

Photos submitted by Applicant October 12, 2016





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FREE PIE MONDAY





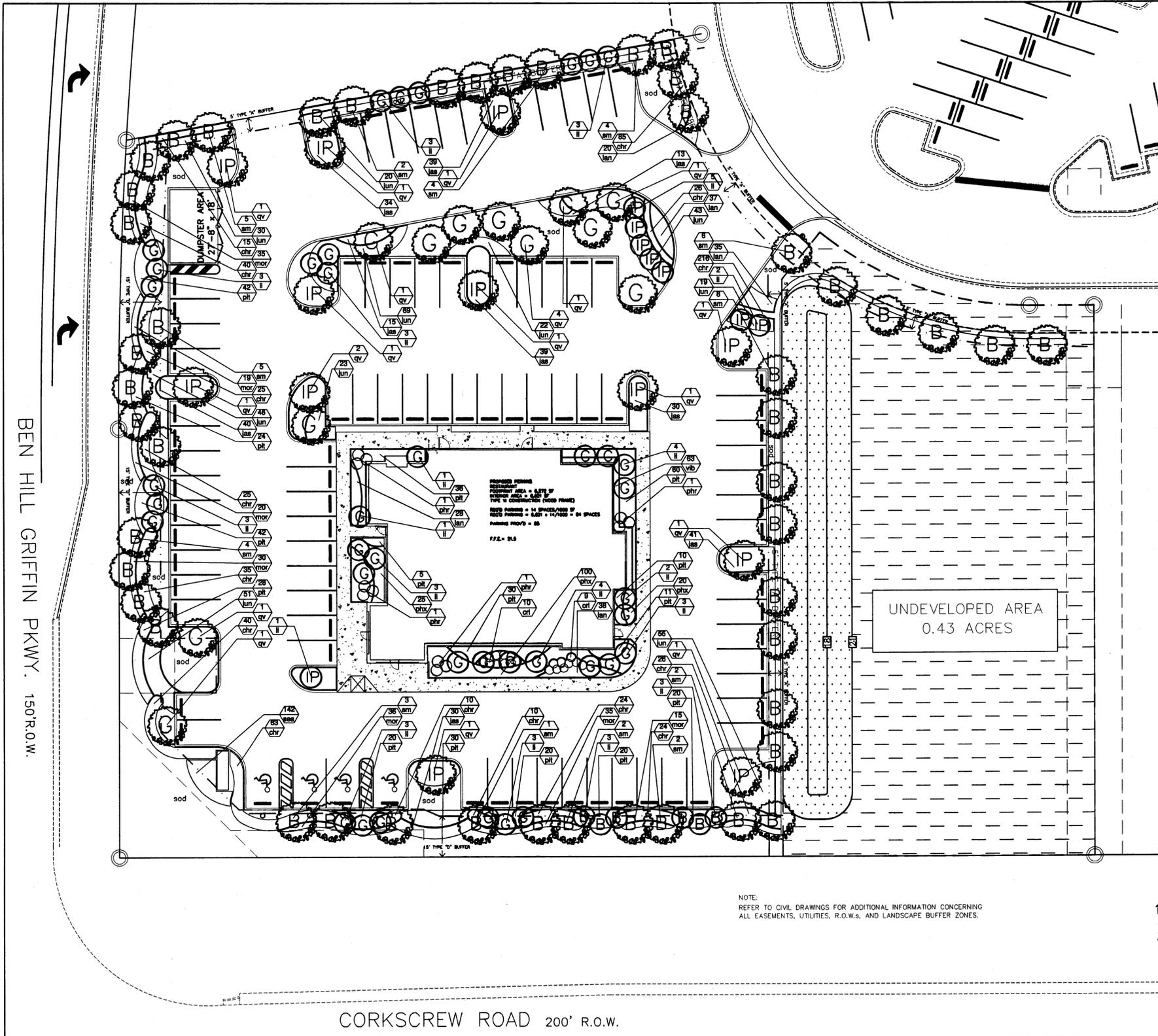
Perkins

14801



Handicap  
Van Accessible  
12' x 18'





BEN HILL GRIFFIN PKWY. 150' R.O.W.

CORKSCREW ROAD 200' R.O.W.

