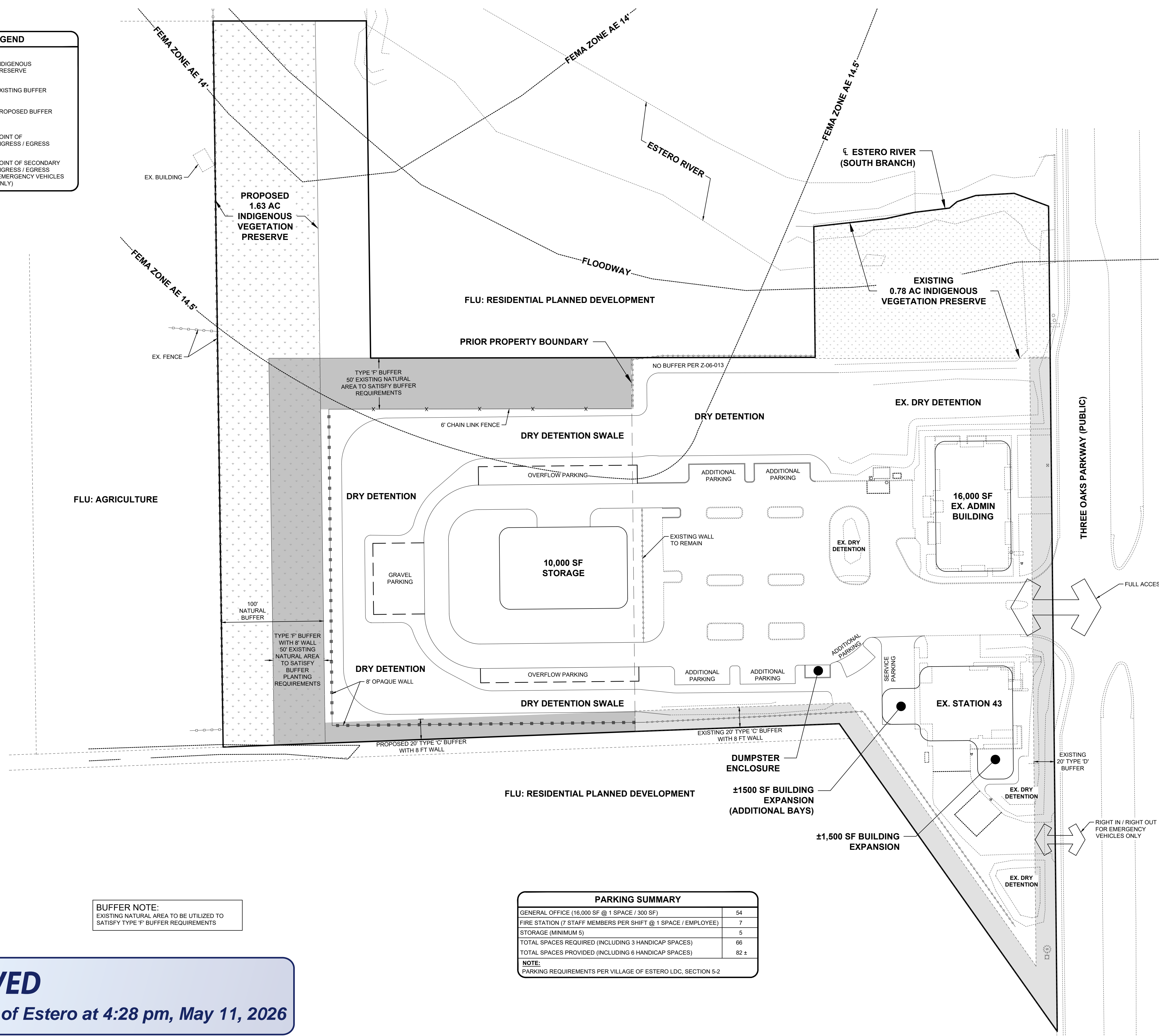
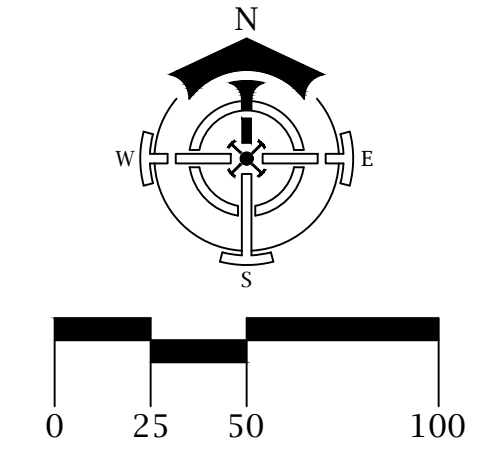


