

MASTER CONCEPT PLAN
FOR
RIVER HALL RPD / CPD
(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS HAWK'S HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929																		
ZONING HAWK'S HAVEN RPD	RECORD PLAT APPROVED																		
FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.	STRAP NUMBERS																		
PERMIT REQUIREMENTS																			
AGENCY S. FLORIDA WATER MANAGEMENT DISTRICT LEE COUNTY DEVELOPMENT ORDER LEE COUNTY DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION F.D.O.T. CONNECTION PERMIT F.D.O.T. DRAINAGE CONNECTION PERMIT F.D.O.T. UTILITY PERMIT ARMY CORPS OF ENGINEERS F.D.E.P. NOTICE OF INTENT	<table><tr><td>STATUS</td><td>NOTES</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 36-04008-P</td></tr><tr><td>APPROVED</td><td>PERMIT NO. DOS2004-00138</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 0125120-117 DSGP</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 47040-084-DWC</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>ISSUED</td><td>PERMIT NO. FLR10Y480</td></tr></table>	STATUS	NOTES	APPROVED	PERMIT NO. 36-04008-P	APPROVED	PERMIT NO. DOS2004-00138	APPROVED	PERMIT NO. 0125120-117 DSGP	APPROVED	PERMIT NO. 47040-084-DWC	N/A	-	N/A	-	N/A	-	ISSUED	PERMIT NO. FLR10Y480
STATUS	NOTES																		
APPROVED	PERMIT NO. 36-04008-P																		
APPROVED	PERMIT NO. DOS2004-00138																		
APPROVED	PERMIT NO. 0125120-117 DSGP																		
APPROVED	PERMIT NO. 47040-084-DWC																		
N/A	-																		
N/A	-																		
N/A	-																		
ISSUED	PERMIT NO. FLR10Y480																		

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

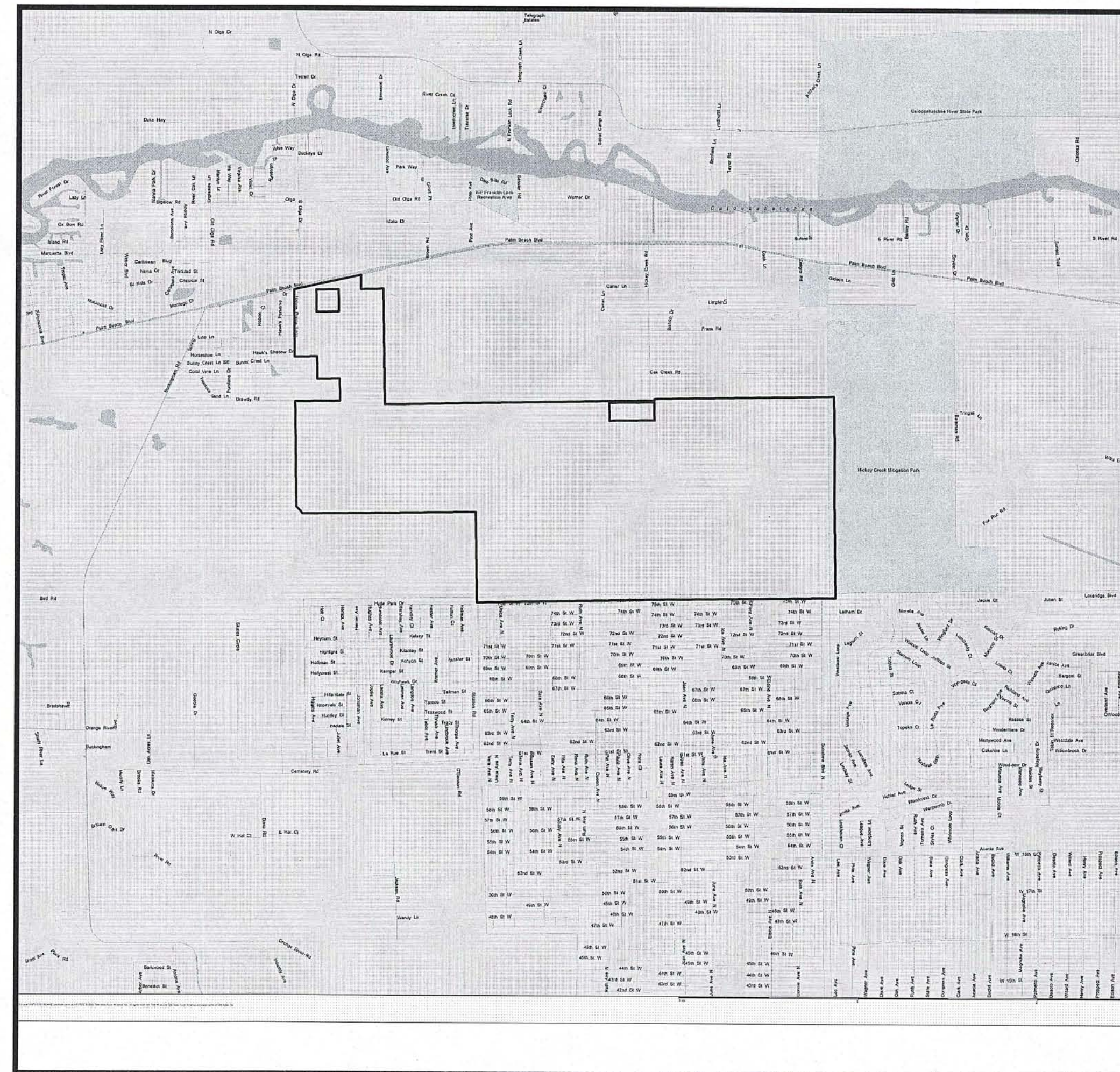
DESIGN TEAM

PROJECT ENGINEER CARL A. BARRACO, P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER TIM GAVIN, P.E.	PROJECT SURVEYOR SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN WES KAYNE, E.I.	SITE PLANNING JENNIFER SAPEN
DESIGN STAFF TOM R. HOLMLUND	LANDSCAPE DESIGN
QUALITY CONTROL TOM R. HOLMLUND	RECORD DRAWINGS

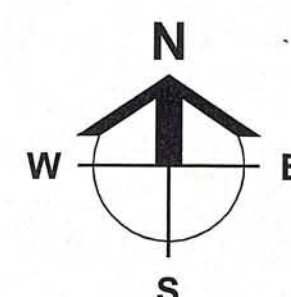
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998Z03.DWG
5	PROPOSED DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME 21988Z01.DWG

LOCATION J:\21988\DWG\ZONING\2014 REZONE\

PLOT DATE MON. 2-2-2015 - 8:54 AM

PLOT BY ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

3-20-13 REVISED AMENDMENT AREA

12-17-14 REVISED AMENDMENT AREA

1-23-15

PLAN STATUS

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO. SHEET NUMBER

1

OCI 2013-00003

RECEIVED
FEB 06 2015
COMMUNITY DEVELOPMENT

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\219882\DWG\ZONING\2014 REZONE\

LOCATION MON. 2-2-2015 - 8:54 AM

PLOT DATE ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988200.DWG

PLAN REVISIONS

NO.	DATE	DESCRIPTION
12-17-14		REVISED AMENDMENT AREA
1-23-15		

PLAN STATUS

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
	2

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD	
TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

DEVIATIONS:

- DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
- WITHDRAWN.
- DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
- DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE

USE: INSTITUTIONAL
ZONED: RM-2

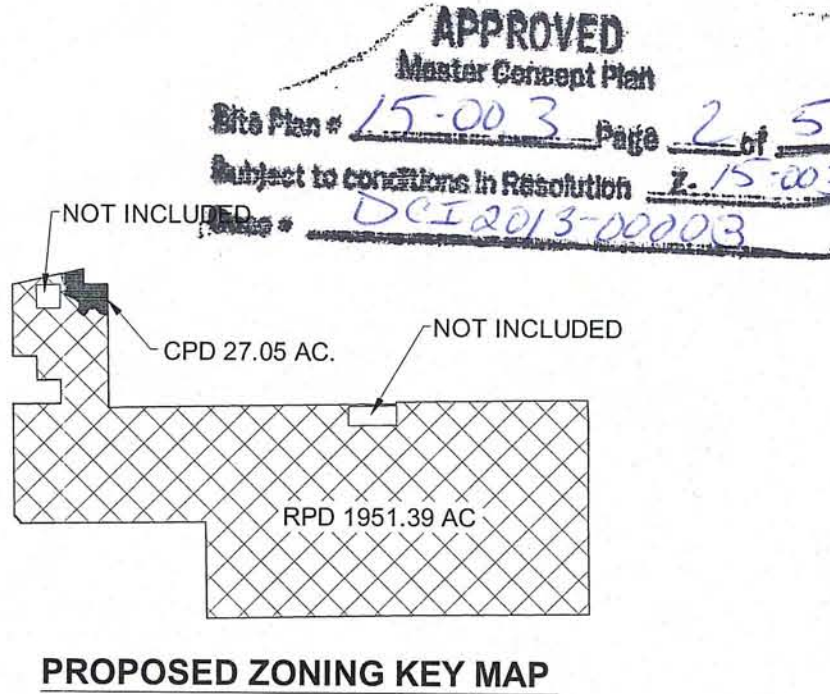
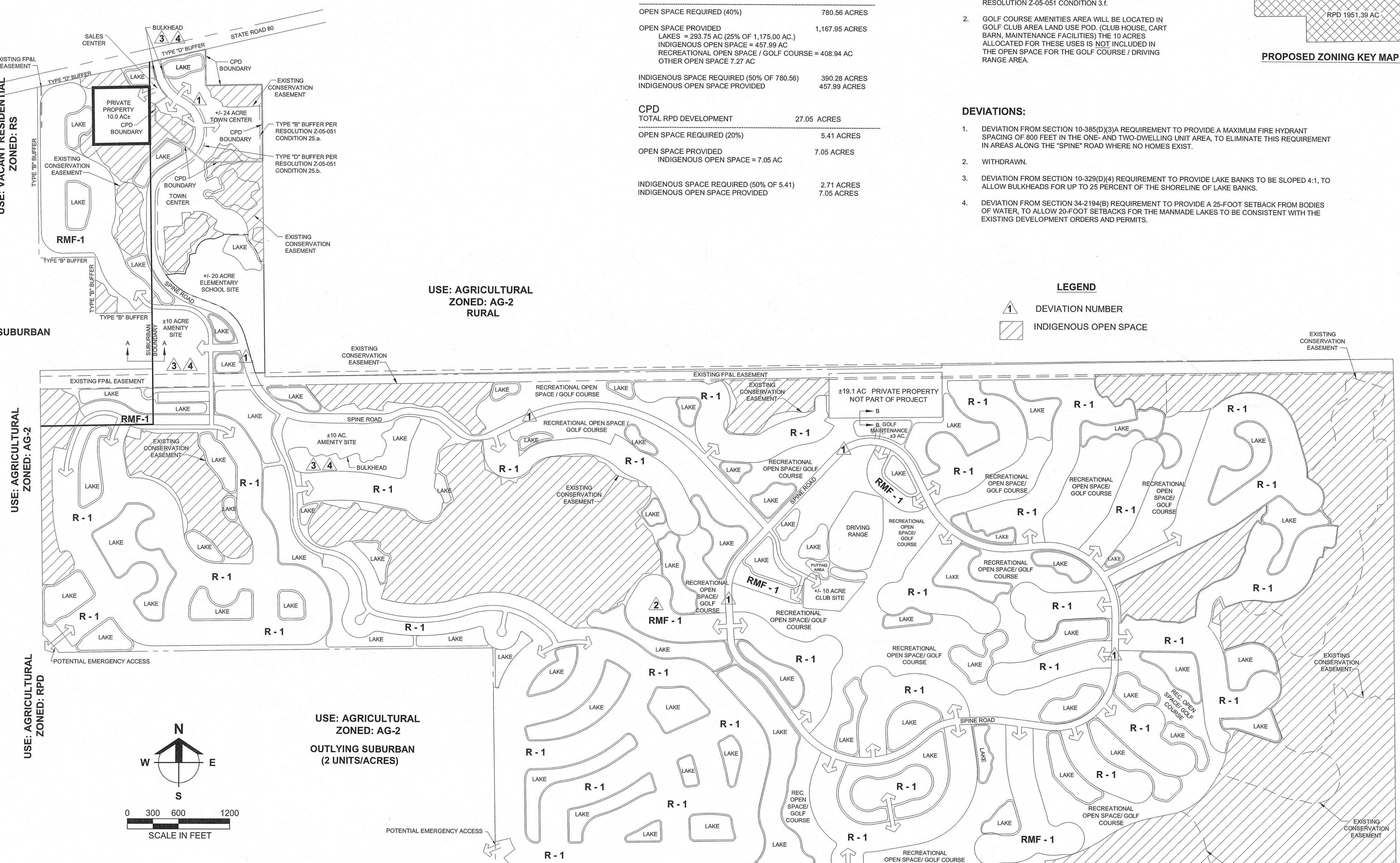
USE: INSTITUTIONAL
ZONED: AG-2
OUTLYING SUBURBAN 2
UPLAND CONSERVATION
LANDS

USE: VACANT RESIDENTIAL
ZONED: RPD

USE: AGRICULTURAL
ZONED: AG-2
RURAL

USE: AGRICULTURAL
ZONED: AG-2
OUTLYING SUBURBAN
(2 UNITS/ACRES)

USE: VACANT RESIDENTIAL
ZONED: RS-1
URBAN COMMUNITY



**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	J:\21988\DWG\ZONING\2014 REZONE\
LOCATION	MON. 2-2-2015 - 8:54 AM
PLOT DATE	ANGELICA CARLEY
PLOT BY	

CROSS REFERENCED DRAWINGS

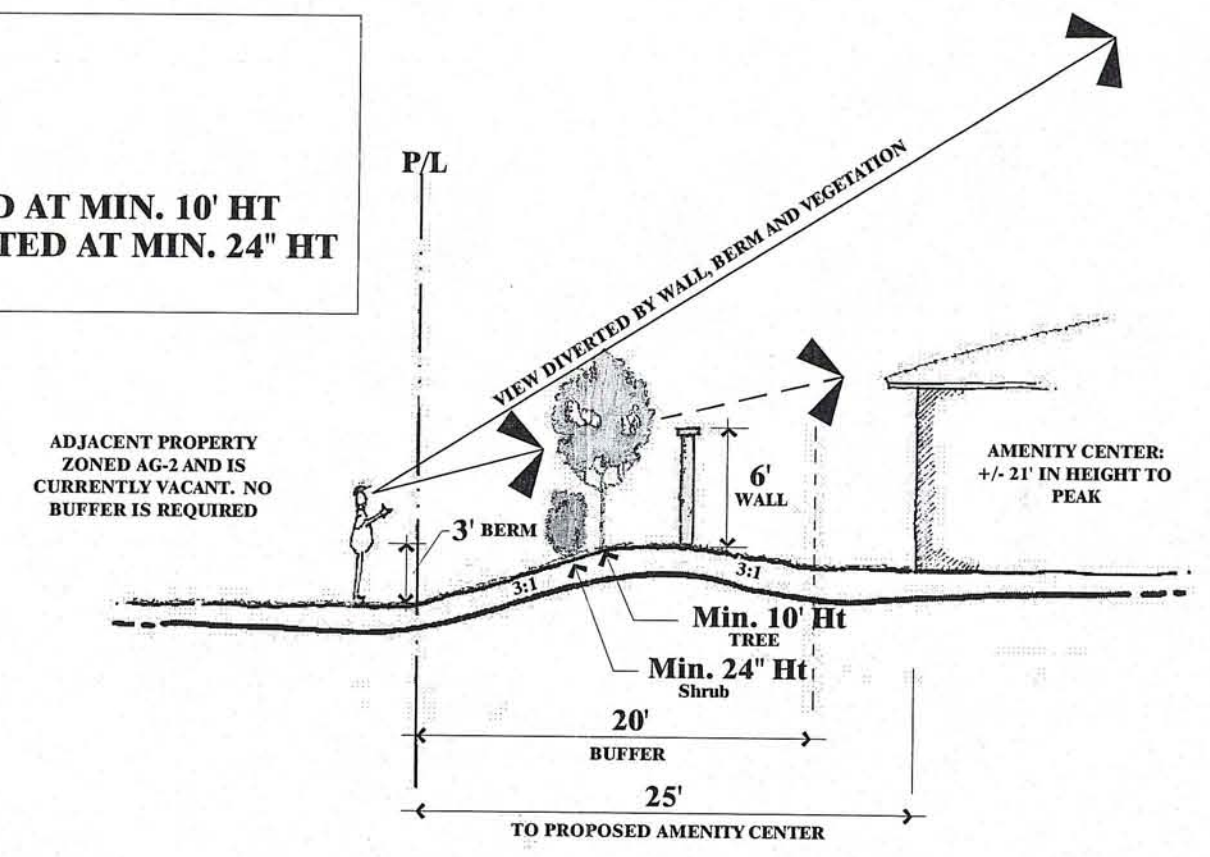
PLAN REVISIONS	
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PREVIOUSLY
APPROVED TYPICAL
SECTIONS