UNDEVELOPED AREA  
0.43 ACRES

NOTE:  
REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION CONCERNING  
ALL EASEMENTS, UTILITIES, R.O.W.s, AND LANDSCAPE BUFFER ZONES.

**TREE SYMBOL KEY**

IP	INTERNAL LANDSCAPING TREE
I	INTERNAL LANDSCAPING TREE
G	GENERAL TREE
C	GENERAL TREE
B	BUFFER TREE

SCALE: 1" = 20'

**LANDSCAPE NOTES: APPLICABLE TO SHEETS L1 and L2**  
(RESPONSIBILITY OF GENERAL CONTRACTOR)

- ALL REQUIRED TREES SHALL BE MINIMUM 10' HEIGHT, HAVE A 2" CALIPER AT 12" ABOVE THE GROUND AND A FOUR (4) FOOT SPREAD AT THE TIME OF INSTALLATION. PALMS SHALL HAVE A MINIMUM OF 10 FEET OF CLEAR TRUNK AT PLANTING. TREES HAVING A MATURE SPREAD OR CROWN OF LESS THAN 20' MAY BE SUBSTITUTED BY GROUPING THE SAME SO AS TO CREATE THE EQUIVALENT OF A 20' CROWN SPREAD. TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHTS-OF-WAY SHALL BE MAINTAINED WITH 8' OF CLEAR TRUNK. A MINIMUM OF 75% OF REQUIRED TREES SHALL BE NATIVE FLORIDA SPECIES.
- LARGER TREES MAY BE SUBSTITUTED TO REDUCE THE GENERAL TREE REQUIREMENT BY 50%. THESE TREES SHALL BE MINIMUM 16' HEIGHT AND HAVE A 4" CALIPER (12" ABOVE GRADE) AT TIME OF INSTALLATION.
- WHERE TREES ARE LARGER THAN EIGHT (8) FEET, GUYS AND STAYS ARE TO BE PROVIDED AND INSTALLED.
- SEED & MULCH IS REQUIRED IN ALL UNPAVED AREAS WITHIN THE SITE BOUNDARIES UNLESS OTHER PLANTINGS ARE SPECIFIED.
- ALL PLANTING AREAS ARE TO BE MULCHED. A MINIMUM 2" LAYER OF MULCH (AFTER WATERING IN) SHALL BE PLACED AND MAINTAINED AROUND ALL REQUIRED TREES. THE MULCH SHALL BE PLACED WITHIN A 24" RING AROUND THE TRUNK. CYPRESS MULCH SHALL NOT BE USED.
- ANY EXISTING TREE(S) THAT WILL CLAIMED FOR CREDIT MUST BE BARRICADED PRIOR TO CONSTRUCTION. BARRICADES SHALL BE PLACED AT 2/3 CROWN RADIUS AS MEASURED FROM TRUNK CENTER AND SHALL NOT BE LESS THAN 2.5' FOR INDIGENOUS NATIVE PINE TREES. THE BARRICADED AREA SHALL BE NO LESS THAN FULL CROWN SPREAD, UNLESS MEASURES ARE CONSTRUCTED FOR PROTECTION. BARRICADES SHALL BE CONSTRUCTED AROUND PERIMETER PRIOR TO CLEARING AND SHALL BE MADE OF MINIMUM 1" X 1" LUMBER.
- PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND "GRADES AND STANDARDS FOR NURSERY PLANTS" PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE.
- THE FOLLOWING SPECIES OF PLANTS SHALL NOT BE USED, AND SHALL BE REMOVED ENTIRELY FROM THE SITE AND MAINTAINED IN PERPETUITY IF FOUND TO BE PRESENT:
 

