------------------------------------------------------------------	----------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------



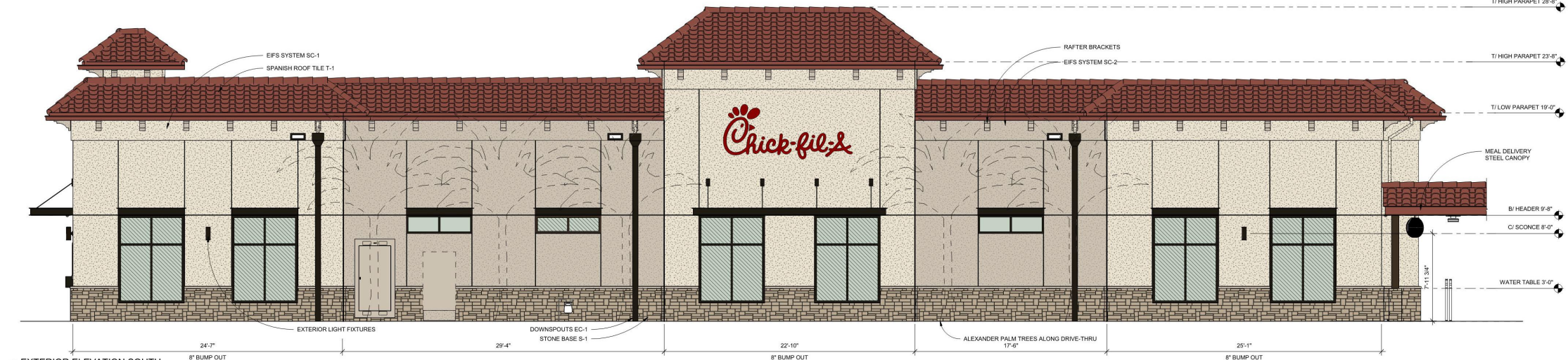
3 REFUSE ENCLOSURE ELEVATION  
1/4" = 1'-0"



4 REFUSE ENCLOSURE ELEVATION  
1/4" = 1'-0"







3 EXTERIOR ELEVATION SOUTH

1/4\"/>



4 EXTERIOR ELEVATION NORTH

1/4\"/>

PHYSICAL MATERIAL FINISHES

 STONE BASE S-1 EL DORADO SEASHELL	 SC-1 Pearl 86 10308 RGB: 235,226,208	 SC-2 Pacific Sand 66 10511 RGB: 221,205,180	 STOREFRONTS AA-M19C21A44 CLASS DARK BRONZE NO. 40	 ROOFING SYSTEM BRAVA SPANISH BARREL ROOF AGED MISSION
-----------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------





3 EXTERIOR ELEVATION SOUTH  
1/4" = 1'-0"



4 EXTERIOR ELEVATION NORTH  
1/4" = 1'-0"

PHYSICAL MATERIAL FINISHES





## SPECIFICATIONS

SIGN IS FABRICATED ALUMINUM CONSTRUCTION  
DECORATED WITH LED-LIT CHANNEL LETTERS WITH  
POWER SUPPLIES INSIDE OF CABINET.  
SPANISH ROOF TILES APPLIED BY GENERAL CONTRACTOR  
TO FABRICATED ALUMINUM TOP SUPPLIED BY CLAYTON SIGNS.  
DECORATIVE CORBELS ARE FABRICATED ALUMINUM.