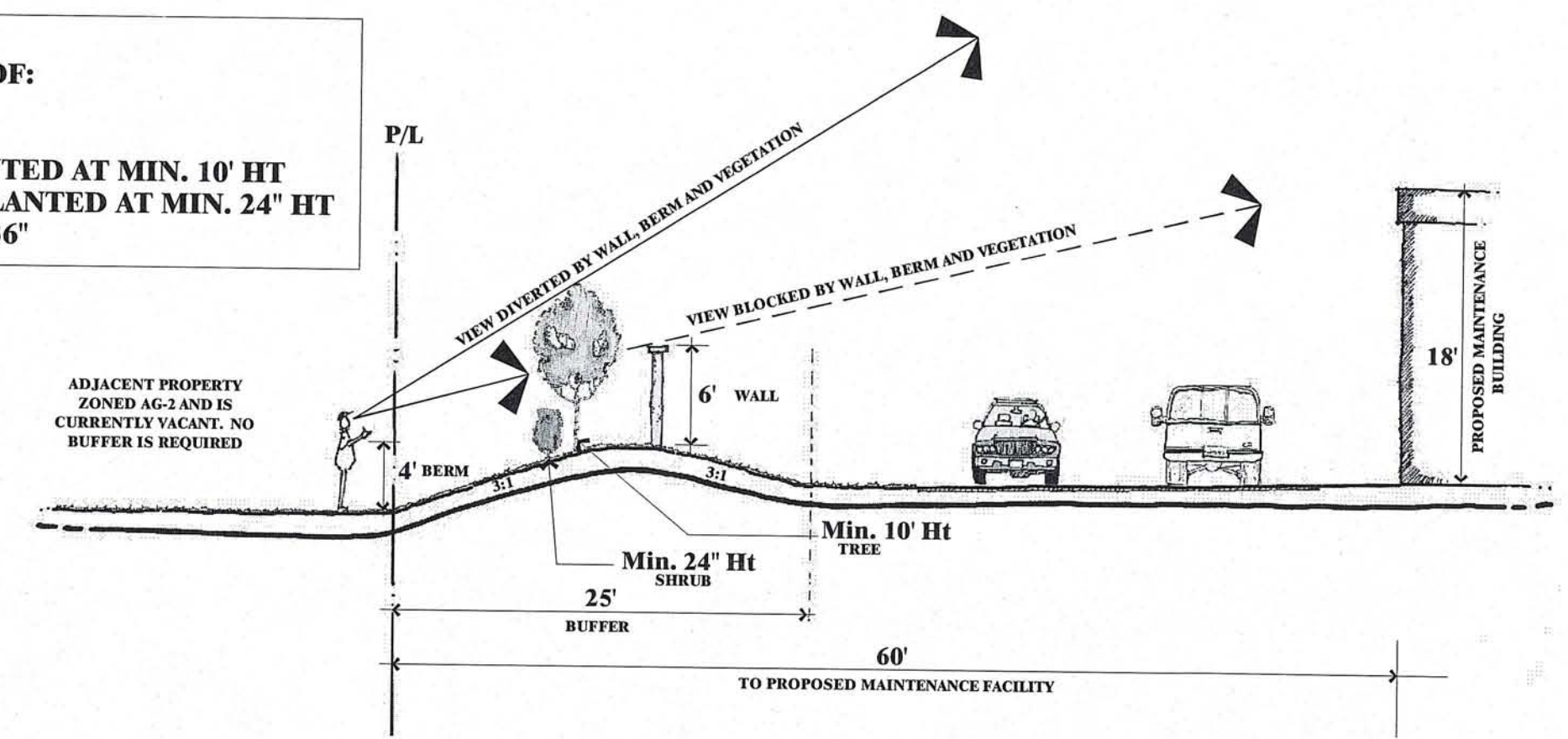
PROJECT / FILE NO.	SHEET NUMBER
	3

**PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"**



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

**PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"**



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

APPROVED
Master Concept Plan
Site Plan - 15-003 Page 3 of 5
Subject to conditions in Resolution 15-003
Case - DCZ 2013-00003

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 21988203.DWG
LOCATION: J:\21988203\ZONING\2014 REZONEL
PLOT DATE: MON. 2-2-2015 - 8:54 AM
PLOT BY: ANGELICA CARLEY

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988200.DWG

PLAN REVISIONS

1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA
1-5-14	
1-23-15	REVISED PER HEX

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
	4

RECEIVED
FEB 06 2015
COMMUNITY DEVELOPMENT

APPROVED
Master Concept Plan
Site Plan # 15-003 Page 4 of 5
Subject to conditions to Resolution Z-15-003
Case # 15-003-0003

LAND USE: VACANT / PRESERVE
ZONING: TFC-2
FLU: CONSERVATION LANDS UPLAND

LAND USE: VACANT / PRESERVE
ZONING: AG-2
FLU: CONSERVATION LANDS UPLAND

LAND USE: VACANT / PRESERVE
ZONING: RS-1
FLU: URBAN COMMUNITY

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	

INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

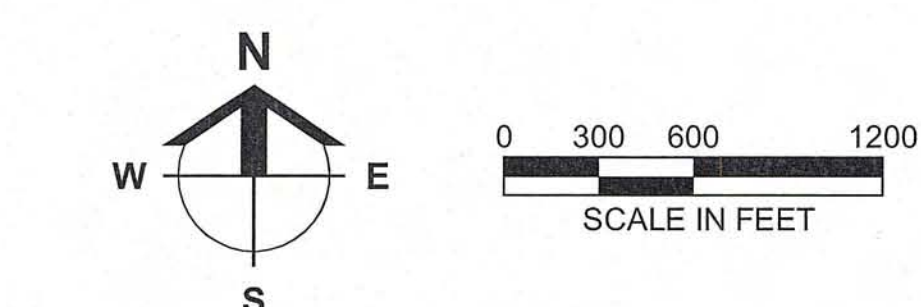
CPD	
TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	

INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

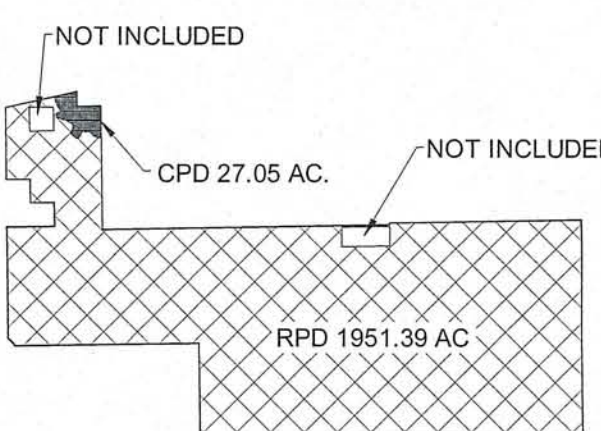
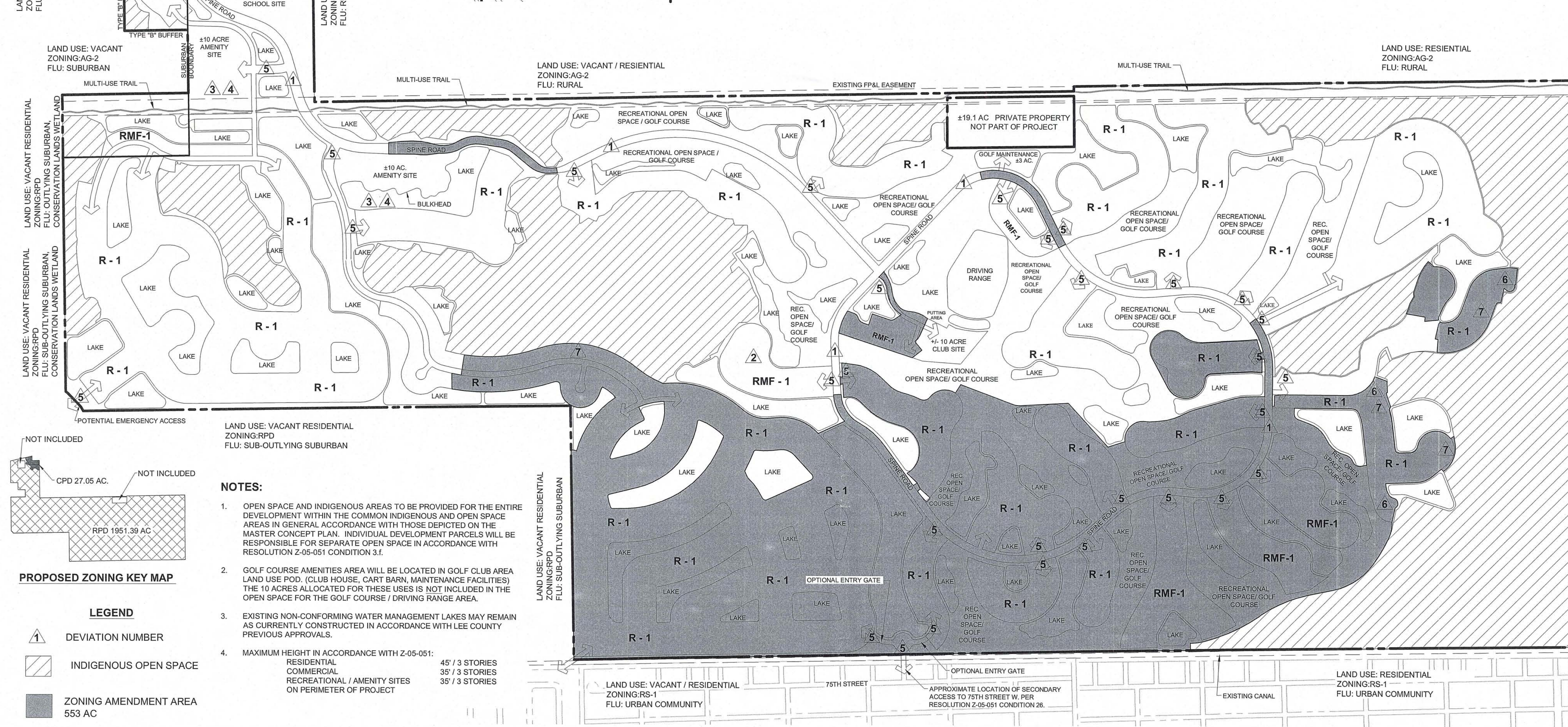
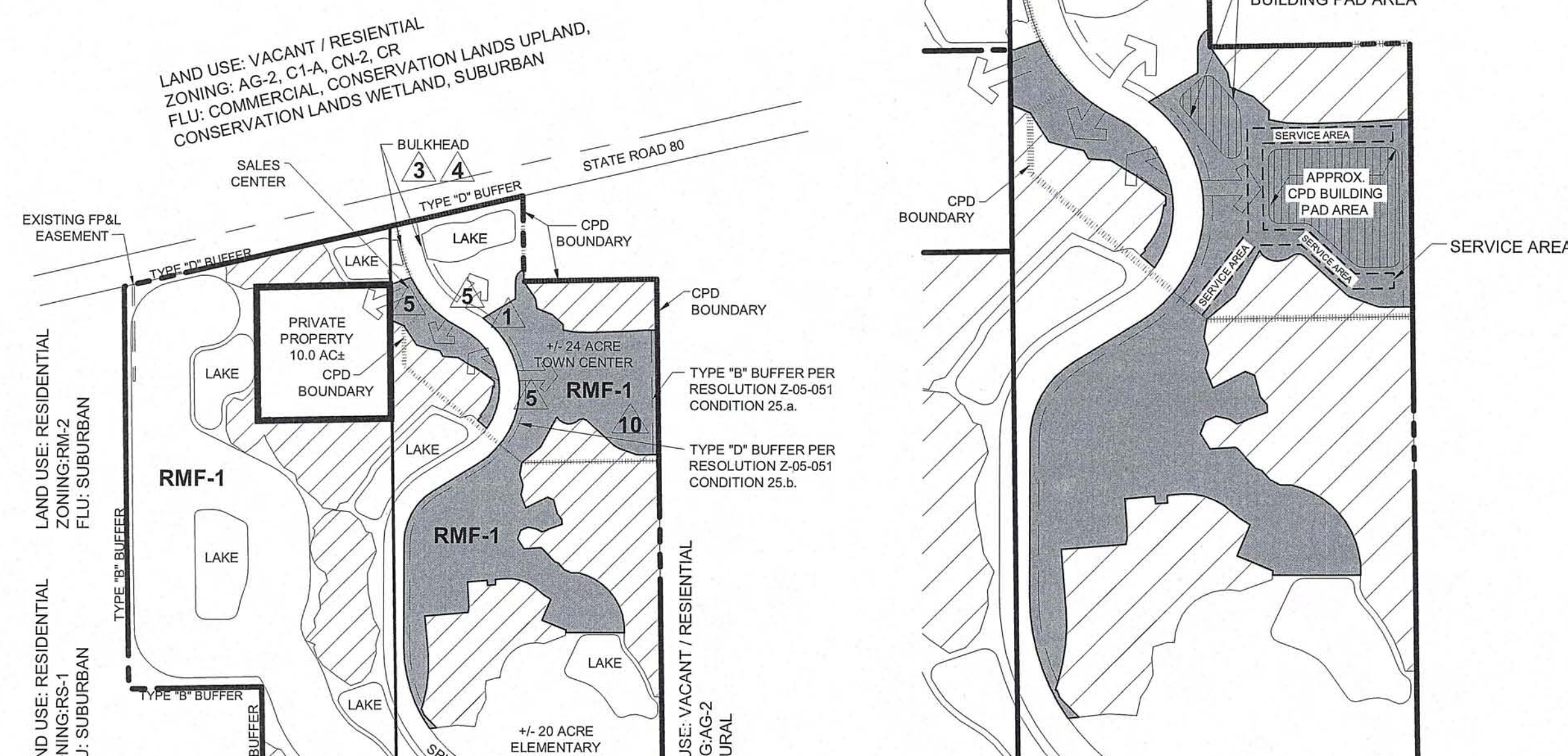
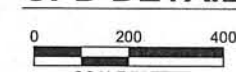
NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051
(45,000 SF MAXIMUM)

DEVIATIONS:

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. DEVIATION FROM SECTION 30-152(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FROM RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
7. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
8. WITHDRAWN
9. WITHDRAWN
10. DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.