Australian pine	Casuarina species
Melaleuca paper tree	Melaleuca quinquenervia
Brazilian pepper	Schinus terebinthifolius
Downy rosemyrtle	Rhodomyrtus tomentosus
Earleaf acacia	Acacia auriculiformis
Tropical soda apple	Solanum viarum
- SHRUBS SHALL BE A MINIMUM 24" TALL (48" FOR TYPE "F" BUFFERS) AS MEASURED FROM THE ON-SITE ADJACENT PAVED SURFACE TO BE BUFFERED. SHRUBS SHALL BE MINIMUM 3-GALLON SIZE AND SHALL BE PLANTED IN DOUBLE STAGGERED ROWS, 3 FEET ON CENTER. SHRUBS SHALL BE A MINIMUM OF 6" TALL (60" TYPE "F" BUFFERS) WITHIN ONE YEAR OF PLANTING AND SHALL BE MAINTAINED IN PERPETUITY AT A MINIMUM OF 36" TALL (60" TYPE "F" BUFFERS). AT LEAST 50% OF REQUIRED SHRUBS SHALL BE NATIVE FLORIDA SPECIES.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED WITH CONTROLLER AND MOISTURE DETECTION DEVICES. THE SYSTEM SHALL BE DESIGNED TO ELIMINATE APPLICATION OF WATER TO IMPERVIOUS AREAS AND TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION.

**EXISTING LAND USAGE:**

PERKINS RESTAURANT SITE IS PART OF THE SHOPPES AT GRANDE OAK DEVELOPMENT, WHICH IS ZONED MPD AND IS CURRENTLY VACANT.

**OPEN SPACE CALCULATIONS:**

**Open Space Req'd:**  
PER PD AMENDMENT CASE # ADD2000-00109 REQUIRED OPEN SPACE TO BE 10% FOR DEVELOPMENT AREA #3, THE SHOPPES AT GRANDE OAK. (2.12 ACRES REQUIRED FOR ENTIRE AREA #3)  
PER DEVELOPMENT ORDER # DOS2000-00231 OPEN SPACE PROVIDED = 2.91 ACRES FOR THE SHOPPES AT GRANDE OAK. THEREFORE THE OPEN SPACE REQUIREMENT HAS BEEN MET.

**Additional Open Space Provided**

Parcel #5* (open space/landscape/indigenous areas)	
open space:	20,589 SF
Internal Landscape/Buffer Area:	4,748 SF
Detention Area:	
<b>Total Provided</b>	<b>25,337 SF</b>

**LANDSCAPING / BUFFERING REQUIREMENTS: PARCEL #5**

**GENERAL LANDSCAPING REQUIREMENTS [LCLDC 10-416(a)(4)]:**

- 1 TREE/ 3,500 SF OF TOTAL DEVELOPMENT AREA
- 89,920 SF @ 1 TREE/3,500 SF = 25.69 OR 26 TREES REQ'D. - 26 TREES PROVIDED

**INTERNAL LANDSCAPING REQUIREMENTS [LCLDC 10-415(c)(2)]:**

- PARKING LOT LANDSCAPE AREA = 0.10 \* TOTAL PARKING PAVED SURFACE.
- 1 TREE/250 SF OF REQUIRED LANDSCAPE AREA
- 36,000 SF x 0.10 (10%) = 3,600 SF REQ'D.
- 3600 SF @ 1 TREE/250 SF = 14.4 TREES REQ'D. - 15 TREES PROVIDED

**BUFFERING REQUIREMENTS [LCLDC 10-416(d)(3)(4)]:**

- TYPE "A" BUFFER REQUIRED BETWEEN PROPOSED PERKINS RESTAURANT ALONG NORTH, NORTHEAST, AND EAST BOUNDARIES.
- MINIMUM WIDTH = 5 FT
- 4 TREES/100 LF REQ'D
- LENGTH = 582 TOTAL FT
- REQ'D TREES = 582\*4/100 = 23.28 TREES REQ. - 27 TREES PROVIDED

- TYPE "C" BUFFER REQUIRED ALONG SOUTH BOUNDARY BETWEEN PROPOSED PERKINS RESTAURANT AND CORKSCREW ROAD AND ALONG WEST BOUNDARY BETWEEN PROPOSED PERKINS RESTAURANT AND BEN HILL GRIFFIN PARKWAY
- MINIMUM WIDTH = 15 FT
- STREETS/100 LF REQ'D
- HEDGE/DOUBLE STAGGERED ROW (REFER TO GENERAL NOTES)
- LENGTH = 451 TOTAL FT
- REQ'D TREES = 451\*5/100 = 23 TREES REQ. - 24 TREES PROVIDED
- REQ'D HEDGE = 451' LINEAR FEET REQ. - 451' LINEAR FEET PROVIDED