**LEGEND**

	INDIGENOUS PRESERVE
	EXISTING BUFFER
	PROPOSED BUFFER
	POINT OF INGRESS / EGRESS
	POINT OF SECONDARY INGRESS / EGRESS (EMERGENCY VEHICLES ONLY)



**BUFFER NOTE:**  
EXISTING NATURAL AREA TO BE UTILIZED TO SATISFY TYPE 'F' BUFFER REQUIREMENTS

**PARKING SUMMARY**

GENERAL OFFICE (16,000 SF @ 1 SPACE / 300 SF)	54
FIRE STATION (7 STAFF MEMBERS PER SHIFT @ 1 SPACE / EMPLOYEE)	7
STORAGE (MINIMUM 5)	5
TOTAL SPACES REQUIRED (INCLUDING 3 HANDICAP SPACES)	66
TOTAL SPACES PROVIDED (INCLUDING 6 HANDICAP SPACES)	82 ±

**NOTE:**  
PARKING REQUIREMENTS PER VILLAGE OF ESTERO LDC, SECTION 5-2

**DEVELOPMENT STANDARDS**

DESCRIPTION	AREA
MIN. LOT AREA	7,500 SF
MIN. LOT WIDTH	45 FT
MIN. LOT DEPTH	100 FT
MIN. FRONT (STREET) SETBACK	25 FT
MIN. SIDE SETBACK	15 FT
MIN. REAR SETBACK	25 FT
MIN. WATER BODY SETBACK	25 FT
CFPD BOUNDARY	25 FT
MAX BUILDING HEIGHT	35 FT (TWO HABITABLE STORIES)
MAX LOT COVERAGE	40%

**OPEN SPACE SUMMARY**

CATEGORY	AREA	PERCENTAGE
TOTAL PROJECT AREA	9.48 AC.	100.0%
OPEN SPACE REQUIRED	2.84 AC.	30.0%
INDIGENOUS OPEN SPACE REQUIRED (50% OF REQUIRED OPEN SPACE)	1.42 AC.	15.0%
OPEN SPACE PROVIDED		
INDIGENOUS VEGETATION PRESERVE	2.41 AC.	25.4%
PERVIOUS	0.43 AC.	4.6%
OPEN SPACE PROVIDED	2.84 AC.	30.0%



RESPEC  
1605 Hendry Street  
Fort Myers, FL 33901  
(239) 418-0691  
Florida Registry License No. 33253

ENGINEER OF RECORD:  
JOHN T. WOODAK, P.E.  
FLORIDA P.E. NO. 58217

AREA RESERVED FOR AGENCY USE

OWNER / DEVELOPER:  
**ESTERO FIRE RESCUE**  
21500 THREE OAKS PARKWAY  
ESTERO, FL 33928

PROJECT:  
**ESTERO FIRE RESCUE CFPD**

PLAN REVISIONS

#	DATE	DESCRIPTION

**MASTER CONCEPT PLAN**

Project Manager: JTW  
Drawn By: AB  
Project Number: W0409.25003  
County, State: ESTERO, FL

Status: \_\_\_\_\_

Sheet Number: 1

**RECEIVED**  
By Village of Estero at 4:28 pm, May 11, 2026

N:\PROJECTS\W0409.25003-ESTERO FIRE RESCUE STATION #43 REZONE\CADD\EXHIBIT\B1\MCP\W0409.01-25003-MCP.DWG 05/11/2026 11:24 AM