CPD DETAIL



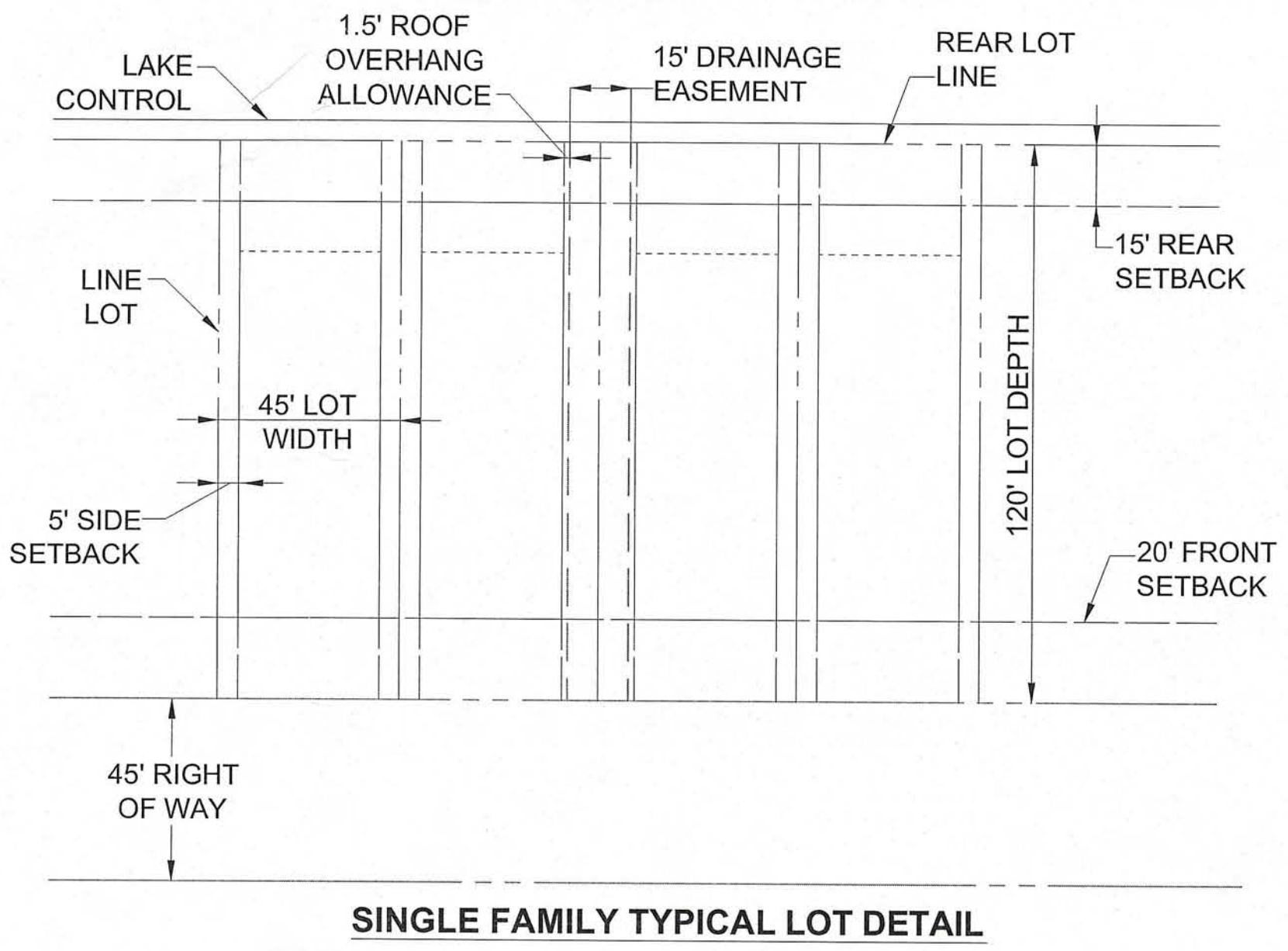
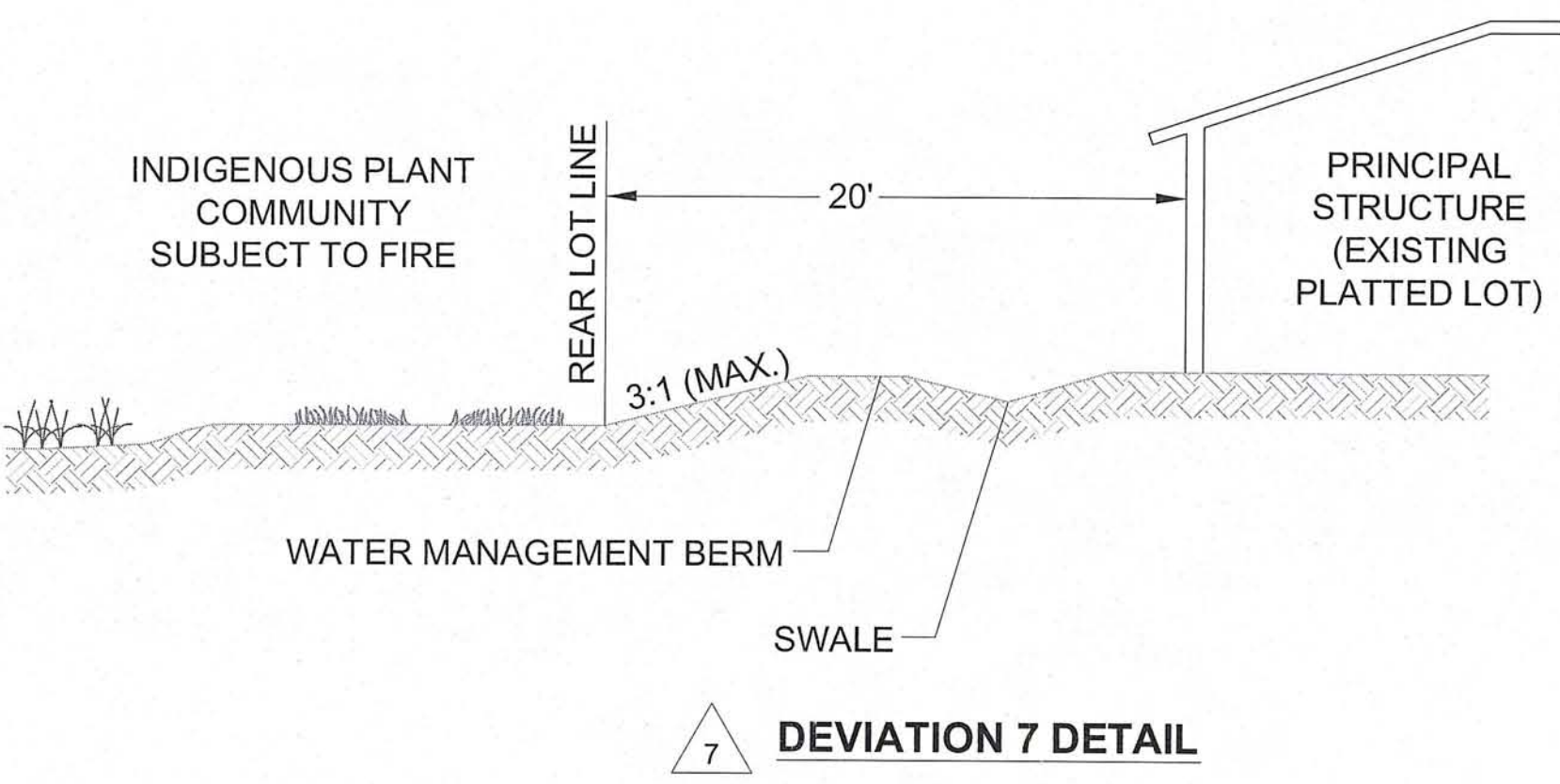
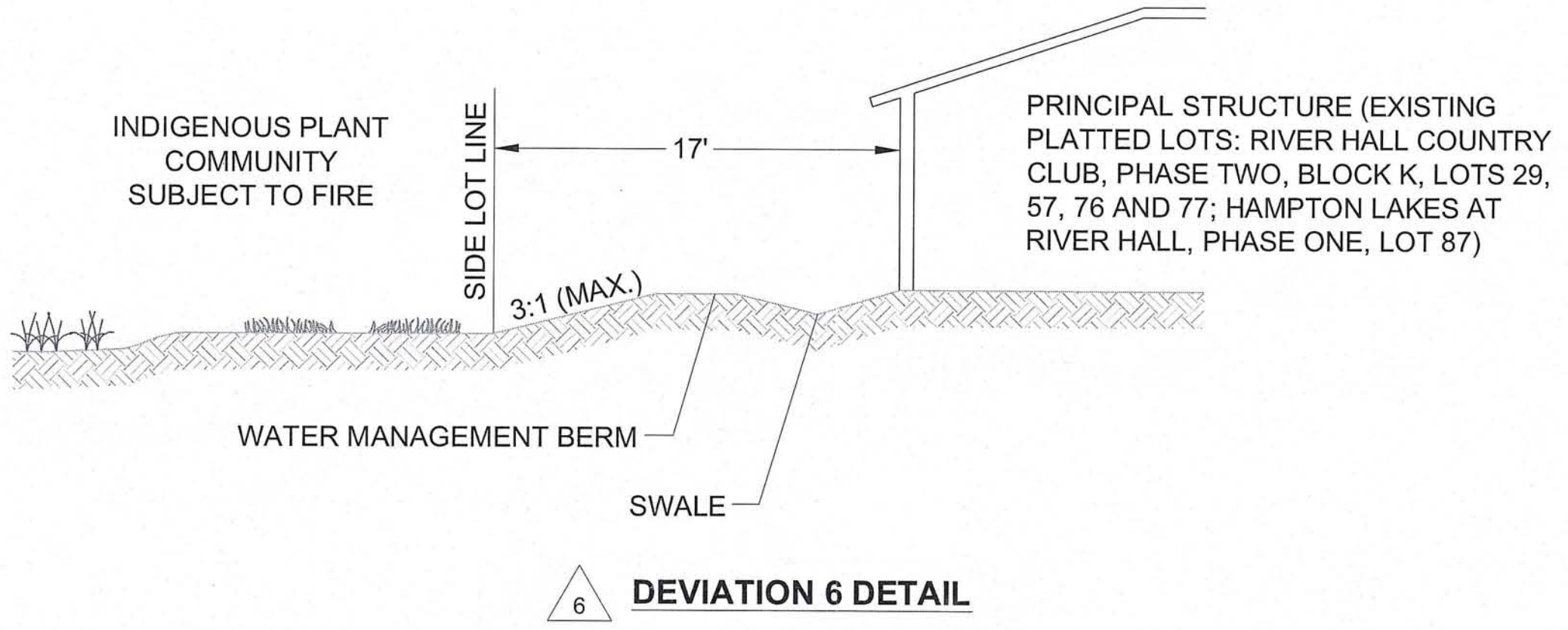
PROPOSED ZONING KEY MAP

LEGEND

- 1. DEVIATION NUMBER
- INDIGENOUS OPEN SPACE
- ZONING AMENDMENT AREA 553 AC

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.I.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:
RESIDENTIAL 45' / 3 STORIES
COMMERCIAL 35' / 3 STORIES
RECREATIONAL / AMENITY SITES 35' / 3 STORIES
ON PERIMETER OF PROJECT



SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET
DEPTH: 120 FEET
LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE: 5 FEET, SEE CONDITION 2.b.i.
REAR: 15 FEET
WATERBODY: 20 FEET
ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

APPROVED
Master Concept Plan
Site Plan # 15-003 Page 5 of 5
Subject to conditions in Resolution 215-003
Date: OCT 2013-00003

Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\21988\204.DWG
LOCATION J:\21988\DWG\ZONING\2014 REZONE\1
PLOT DATE MON. 2-2-2015 - 8:55 AM
PLOT BY ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	REVISED PER HEX

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5

OCT 2013-00003

RECEIVED
FEB 06 2015
COMMUNITY DEVELOPMENT

MASTER CONCEPT PLAN
FOR
RIVER HALL RPD / CPD
(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS HAWK'S HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929
ZONING HAWK'S HAVEN RPD	RECORD PLAT APPROVED
FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.	STRAP NUMBERS
PERMIT REQUIREMENTS	
AGENCY S. FLORIDA WATER MANAGEMENT DISTRICT LEE COUNTY DEVELOPMENT ORDER LEE COUNTY DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION F.D.O.T. CONNECTION PERMIT F.D.O.T. DRAINAGE CONNECTION PERMIT F.D.O.T. UTILITY PERMIT ARMY CORPS OF ENGINEERS F.D.E.P. NOTICE OF INTENT	STATUS APPROVED APPROVED APPROVED APPROVED N/A N/A N/A N/A ISSUED
	NOTES PERMIT NO. 36-04006-P PERMIT NO. DOS2004-00138 PERMIT NO. 0125120-117 DSGP PERMIT NO. 47040-084-DWC - - - - PERMIT NO. FLR10Y480

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

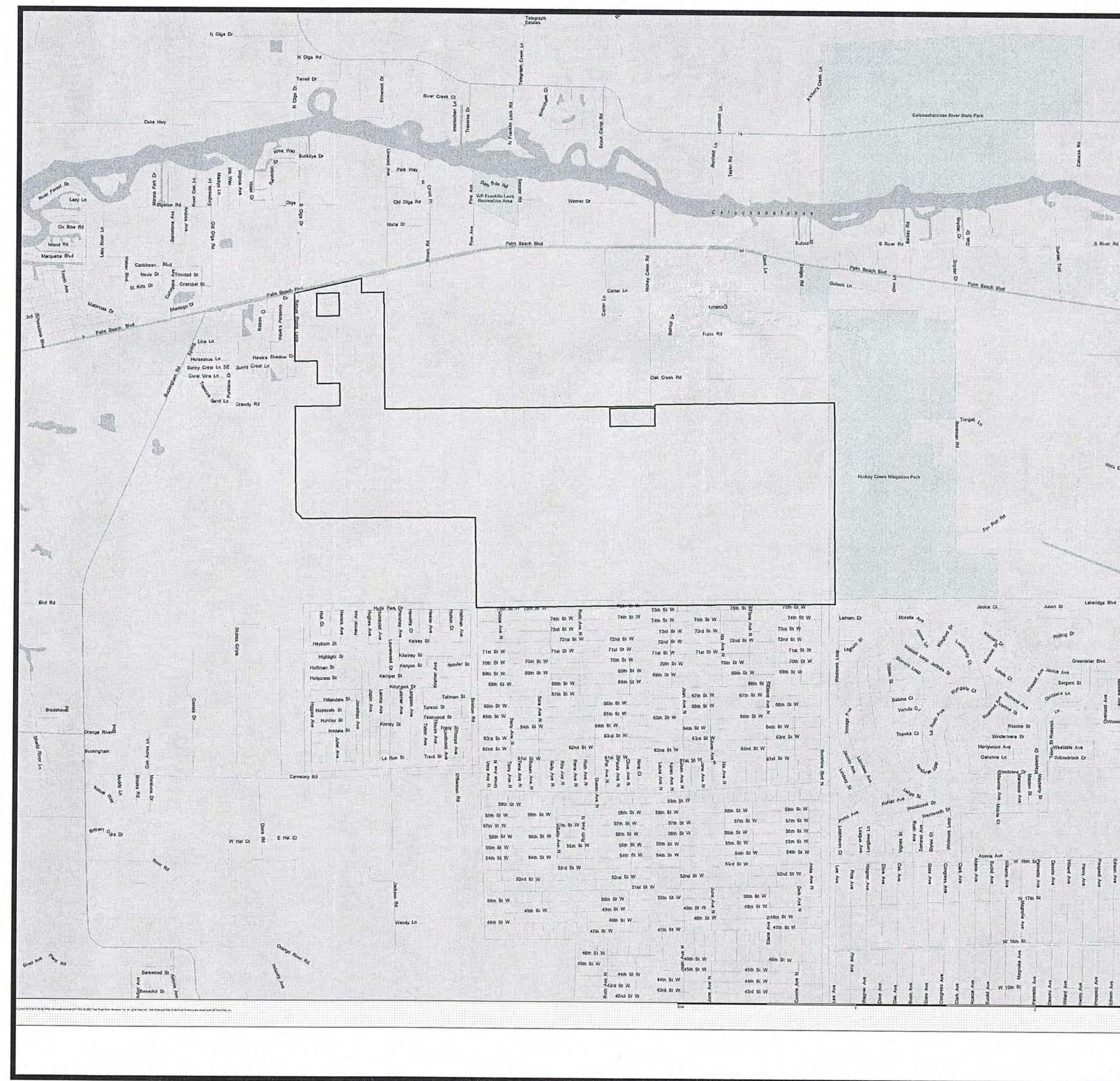
DESIGN TEAM

PROJECT ENGINEER CARL A. BARRACO, P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER TIM GAVIN, P.E.	PROJECT SURVEYOR SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN WES KAYNE, E.I.	SITE PLANNING JENNIFER SAPEN
DESIGN STAFF TOM R. HOLMLUND	LANDSCAPE DESIGN
QUALITY CONTROL TOM R. HOLMLUND	RECORD DRAWINGS

