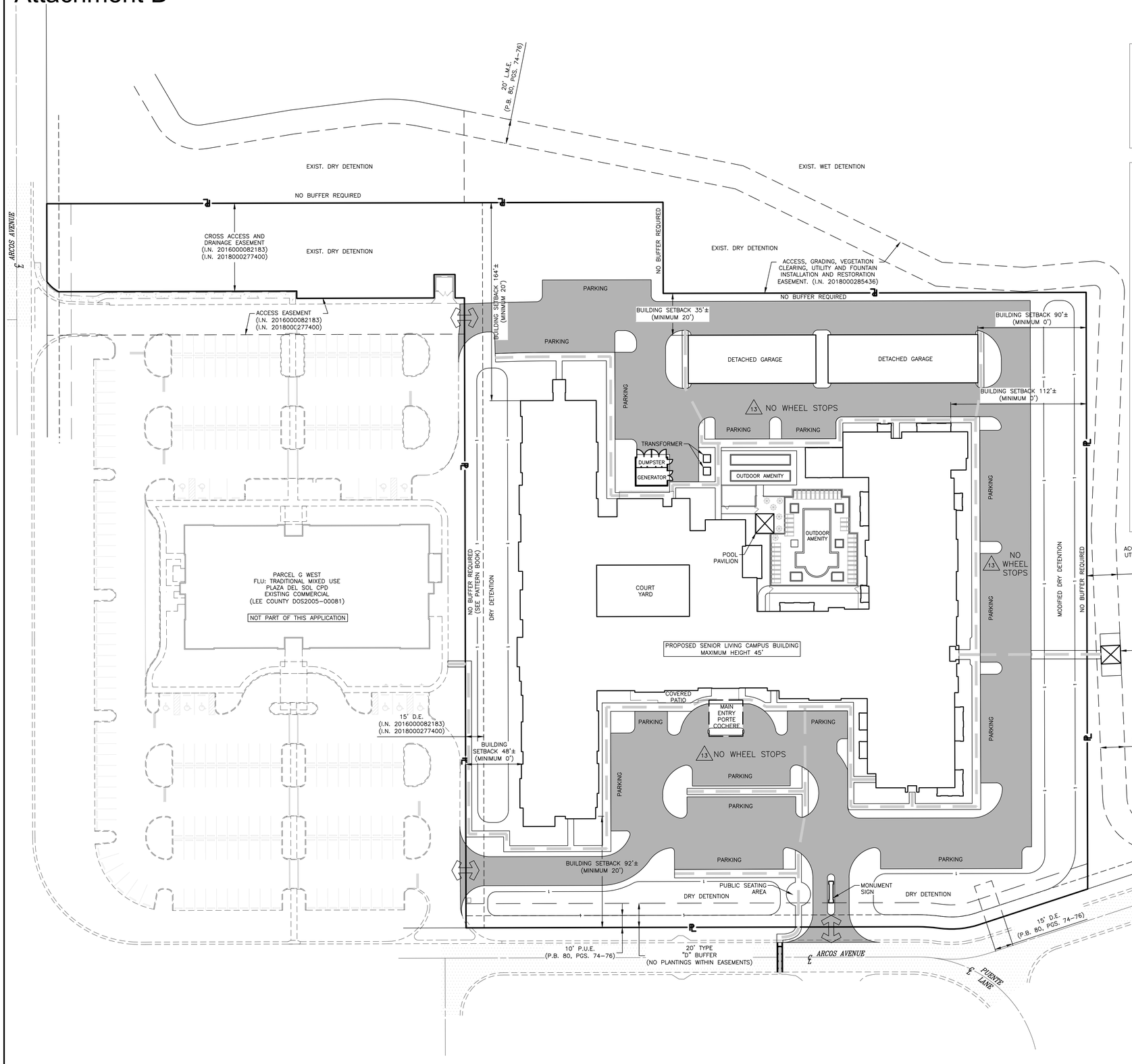
Attachment D



LEGEND:

- # = DEVIATION
- = PROPOSED PAVEMENT
- = ACCESSIBLE SIDEWALK
- = EXISTING PAVEMENT
- = POINT OF EGRESS/INGRESS

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO REGULATORY AGENCY PERMITTING REQUIREMENTS.
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF DEVELOPMENT ORDER.
3. PARCEL G OPEN SPACE REQUIRED: 10%
4. MAXIMUM BUILDING HEIGHT: THREE STORIES, 45 FEET
5. PURSUANT TO Z-09-037:
   PARCEL G : MAXIMUM 114,000 SF COMMERCIAL FLOOR SPACE AREA
   PARCEL G WEST: 39,234 SF EXISTING COMMERCIAL
   PARCEL G EAST: 74,766 SF COMMERCIAL OR MAXIMUM 268 ALF/CCF UNITS OR 134 ILU OR ANY COMBINATION.
6. THIS MASTER CONCEPT PLAN DEPICTS OPTION FOR 163 SENIOR HOUSING UNITS CONSISTING OF 34 MEMORY CARE/ASSISTED LIVING FACILITY (ALF) UNITS, 64 ALF UNITS, AND 65 INDEPENDENT LIVING UNITS (ILU).
7. POOL WILL INCLUDE APPROPRIATE POOL BARRIER
8. PRIVATE AMENITIES SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

PARKING DEVIATION TO ALLOW: 12

REQUIRED SPACES:

MEMORY CARE & ASSISTED LIVING FACILITY UNITS: 0.75 SPACES PER UNIT:
(34+64) X 0.75 = 73.5 SPACES

INDEPENDENT LIVING UNITS: 1.25 SPACES PER UNIT:
65 X 1.25 = 81.25 SPACES

TOTAL PARKING SPACES REQUIRED: 155 PARKING SPACES

PROVIDED SPACES = 123 SURFACE PARKING SPACES (INCLUDING 5 H/C)
34 DETACHED GARAGE SPACES (INCLUDING 2 H/C)

TOTAL PROVIDED = 157 SPACES (INCLUDING 7 H/C)

OPEN SPACE CALCULATIONS:

REQUIRED: PARCEL G – 7.04 AC * 10% = 0.70 AC

PROVIDED: MINIMUM = 0.70 AC

DEVELOPMENT SCHEDULE:
INDEPENDENT LIVING UNITS:
65 UNITS
ASSISTED LIVING FACILITY UNITS:
64 UNITS
MEMORY CARE/ASSISTED LIVING FACILITY UNITS:
34 UNITS

ATWELL
866.850.4200 www.atwell.com
10511 SIX MILE CYPRESS PKWY, SUITE101
FORT MYERS, FL 33966
239.939.5490

0 40 80
SCALE: 1" = 40'

MASTER CONCEPT PLAN
MISSION GROVE OF ESTERO
PLAZA DEL SOL CPD - PARCEL G EAST

ESTERO, FL

PREPARED FOR:
LEO BROWN GROUP

NO.	DATE	REVISION DESCRIPTION	BY

811 Know what's below. Call before you dig.
ALL UTILITIES ARE SHOWN BASED UPON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, TYPE AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
KG	KG	DBA
PROJECT NUMBER: 26004156	COMPLETION DATE: 07-10-26	SURVEY DATUM: NAVD88
BOOK AND PAGE:		

SHEET 01

S:\Atwell\Jobs\26xx\26004156 - Plaza Del Sol Parcel G\Engineering\Zoning\260041561-MCP.dwg, 10/13/2026 1:07:10 PM, KEVIN GONZALEZ, ATWELL, LLC