**BUILDING PERIMETER PLANTINGS [LCLDC 10-415(b)]:**

- PERIMETER PLANTING AREA SHALL BE 10% OF BUILDING GROUND LEVEL FLOOR AREA
- PLANT COVERAGE SHALL BE 50% OF PLANTING AREA
- TURFGRASS SHALL MAKE UP A MAXIMUM OF 10% OF PLANTING AREA
- PLANTING AREAS SHALL BE MIN. 5' WIDTH, ADJACENT TO BUILDING.
- ENLARGED PERIMETER LANDSCAPE AREA SHALL BE 5% OF VEHICULAR USE AREA
- TURFGRASS SHALL MAKE UP A MAXIMUM OF 10% OF PLANTING AREA
- PLANTING AREAS SHALL BE MIN. 5' WIDTH, ADJACENT TO BUILDING.

FIRST FLOOR BUILDING AREA = 6,272 SF  
PERIMETER PLANTING AREA REQ'D = 0.10 \* 6,272 SF = 627 SF  
REQ'D PLANT COVERAGE = 0.50 \* 627 SF = 314 SF  
MAX. TURF GRASS COVERAGE = 0.10 \* 314 = 32 SF

**TOTALS**

- 86 TREES REQUIRED, 113 TOTAL TREES PROVIDED
- 86 TREES REQUIRED/67 TREES ARE NATIVE (EXCEEDS 75% REQ. FOR NATIVE TREES)
- 902 SHRUBS REQUIRED/715 ARE NATIVE (EXCEEDS 75% REQ. FOR NATIVE SHRUBS)

**EGS2corp.**  
landscape architecture

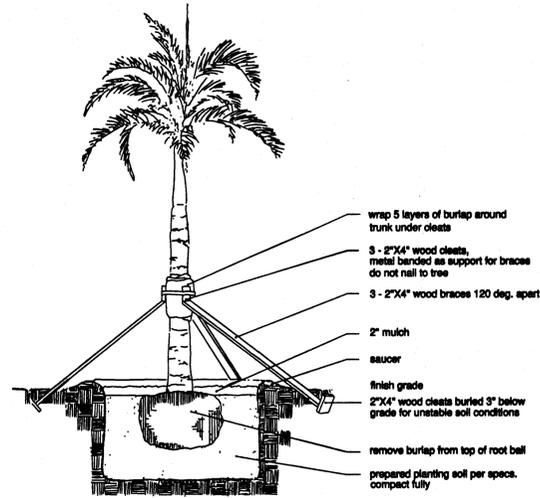
LDC  
MAY 19 2002  
APPROVED

<p>6202-F Presidential Court Fort Myers, FL 33919 Phone : (941) 985-1200 Professional Registration No. 1772 Naples - Fort Myers - Venice - Englewood</p>	<p>DATE: 04.04.02</p> <p>REVISED PER LEE COUNTY CHECKLIST</p> <p>NUMBER</p>
<p><b>H.M. HOLE MONTE</b> ENGINEERS - PLANNERS - SURVEYORS</p>	
<p>PERKINS RESTAURANT The Shoppes at Grande Oak OUT PARCEL # 5 MASTER DEVELOPMENT PLAN</p>	
<p>THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND ARCHITECT.</p> <p>PROJECT NO. 899-10</p> <p>DATE: 01.29.02</p> <p>DESIGNED: EGS2</p> <p>DRAWN: CC</p> <p>CHECKED: BE</p> <p>VERT. SCALE: N/A</p> <p>HORIZ. SCALE: 1" = 20'</p>	
<p>PROJECT NO. 899-10</p> <p>REFERENCE NO. 01143DCS</p> <p>PROJECT NO. 01.143D</p> <p>SHEET NO. 10 of 11</p>	