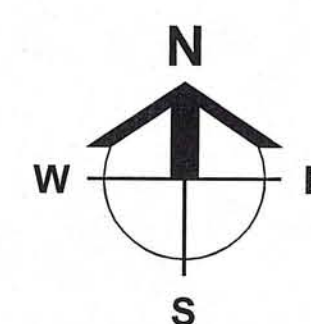
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

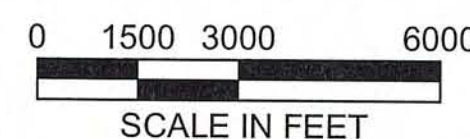
PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998Z03.DWG
5	PROPOSED DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME 21998Z01.DWG

LOCATION J:\21988\DWG\ZONING\2014 REZONE\

PLOT DATE TUE. 12-16-2014 - 2:10 PM

PLOT BY JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA

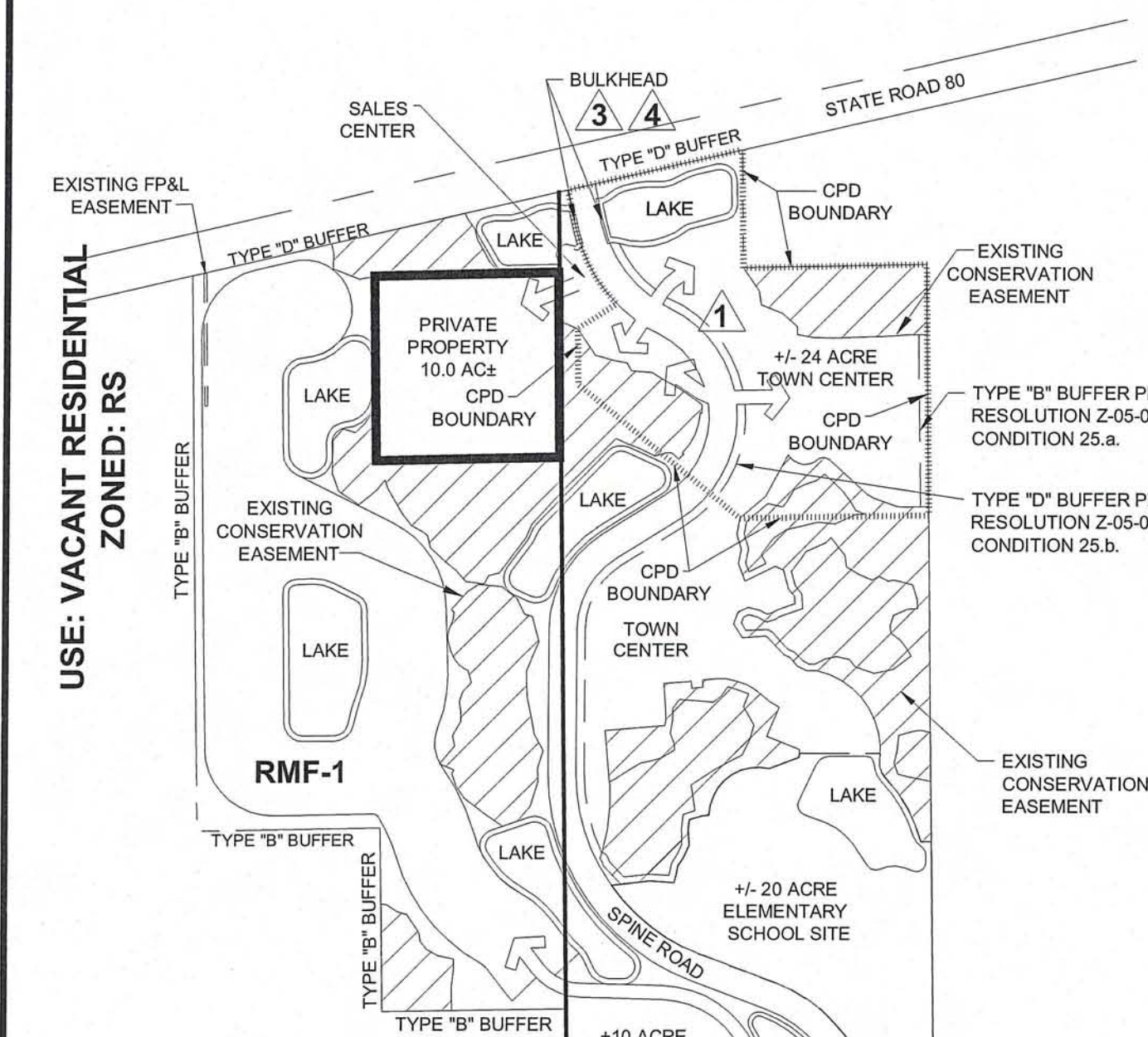
PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

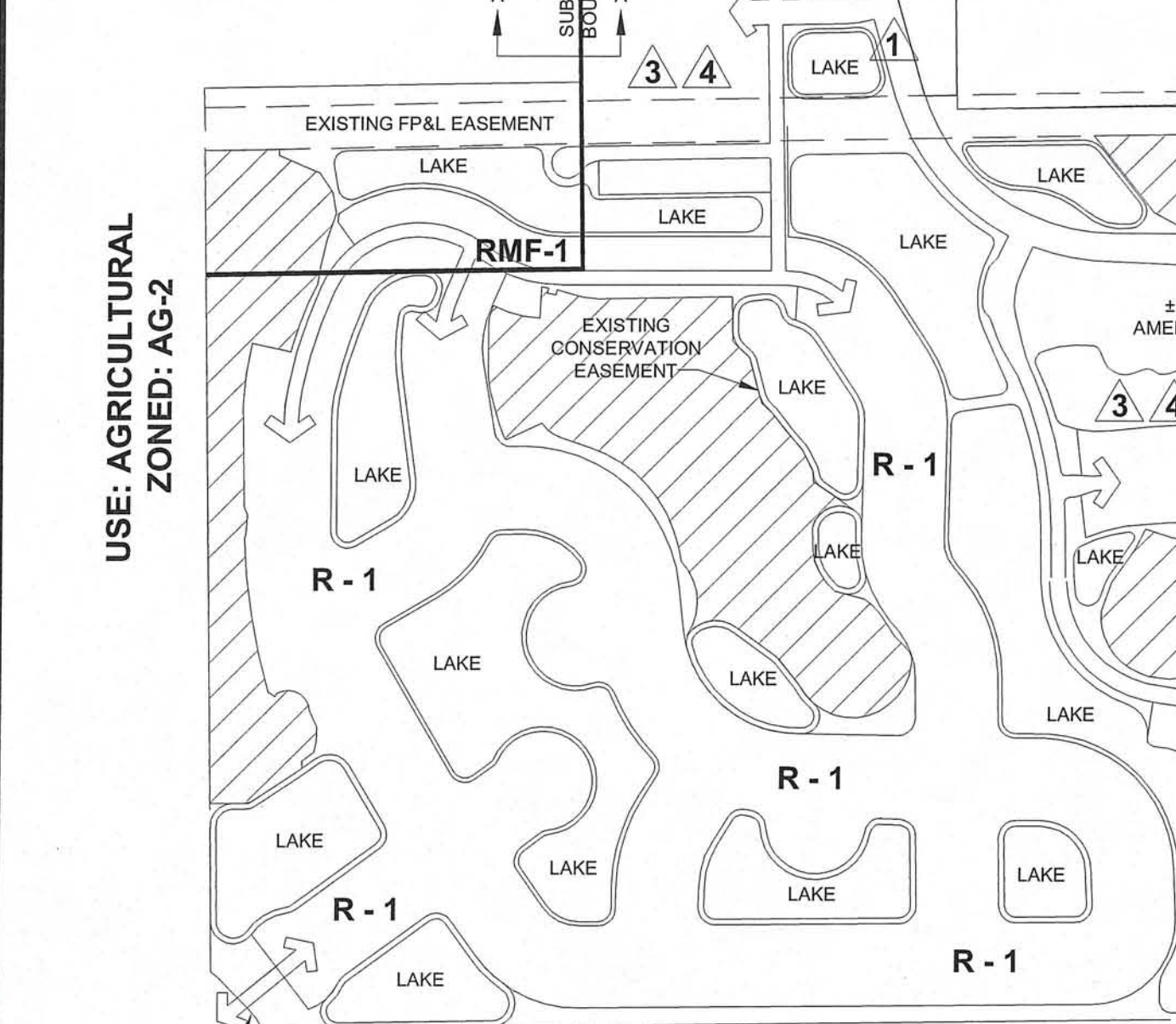
**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
21988	1

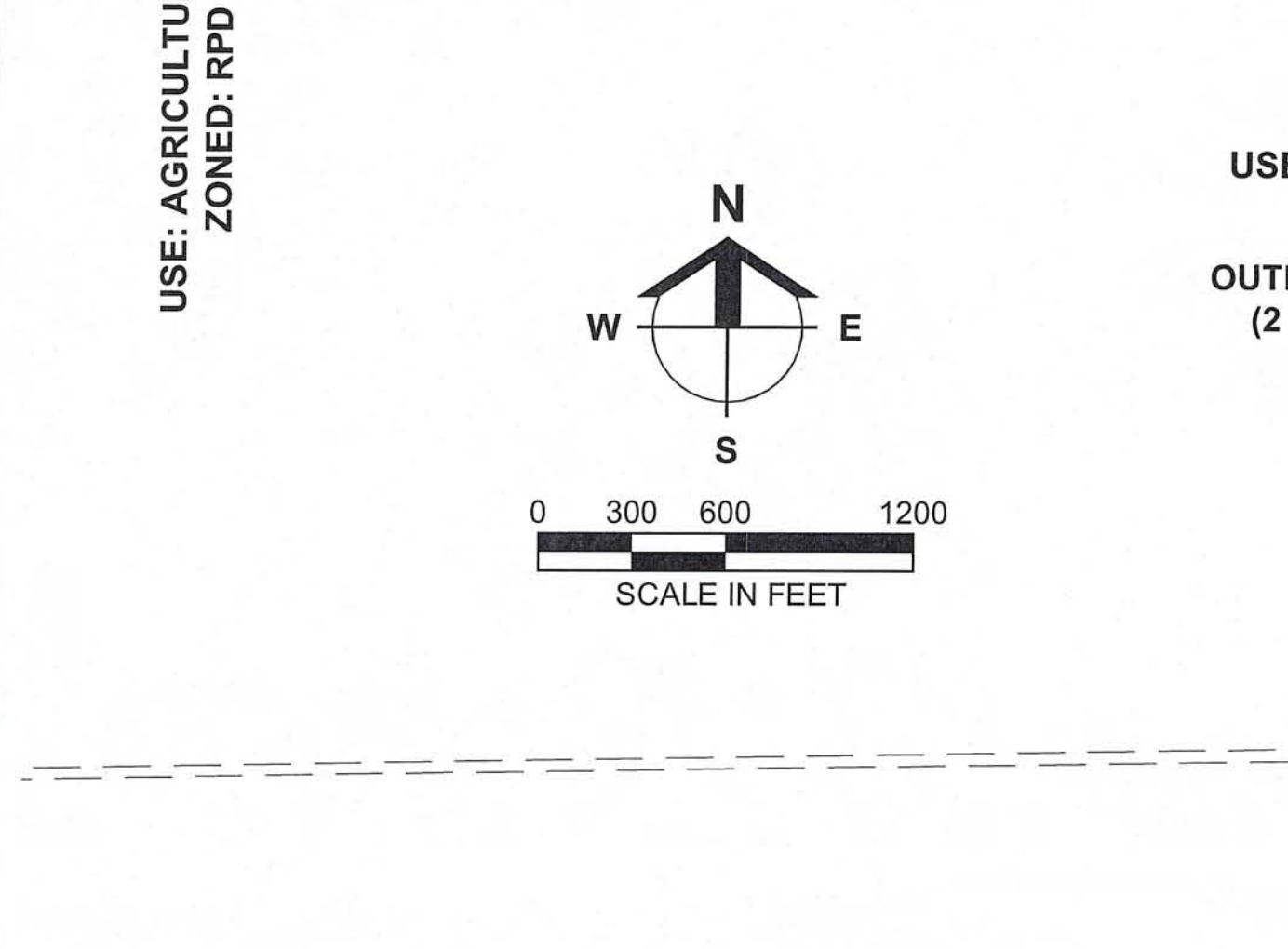
USE: VACANT RESIDENTIAL
ZONED: RPD



SUBURBAN



USE: AGRICULTURAL
ZONED: RPD



USE: AGRICULTURAL
ZONED: AG-2
RURAL

USE: AGRICULTURAL
ZONED: AG-2
OUTLYING SUBURBAN
(2 UNITS/ACRES)

USE: VACANT RESIDENTIAL
ZONED: RS-1
URBAN COMMUNITY

OPEN SPACE CALCULATIONS:

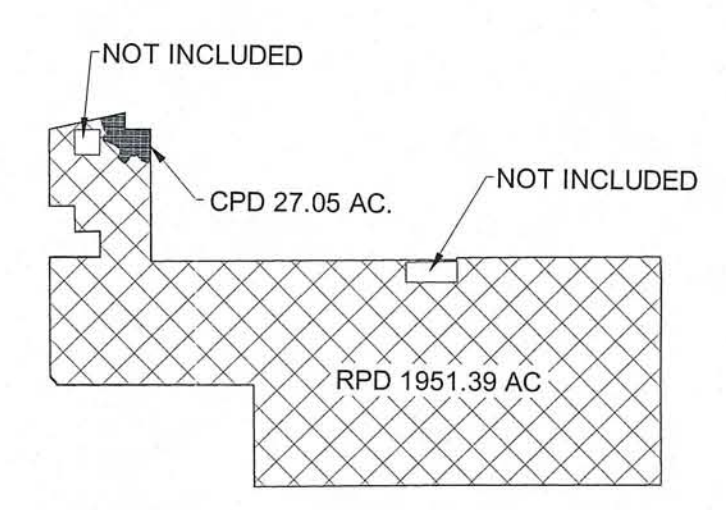
ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD	
TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.