### CHANNEL LETTER FACES

2793 RED ACRYLIC  
TRIMCAP RETAINER-  
1" RED JEWELITE TRIMCAP




ALUMINUM RETURNS  
PAINTED SHERWIN WILLIAMS  
SW 7558 MEDICI IVORY

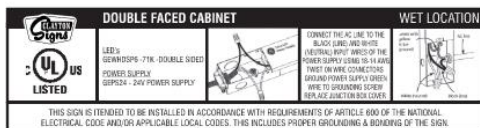
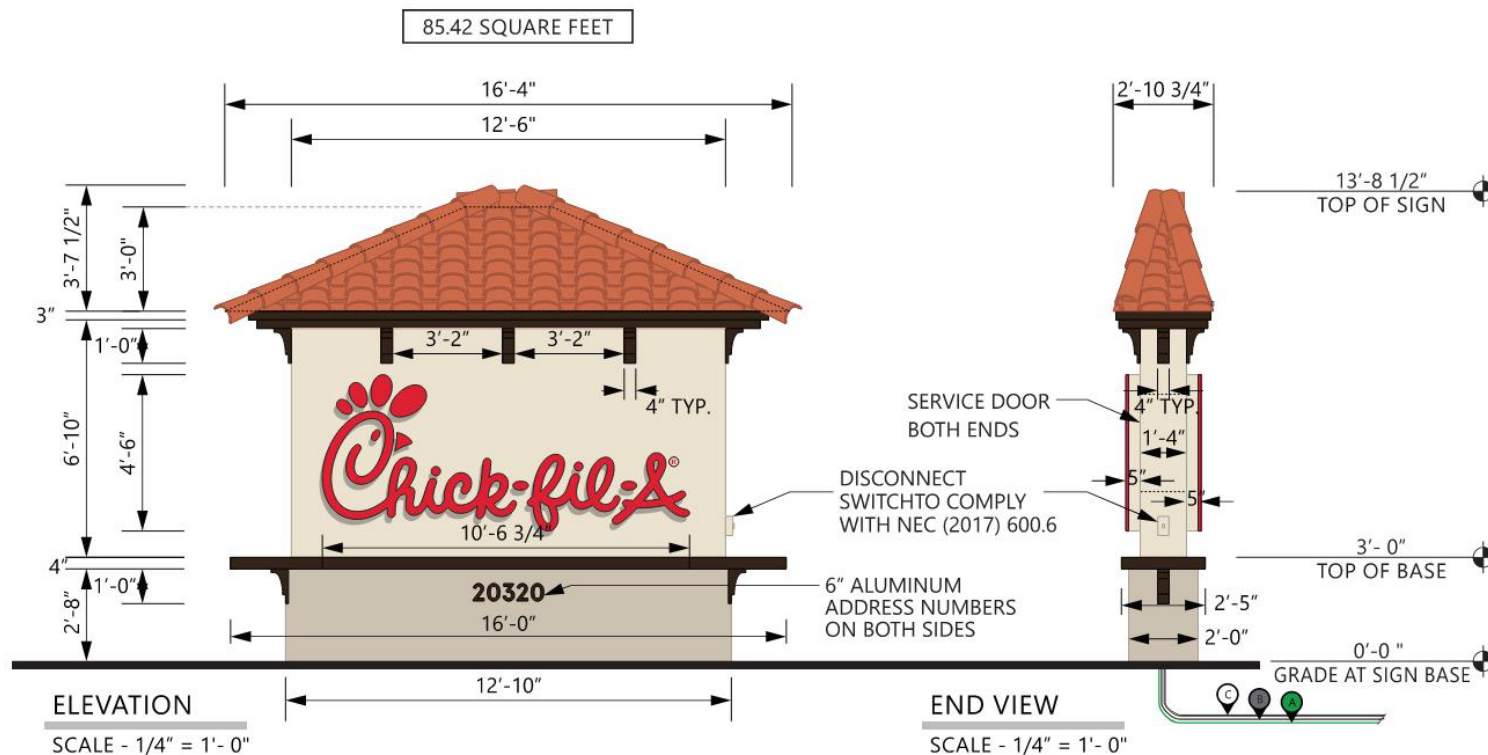
PAINTED TO MATCH  
STO STUCCO 10308 PEARL

PAINTED TO MATCH  
STO STUCCO 10612  
AUTUMN WHEAT

MP 201A81 DARK BRONZE  
SW #DDM460012

BRAVA SPANISH BARREL TILE  
"VINTAGE TERRA COTTA"

Electrical specifications					
Volts	120	Amp	20	Circ	2
#	Colors				
A		GREEN ELECTRICAL WIRE			
B		BLACK ELECTRICAL WIRE			
C		WHITE ELECTRICAL WIRE			



SEE ENGINEER STAMPED DRAWING  
FOR FOUNDATION DETAILS



5198 North Lake Drive  
Lake City, GA 30260  
404.361.3800  
www.claytonsigns.com

### MONUMENT SIGN

DRAWING FILE - CFA - ESTERO, FL (CORKSCREW) SIGNAGE.CDR

ALL ELECTRICAL  
SIGNS ARE  
120 VOLTS  
UNLESS  
OTHERWISE INDICATED

DRAWN BY Ben Holliday  
ACCOUNT REP. Ben Holliday  
DRAWING DATE January 19, 2024  
REVISION DATE October 7, 2025

STORE NUMBER  
**L05764**

STORE ADDRESS  
Chick-fil-A at Estero, FL (Corkscrew)  
20320 Grande Oak Shoppes Drive  
Estero, FL 33928

THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED  
BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED,  
CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR  
COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION  
FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS  
MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.  
©2023 ALL RIGHTS RESERVED

LOCATION  
**A1**



A large, light blue graphic of the letters 'Q&A' serves as a background for the slide. The 'Q' is on the left, the ampersand is in the middle, and the 'A' is on the right. The word 'Questions?' is written in white over the 'Q' and ampersand.

Questions?