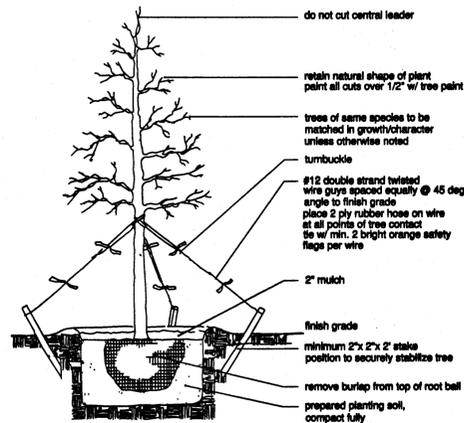
## plant specifications

- Landscape Contractor shall be familiar w/ all work required by these drawings.
- All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition: February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
- All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
- Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
- Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
- Landscape Contractor shall locate and verify all underground utilities prior to digging.
- All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
- Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
- All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal ) according to manufacturers recommendations.
- All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
- All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
- Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving, gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
- Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
- Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
- Discrepancies shall be brought to the attention of the Landscape Architect.
- No changes shall be made without the prior consent of the Landscape Architect.
- All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
- Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
- Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, but not be limited to, plant materials, planting soil and placement, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc..
- All plant material shall meet or exceed specifications listed.
- All planted beds shall receive 100% coverage by a fully automatic irrigation system as per plans.
- Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
- All areas labelled mulch/gravel to receive a 2" layer of material over a weed barrier material.

## plant details



palm/large tree planting detail



small tree planting detail

## PLANT LIST

quantity	key	species	specifications
40	li	Lagerstroemia indica Crape Myrtle	10' ht. x 5-6' spr., 2" cal., 4' c.t., matched
21	qv	Quercus virginiana (n) Live Oak	10' ht. x 5-6' spr., 2 1/2" cal., full head, matched
48	sm	Swetenia mahogany (n) West Indies Mahogany	10' ht. x 5-6' spr., 2 1/2" cal., full head, matched
<b>Shrubs &amp; Ground-covers</b>			
662	chr	Chrysobalanus ic. 'Red-Tip' (n) Red Tip Cocoplum	3 gal. 24" ht. x 24" spr., 24" o.c.
6	cri	Crinum amabile Queen Emma Crinum	3 gal. 24" ht. full, space as shown
281	jos	Jasminium volubile Wax Jasmine	3 gal., 14-16" ht. x spr., 24" o.c.
360	jun	Juniperus conferta Shore Juniper	3 gal. 14-16" spr., 24" o.c.
158	lan	Lantana montevidensis Purple Lantana	1 gal. 16"-18" spr., 18" o.c.
190	mor	Moraea iridioides White African Iris	1 gal. full 18" o.c.
7	phr	Phoenix roebellini Pygmy Date Palm	f.g., 5' o.a. ht., triple full head
16	phx	Philodendron 'Xanadu' Philodendron 'Xanadu'	3 gal. 18-20" ht. x spr., 24" o.c.
246	pit	Pittosporum tobira 'variegata' Variegated Pittosporum	3 gal. 24" ht. x 24" spr., 24" o.c.
32	sch	Schefflera arboricola Dwarf Schefflera	3 gal., 24" ht. x 24" spr., space 24" o.c.
142	sea	Seasonal Flowers Seasonal Flowers	6" pots, 12" o.c., to be selected
20	vib	Viburnum suspensum Sweet Viburnum	3 gal., 24" ht. x 24" spr., 24" o.c.
sod	sod	St. Augustine 'Flor-tam'	solid sod

NOTE: (n) denotes native species

DATE	REVISIONS
09.27.02	
04.04.02	

6202-F Presidential Court  
Fort Myers, FL 33919  
Phone : (941) 985-1200  
Professional Registration No.1772  
Naples - Fort Myers - Venice - Englewood



PERKINS RESTAURANT  
The Shoppes at Grande Oak  
OUT PARCEL # 5  
MASTER DEVELOPMENT PLAN

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:  
WILLIAM A. EGER, A.S.L.A.  
Lic. # 14687  
DATE: SEP 27 2002

DESIGNED:	EGS2	DATE:	01.29.02
DRAWN:	CC	DATE:	01.29.02
CHECKED:	BE	DATE:	01.29.02
VERT. SCALE:	N/A	HORIZ. SCALE:	N/A

DRAWING NO. 899-11

REFERENCE NO. 01143DCS

PROJECT NO. SHEET NO. 01.143D 11 OF 11

LDC  
OCT 24 2002  
APPROVED

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