PROPOSED ZONING KEY MAP

DEVIATIONS:

- DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
- WITHDRAWN.
- DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
- DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE

USE: INSTITUTIONAL
ZONED: RM-2

USE: INSTITUTIONAL
ZONED: AG-2
OUTLYING SUBURBAN 2
UPLAND CONSERVATION
LANDS

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL
FORMERLY KNOWN AS
HAWKS HAVEN
PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 21988202A.DWG
LOCATION: J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE: TUE, 12-16-2014 - 2:10 PM
PLOT BY: JENNIFER SAPEN
CROSS REFERENCED DRAWINGS
BASEPLAN = 21988200.DWG

PLAN REVISIONS
12-17-14 REVISED AMENDMENT AREA

PLAN STATUS
EXHIBIT
D-7-M.1 & D-7-M.2-2

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO. 21988
SHEET NUMBER 2

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z02B.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	TUE. 12-16-2014 - 2:10 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
12-17-14	REVISED AMENDMENT AREA

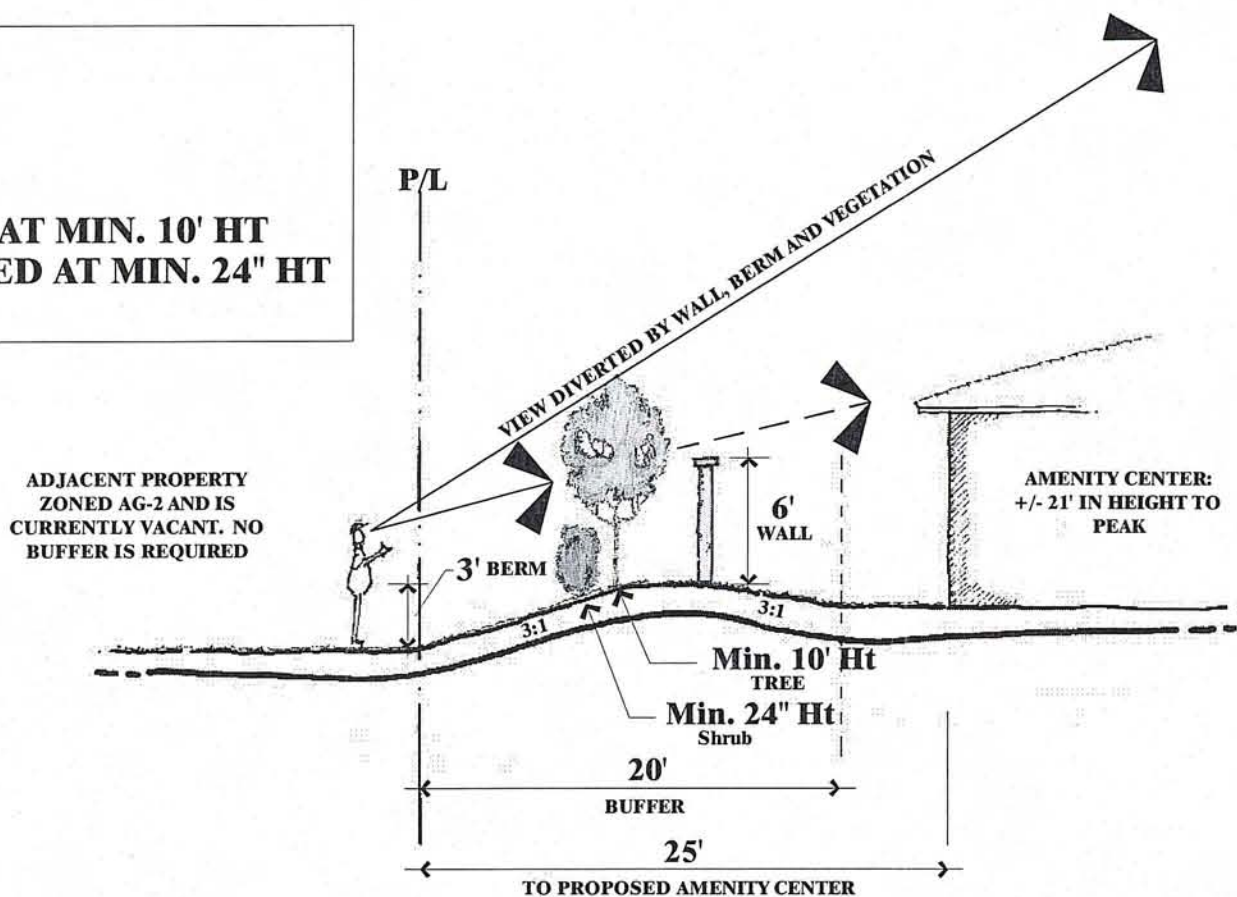
PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

**PREVIOUSLY
APPROVED TYPICAL
SECTIONS**

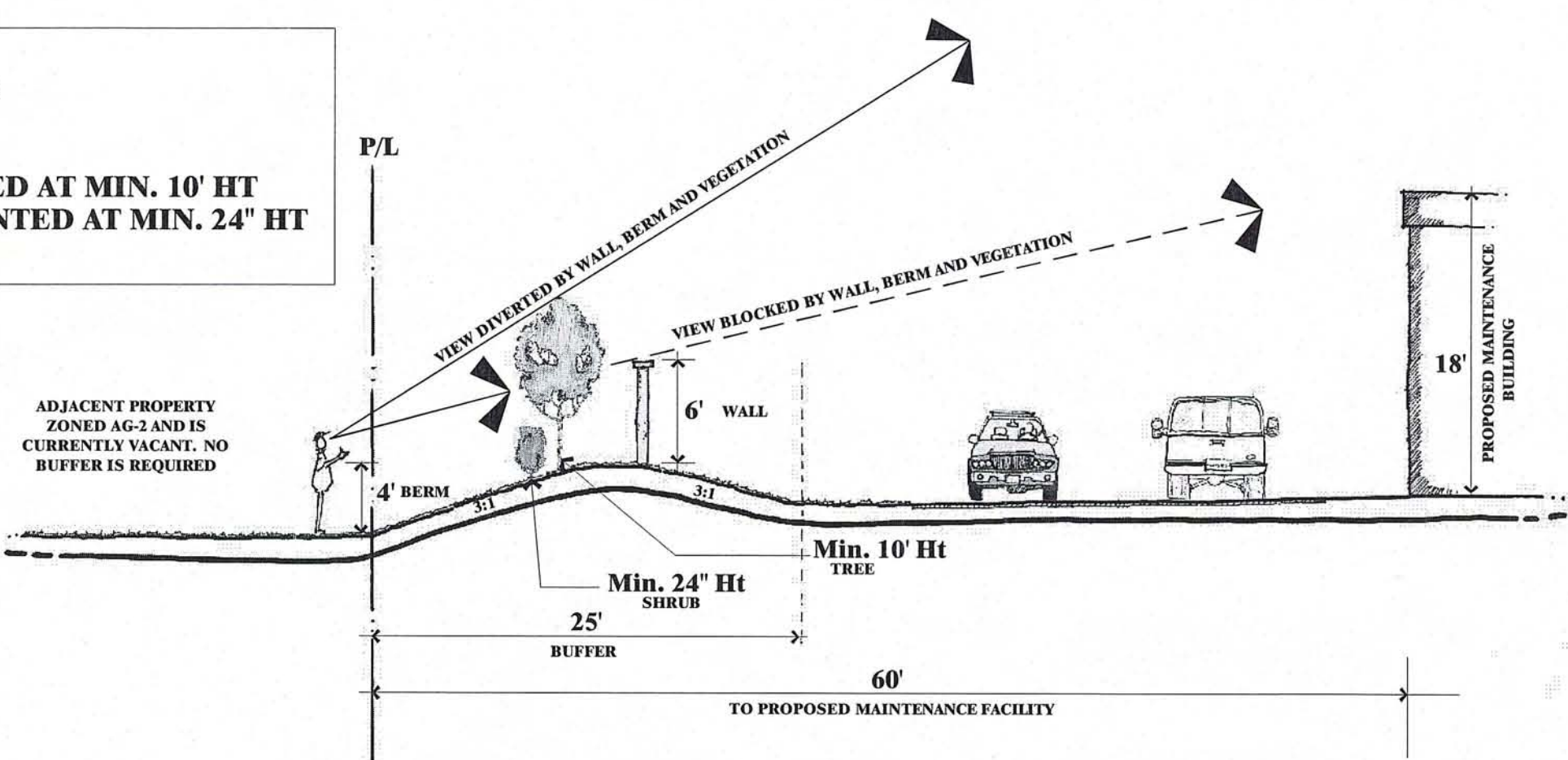
PROJECT / FILE NO.	SHEET NUMBER
21988	3

**PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"**

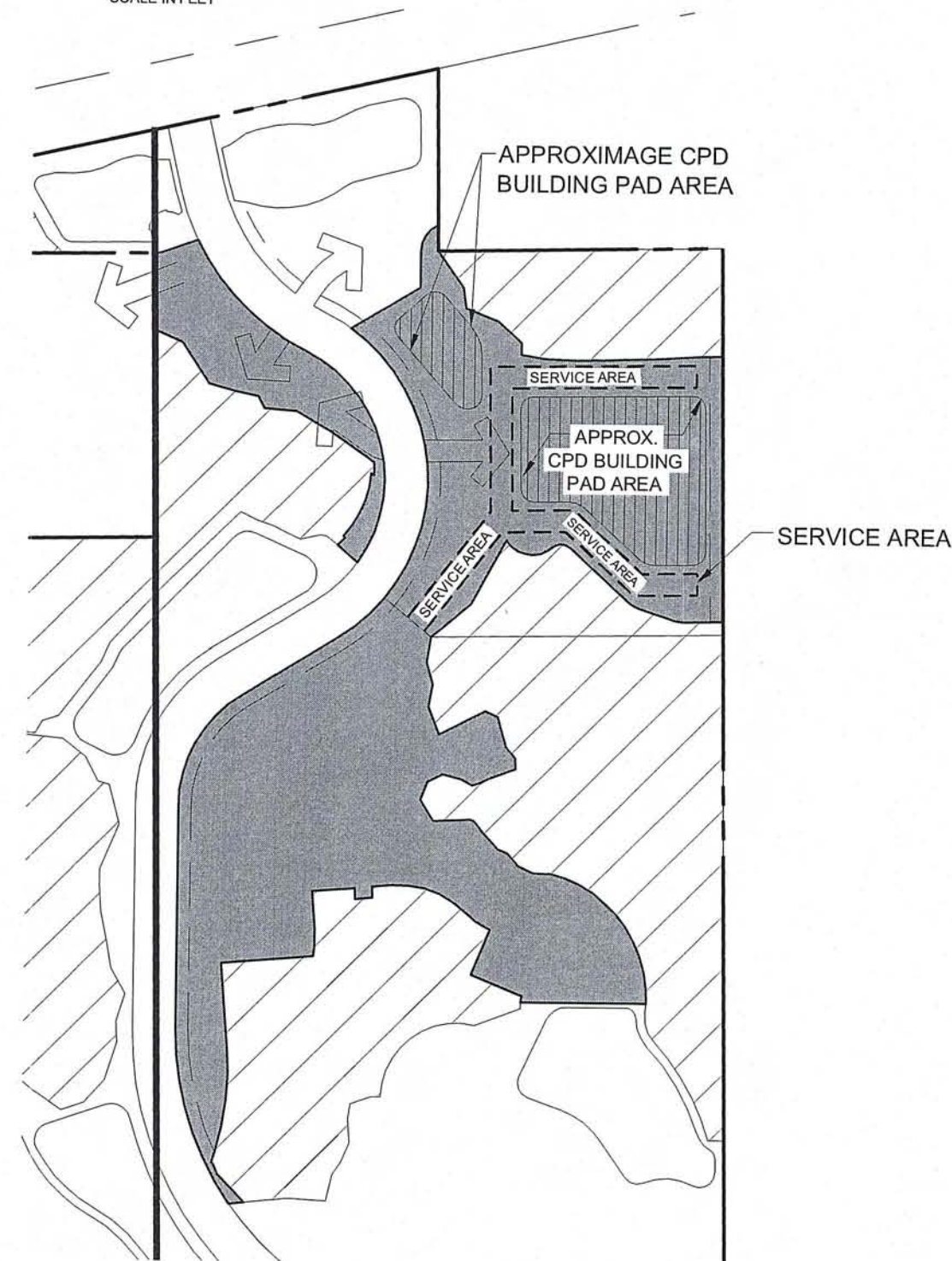
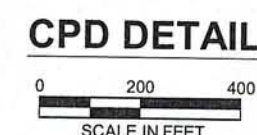


PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

**PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"**



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS



ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	

INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD	
TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	

INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
 MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-05
 (45,000 SF MAXIMUM)

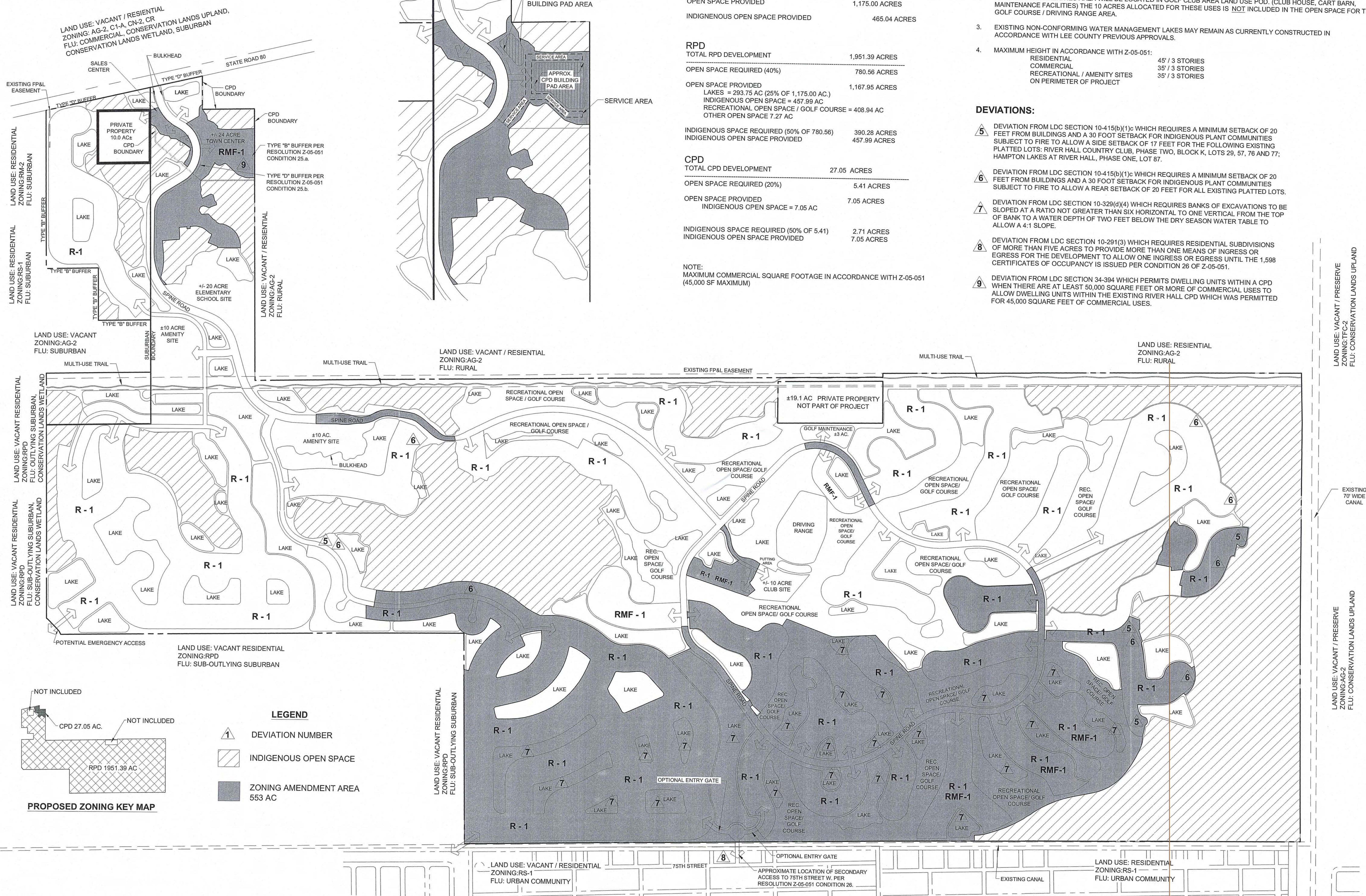
NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.F.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES	35' / 3 STORIES
ON PERIMETER OF PROJECT	

DEVIATIONS:

5. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 28, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
7. DEVIATION FROM LDC SECTION 10-329(d)(4) WHICH REQUIRES BANKS OF EXCAVATIONS TO BE SLOPED AT A RATIO NOT GREATER THAN SIX HORIZONTAL TO ONE VERTICAL FROM THE TOP OF BANK TO A WATER DEPTH OF TWO FEET BELOW THE DRY SEASON WATER TABLE TO ALLOW A 4:1 SLOPE.
8. DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES RESIDENTIAL SUBDIVISIONS OF MORE THAN FIVE ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT TO ALLOW ONE INGRESS OR EGRESS UNTIL THE 1,598 CERTIFICATES OF OCCUPANCY IS ISSUED PER CONDITION 26 OF Z-05-051.
9. DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z03.DWG
-----------	--------------

LOCATION	J:\21988\DWG\ZONING\2014 REZONE
----------	---------------------------------

PLOT DATE	TUE 12-16-2014 - 3:10 PM
-----------	--------------------------

TEST DATE	TUE. 12-16-2014 -
PLOT BY	JENNIFER SAREM

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

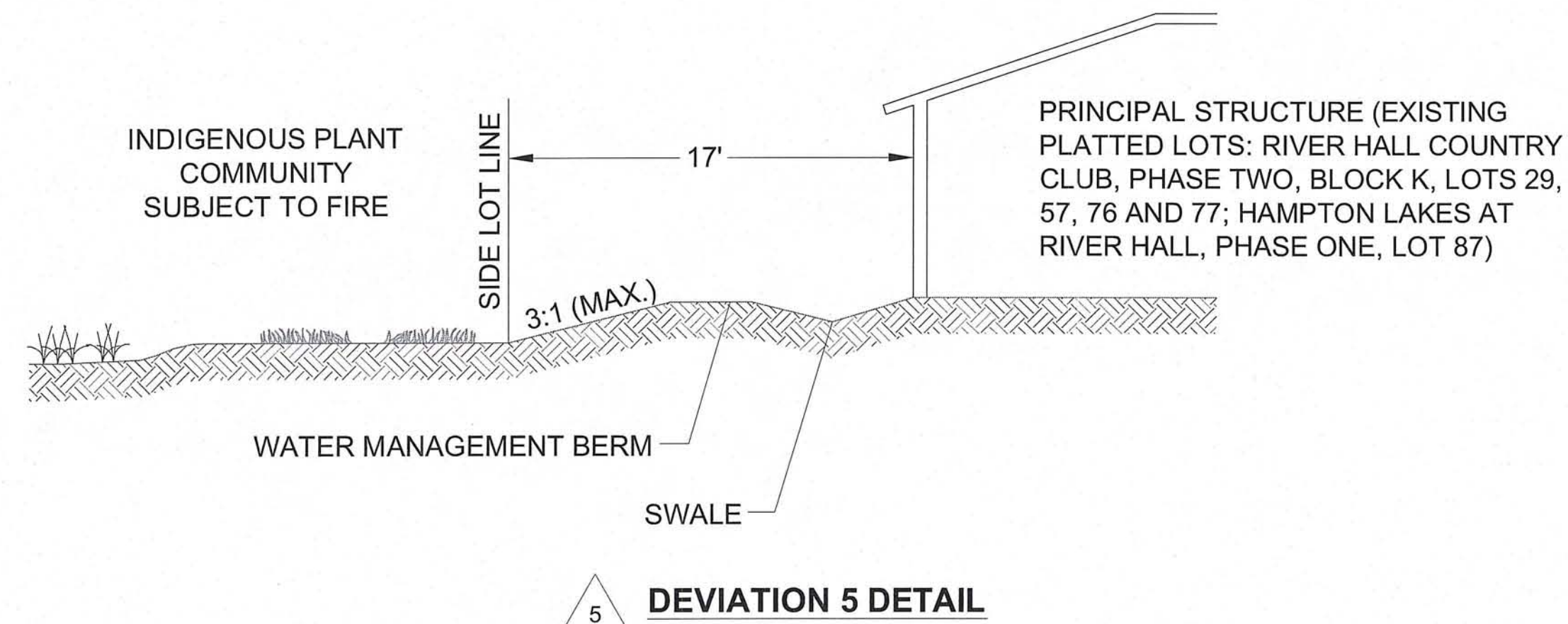
1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA

PLAN STATUS

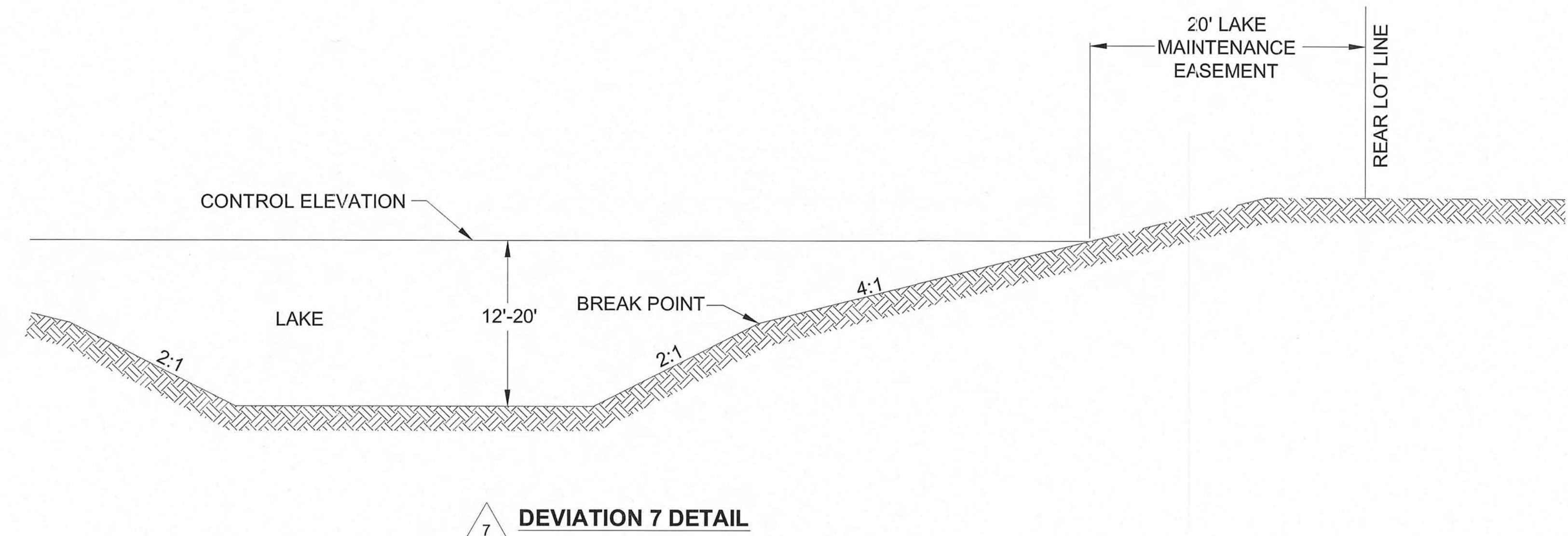
EXHIBIT
D-7-M.1 & D-7-M.2-2

MASTER CONCEPT PLAN

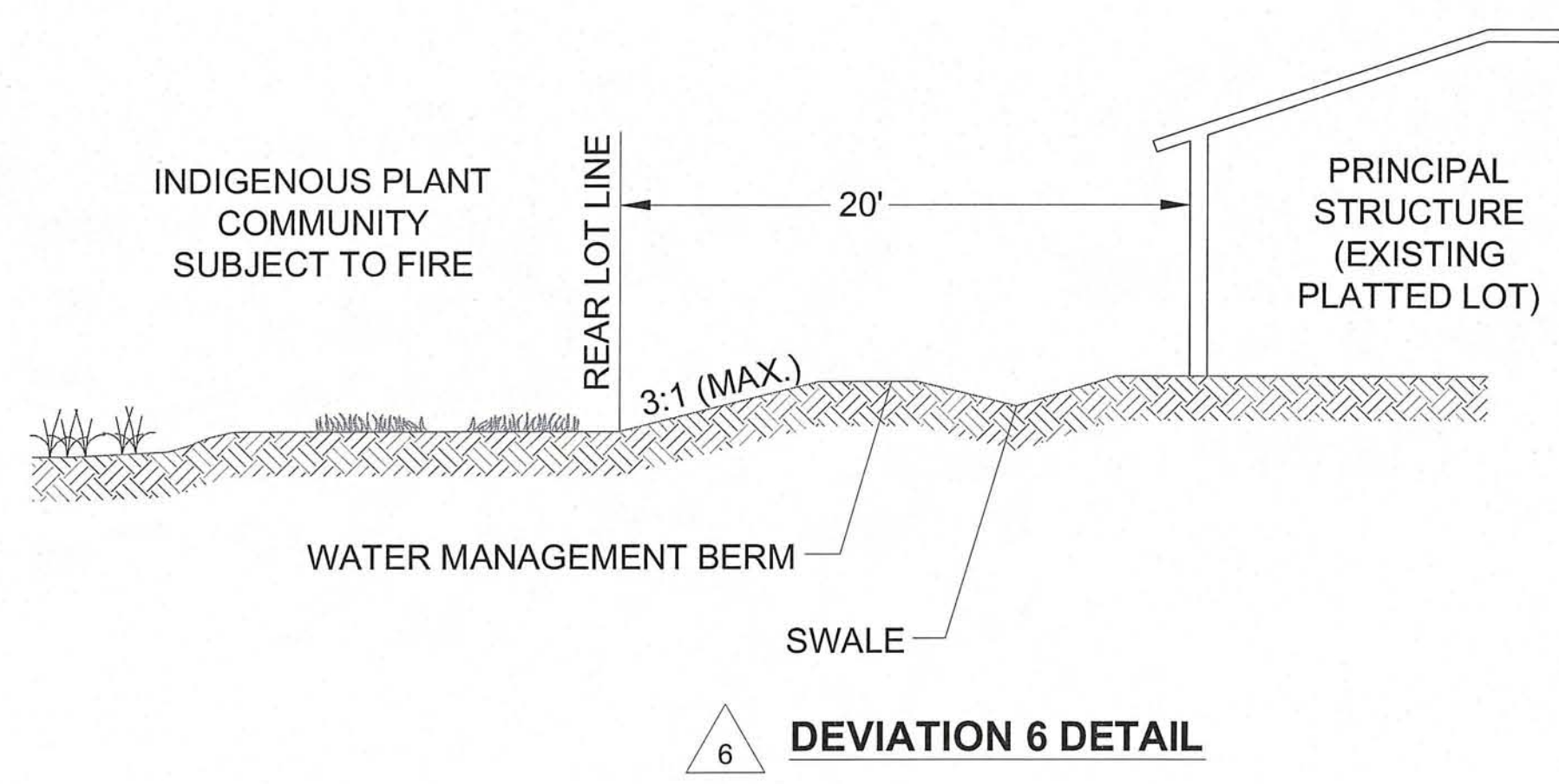
PROJECT / FILE NO.	SHEET NUMBER
21988	4



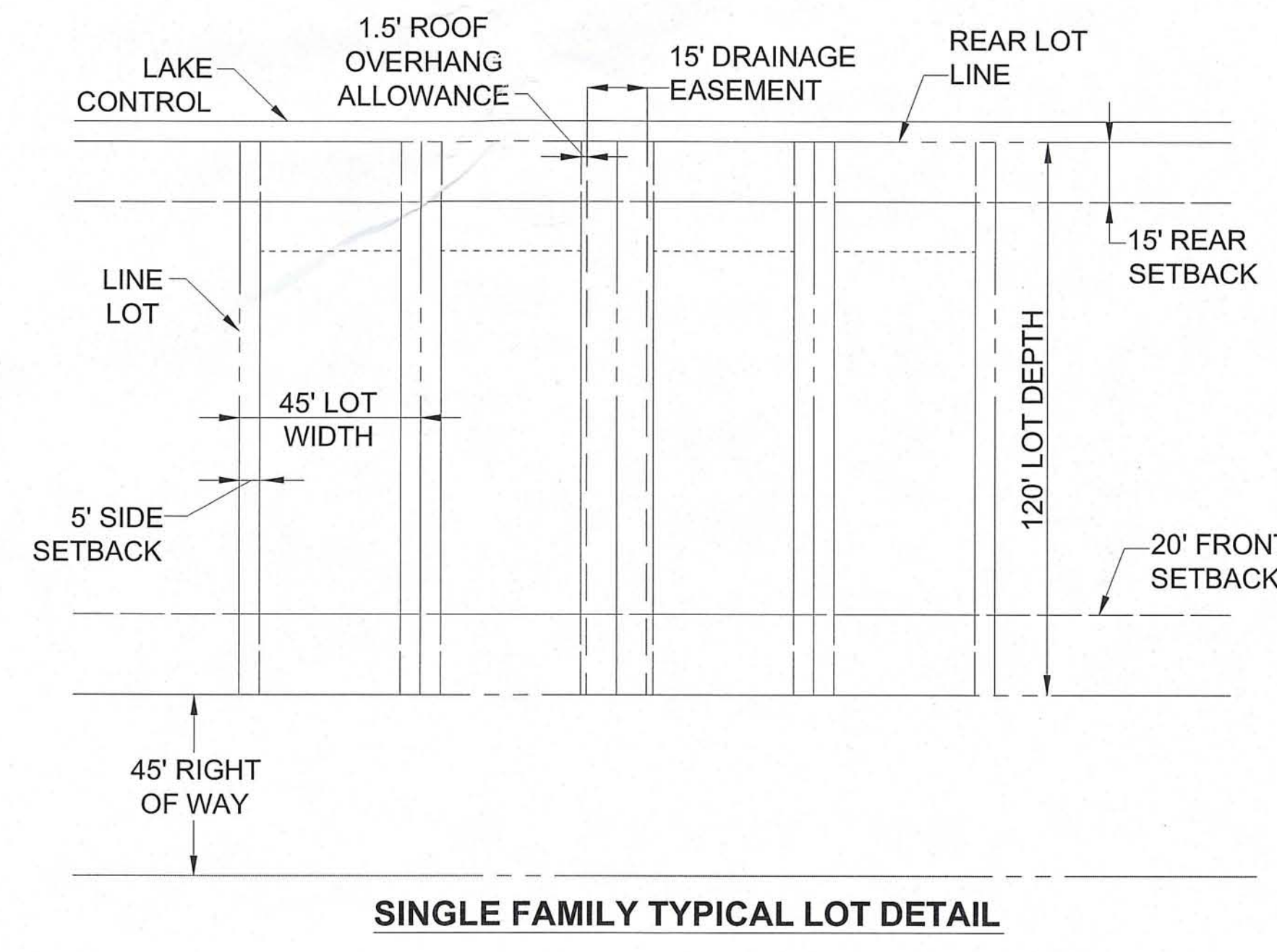
5 **DEVIATION 5 DETAIL**



7 **DEVIATION 7 DETAIL**



6 **DEVIATION 6 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET
DEPTH: 120 FEET
LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE: 5 FEET, SEE CONDITION 2.b.i.
REAR: 15 FEET
WATERBODY: 20 FEET
ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

PLAN REVISIONS	
3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA

MASTER CONCEPT PLAN
FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS		PROJECT DATUM	
HAWK'S HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517		FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929	
ZONING		RECORD PLAT	
HAWK'S HAVEN RPD		APPROVED	
FLOOD ZONE		STRAP NUMBERS	
ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.			
PERMIT REQUIREMENTS			
AGENCY	STATUS	NOTES	
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04006-P	
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138	
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSGP	
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC	
F.D.O.T. CONNECTION PERMIT	N/A	-	
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-	
F.D.O.T. UTILITY PERMIT	N/A	-	
ARMY CORPS OF ENGINEERS	N/A	-	
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y480	

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

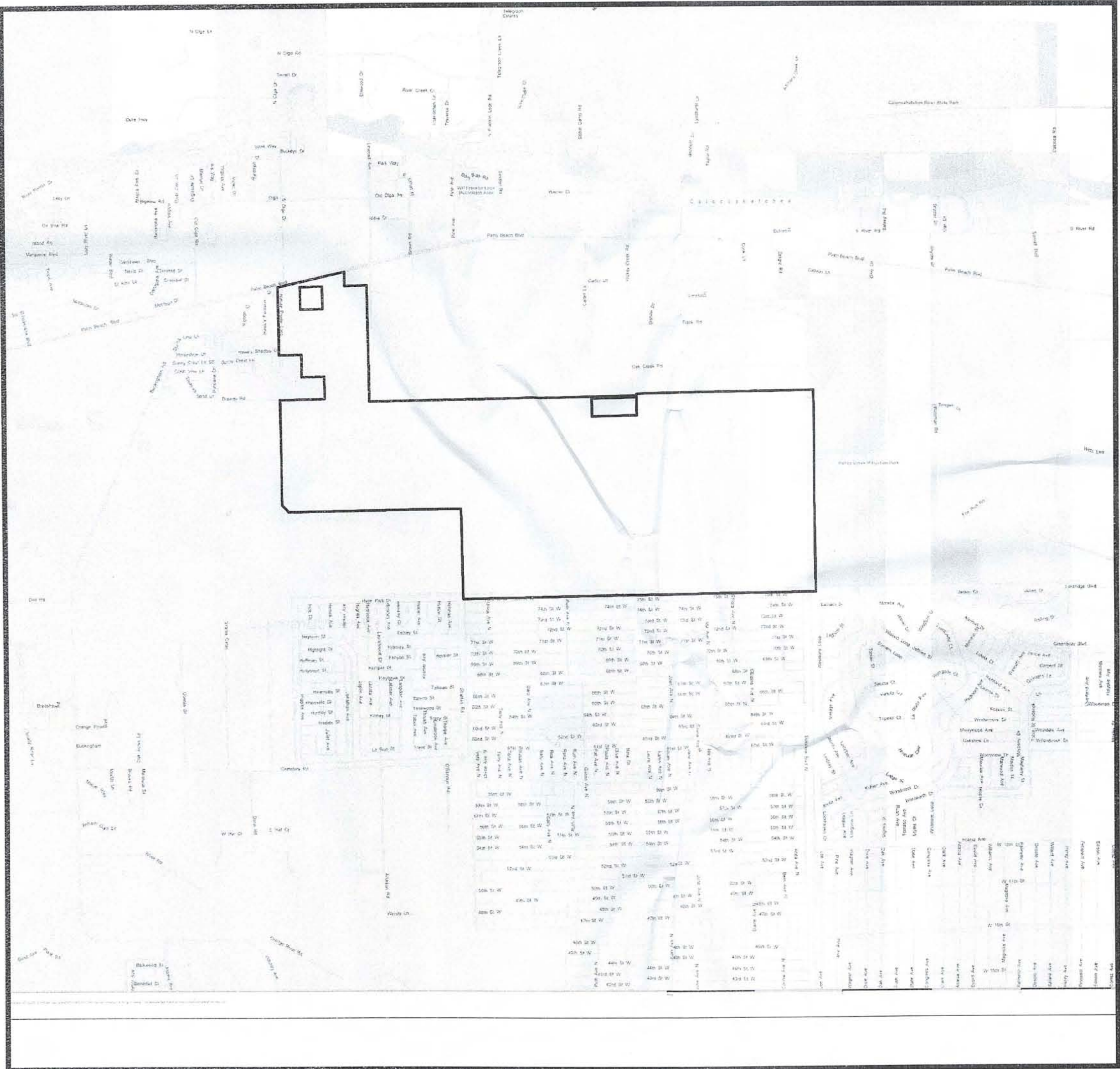
DESIGN TEAM

PROJECT ENGINEER CARL A. BARRACO, P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER TIM GAVIN, E.I.	PROJECT SURVEYOR SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN MATT MIKOVIC, E.I.	SITE PLANNING JENNIFER PARKER
DESIGN STAFF MATT MIKOVIC, E.I.	LANDSCAPE DESIGN
QUALITY CONTROL TOM R. HOLMLUND	RECORD DRAWINGS

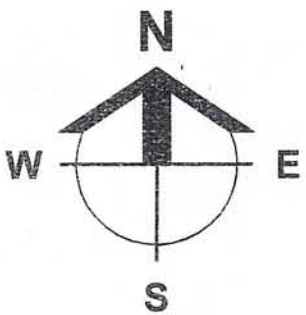
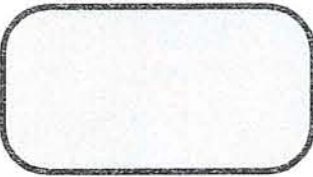
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

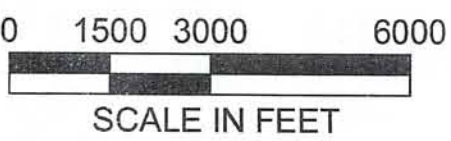
PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



VICINITY MAP



SCALE IN FEET



KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

www.sunshine811.com

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998Z03.DWG
5	PROPOSED DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

DCI 2013-00003

RECEIVED
APR 02 2013
AHH

COMMUNITY DEVELOPMENT

THESE PLANS ARE A COMPONENT OF THE CONTRACT DOCUMENTS FOR THE REFERENCED PROJECT.
TECHNICAL SPECIFICATIONS AND ANY SUPPLEMENTS TO THE CONTRACT DOCUMENTS SHOULD BE
REVIEWED FOR MATERIAL, CONSTRUCTION, TESTING AND PERMIT REQUIREMENTS PRIOR TO BIDDING.
THIS PLAN SET IS NOT RELEASED FOR CONSTRUCTION UNLESS SPECIFICALLY INDICATED SO IN THE
"PLAN STATUS" PORTION OF THE TITLE BLOCK. CONTRACTOR SHALL VERIFY THAT HE HAS THE LATEST
PLANS WHICH HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER PRIOR TO CONSTRUCTION.

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY. SITE
LAYOUT AND LAND USE INTENSITIES
OR DENSITIES MAY CHANGE
SIGNIFICANTLY BASED UPON SURVEY,
ENVIRONMENTAL, ENGINEERING AND
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2013, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z01.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	FRI: 3-22-2013 - 7:54 AM
PLOT BY	JENNIFER SAPIEN
DESIGN BY	GREGG LATHROP

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21988	1

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY. SITE
LAYOUT AND LAND USE INTENSITIES
OR DENSITIES MAY CHANGE
SIGNIFICANTLY BASED UPON SURVEY,
ENVIRONMENTAL, ENGINEERING AND
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2012, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988202A.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	WED, 1-2-2013 - 3:43 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988200.DWG

PLAN REVISIONS	

PLAN STATUS	
EXHIBIT	
D-7-M.1 & D-7-M.2-2	

**PREVIOUSLY
APPROVED MASTER
CONCEPT PLAN**

PROJECT / FILE NO.	SHEET NUMBER
21988	2

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 467.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	

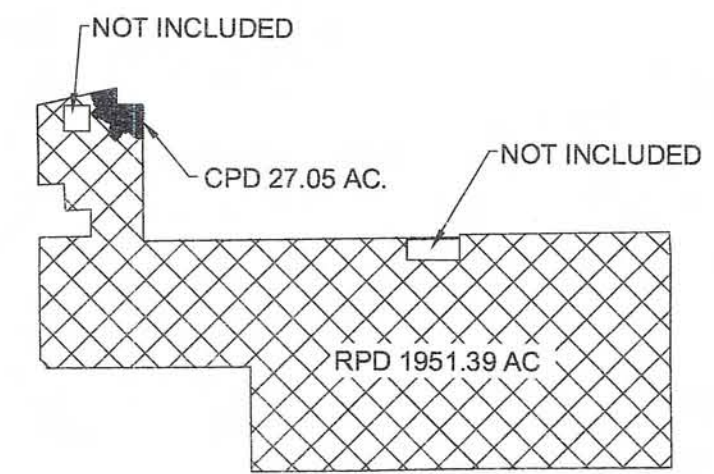
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD	
TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	

INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.



PROPOSED ZONING KEY MAP

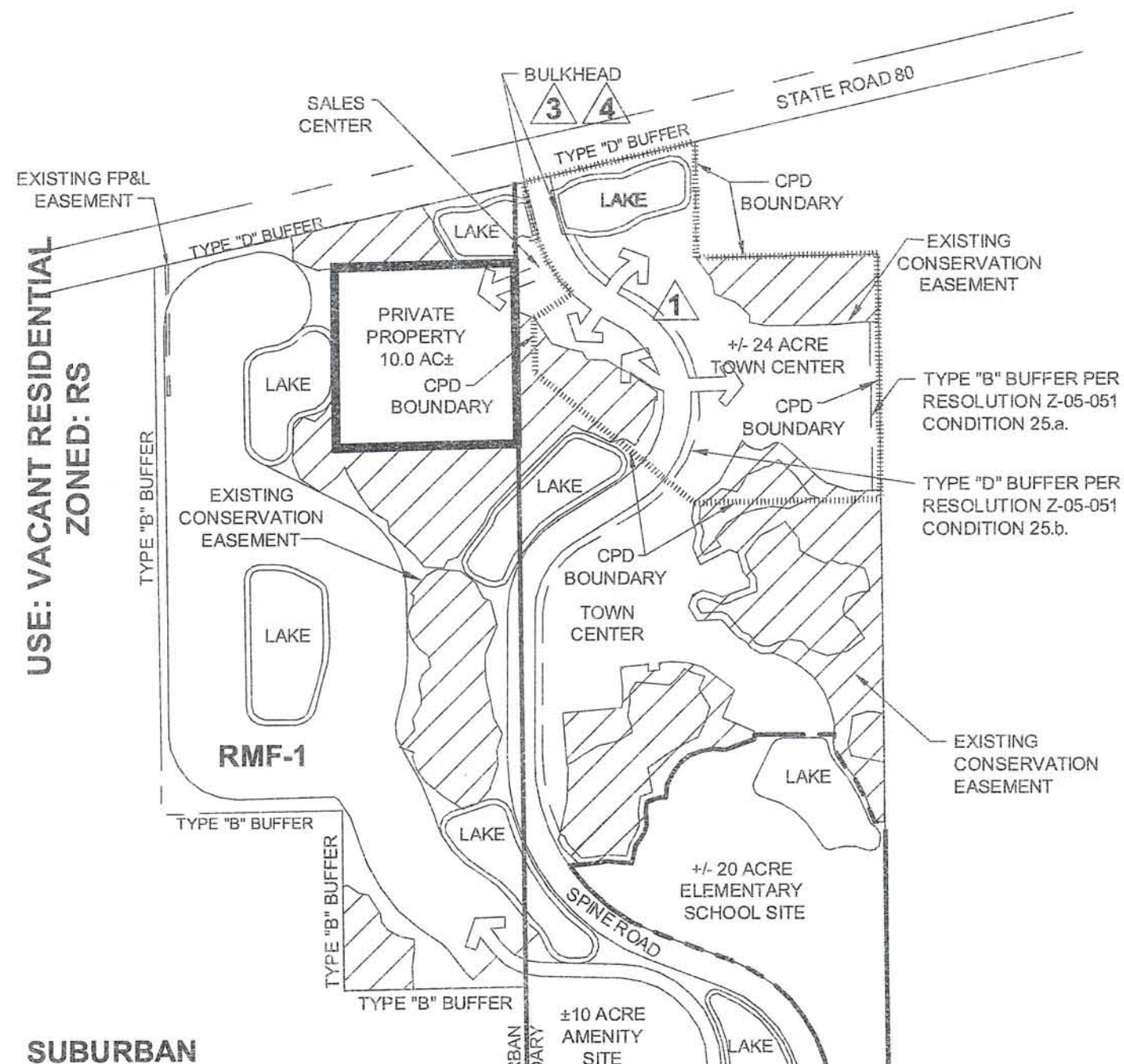
DEVIATIONS:

- DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
- WITHDRAWN.
- DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
- DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE

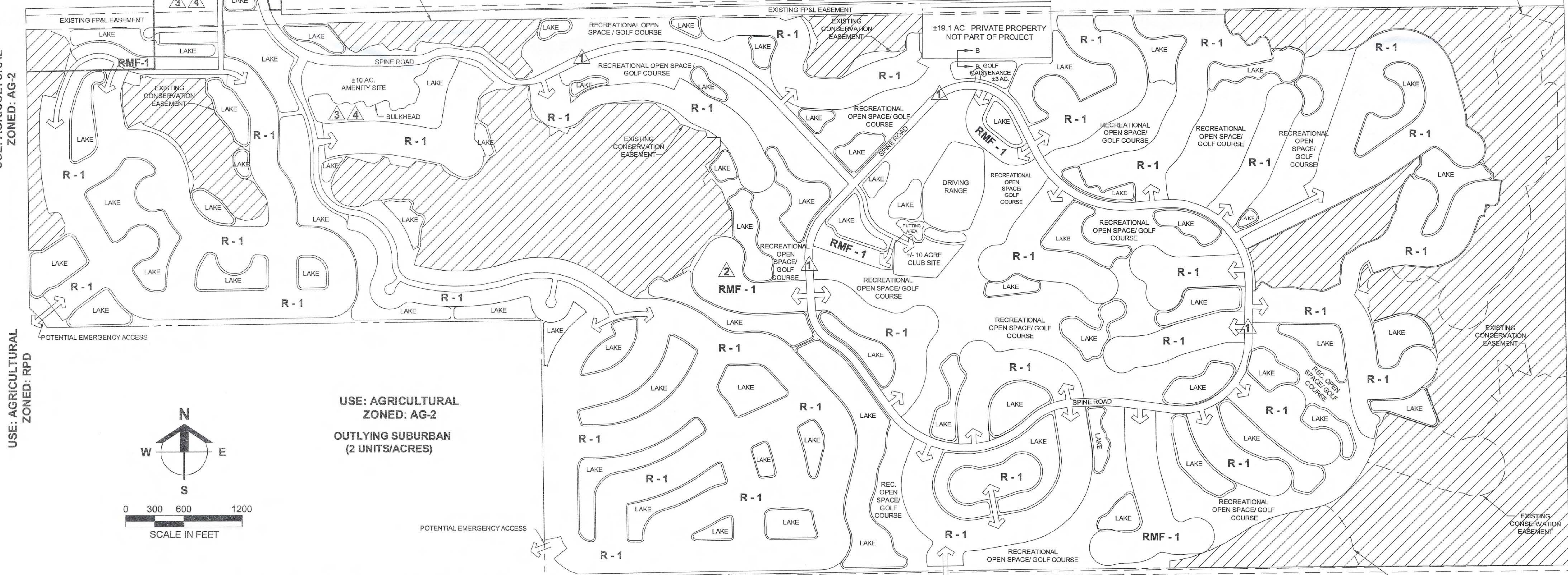
USE: VACANT RESIDENTIAL
ZONED: RPD



USE: AGRICULTURAL
ZONED: AG-2
RURAL

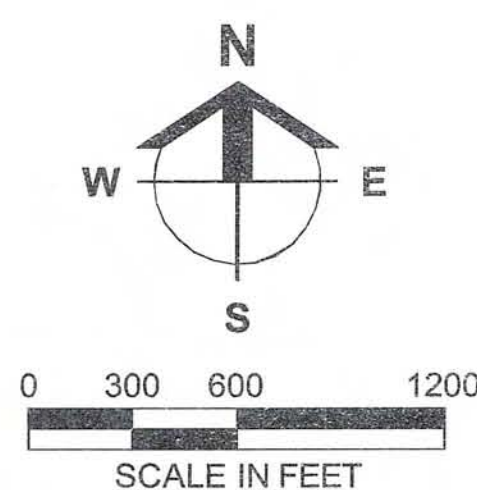
SUBURBAN

USE: AGRICULTURAL
ZONED: AG-2

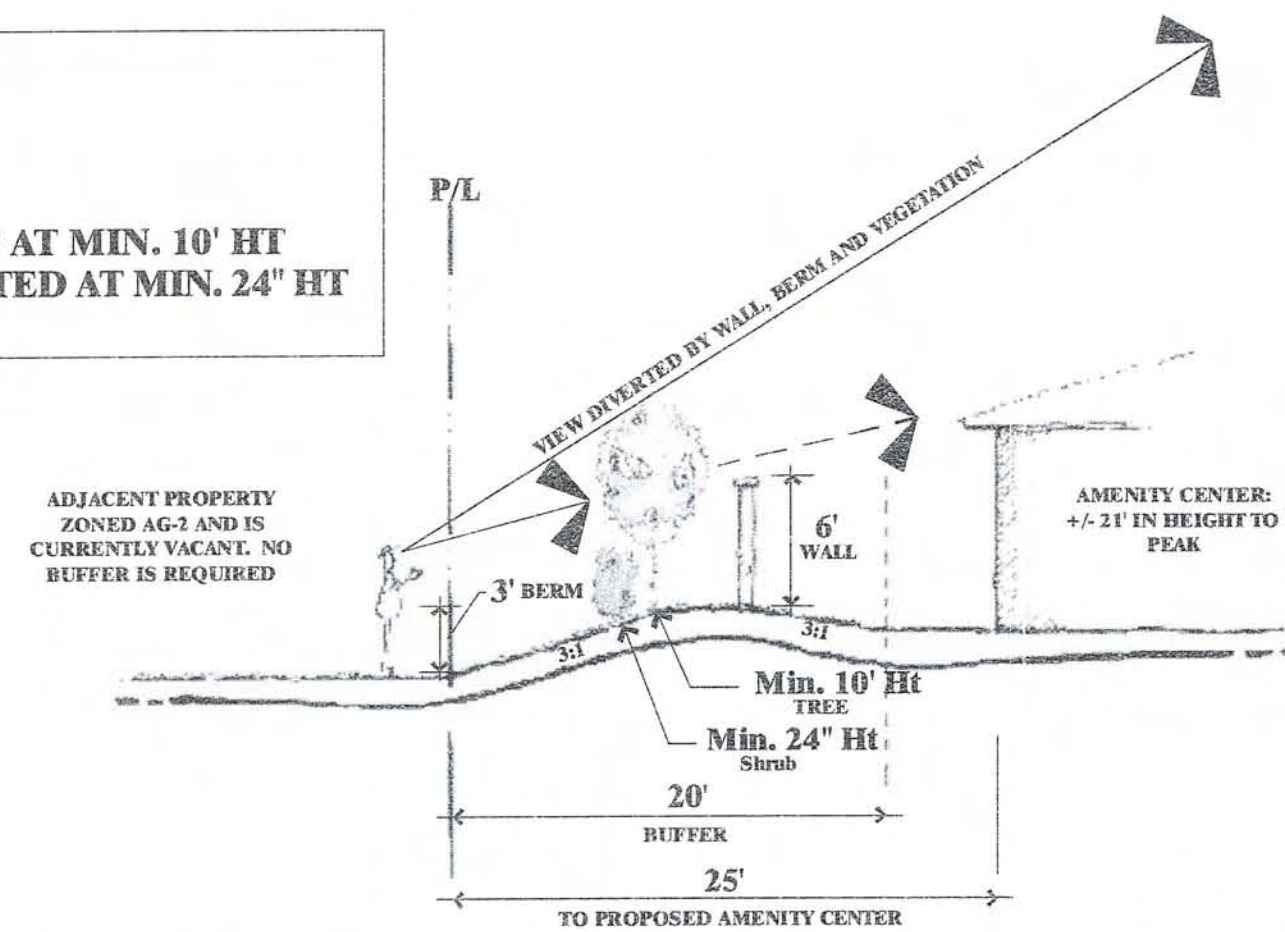


USE: AGRICULTURAL
ZONED: AG-2
OUTLYING SUBURBAN
(2 UNITS/ACRES)

USE: VACANT RESIDENTIAL
ZONED: RS-1
URBAN COMMUNITY

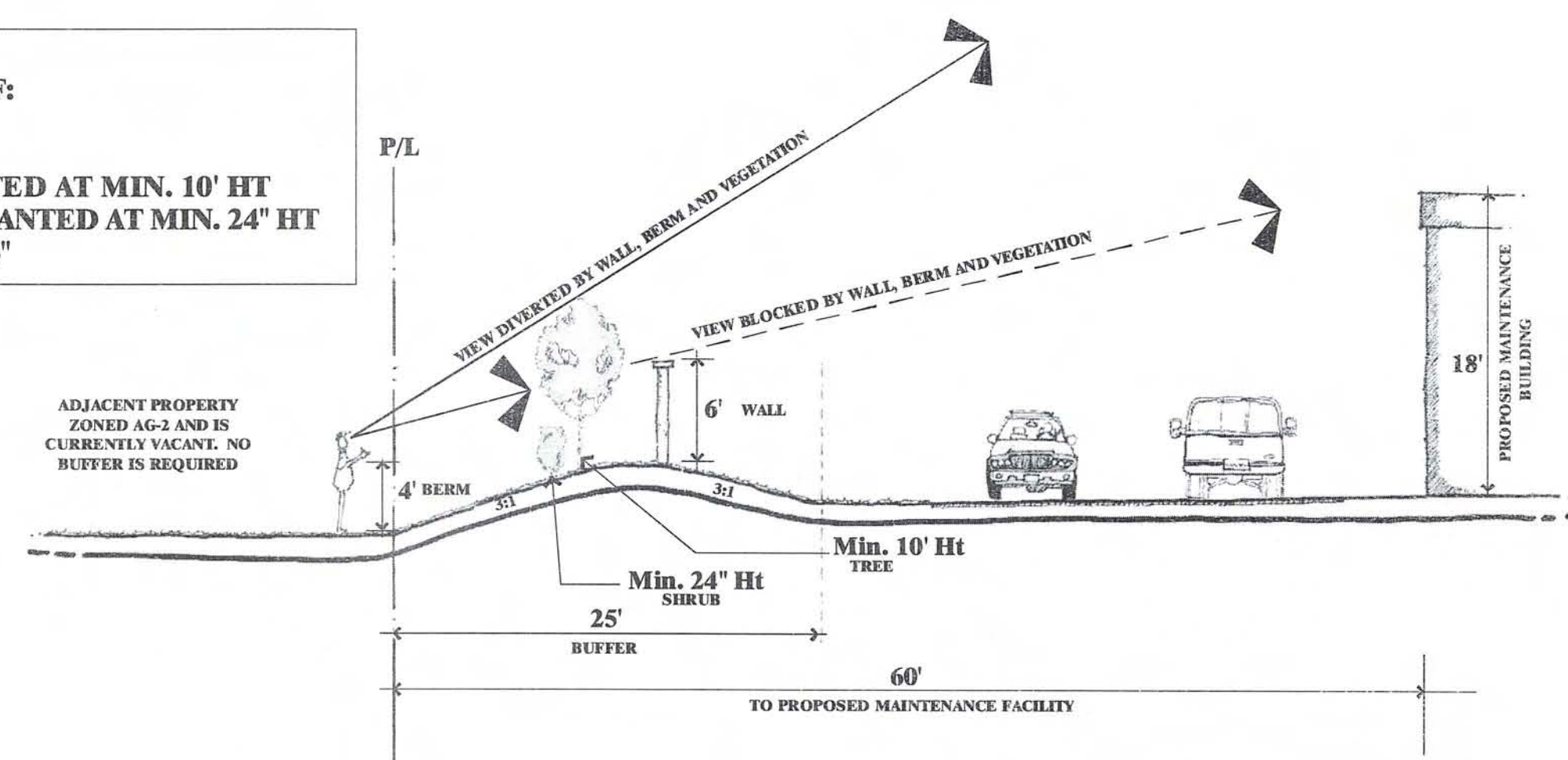


PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

RECEIVED
APR 02 2013
COMMUNITY DEVELOPMENT
DCI 2013-00003

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY. SITE
LAYOUT AND LAND USE INTENSITIES
OR DENSITIES MAY CHANGE
SIGNIFICANTLY BASED UPON SURVEY,
ENVIRONMENTAL, ENGINEERING AND
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2012, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988202B.DWG
LAYOUT	LAYOUT 1
LOCATION	J:\21988DWG\ZONING\2012 REZONE\
PLOT DATE	WED. 1-2-2013 - 3:43 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	AUTHOR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2.2

**PREVIOUSLY
APPROVED TYPICAL
SECTIONS**

PROJECT / FILE NO.	SHEET NUMBER
21988	3

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY. SITE
LAYOUT AND LAND USE INTENSITIES
OR DENSITIES MAY CHANGE
SIGNIFICANTLY BASED UPON SURVEY,
ENVIRONMENTAL, ENGINEERING AND
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2013, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z04.DWG
LAYOUT	LAYOUT 1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	THU, 3-28-2013 - 12:03 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	AUTHOR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
3-20-13	REVISED AMENDMENT AREA

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
21988	5

RECEIVED
APR 02 2013
COMMUNITY DEVELOPMENT

DCI 2013-00003

INDIGENOUS PLANT
COMMUNITY
SUBJECT TO FIRE

SIDE LOT LINE

17'

3:1 (MAX.)

WATER MANAGEMENT BERM

SWALE

5 **DEVIATION 5 DETAIL**

PRINCIPAL STRUCTURE (EXISTING
PLATTED LOTS: RIVER HALL COUNTRY
CLUB, PHASE TWO, BLOCK K, LOTS 29,
57, 76 AND 77; HAMPTON LAKES AT
RIVER HALL, PHASE ONE, LOT 87)

CONTROL ELEVATION

LAKE

12'-20'

BREAK POINT

4:1

2:1

2:1

20' LAKE
MAINTENANCE
EASEMENT

REAR LOT LINE

7 **DEVIATION 6 DETAIL**

INDIGENOUS PLANT
COMMUNITY
SUBJECT TO FIRE

REAR LOT LINE

20'

3:1 (MAX.)

WATER MANAGEMENT BERM

SWALE

6 **DEVIATION 5 DETAIL**

PRINCIPAL
STRUCTURE
(EXISTING
PLATTED LOT)

MASTER CONCEPT PLAN
FOR
RIVER HALL RPD / CPD
(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA	
SITE ADDRESS HAWK'S HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929
ZONING HAWK'S HAVEN RPD	RECORD PLAT APPROVED
FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.	STRAP NUMBERS
PERMIT REQUIREMENTS	
AGENCY S. FLORIDA WATER MANAGEMENT DISTRICT LEE COUNTY DEVELOPMENT ORDER LEE COUNTY DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION F.D.O.T. CONNECTION PERMIT F.D.O.T. DRAINAGE CONNECTION PERMIT F.D.O.T. UTILITY PERMIT ARMY CORPS OF ENGINEERS F.D.E.P. NOTICE OF INTENT	STATUS APPROVED APPROVED APPROVED APPROVED N/A N/A N/A N/A ISSUED
NOTES PERMIT NO. 36-04006-P PERMIT NO. DOS2004-00138 PERMIT NO. 0125120-117 DSGP PERMIT NO. 47040-084-DWC - - - - PERMIT NO. FLR10Y480	

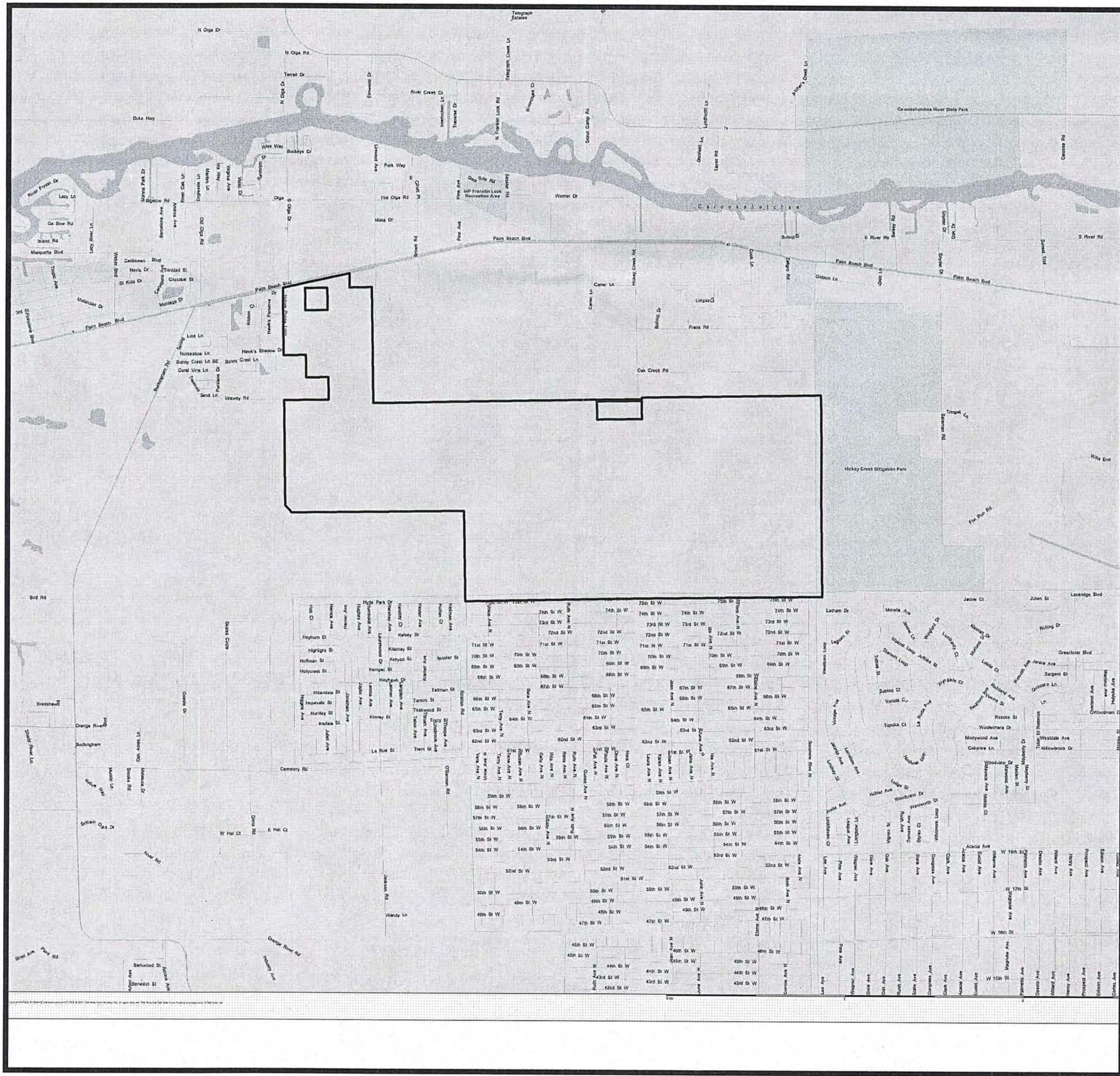
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM	
PROJECT ENGINEER CARL A. BARRACO, P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER TIM GAVIN, P.E.	PROJECT SURVEYOR SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN WES KAYNE, E.I.	SITE PLANNING JENNIFER SAPEN
DESIGN STAFF TOM R. HOLMLUND	LANDSCAPE DESIGN
QUALITY CONTROL TOM R. HOLMLUND	RECORD DRAWINGS

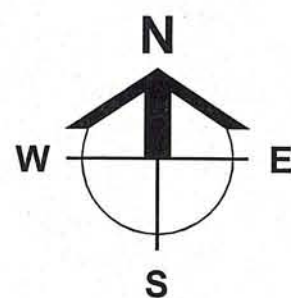
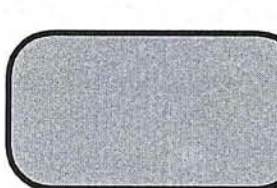
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

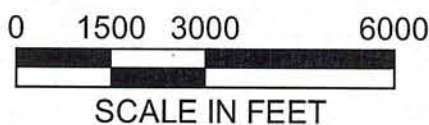
PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998Z03.DWG
5	PROPOSED DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

RECEIVED
JAN 23 2015
COMMUNITY DEVELOPMENT

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE
COMMUNITIES,
LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER
HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME 21988Z01.DWG

LOCATION J:\21988\DWG\ZONING\2014 REZONE\

PLOT DATE FRI 1-23-2015 - 8:53 AM

PLOT BY ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

3-20-13 REVISED AMENDMENT AREA

12-17-14 REVISED AMENDMENT AREA

1-23-15

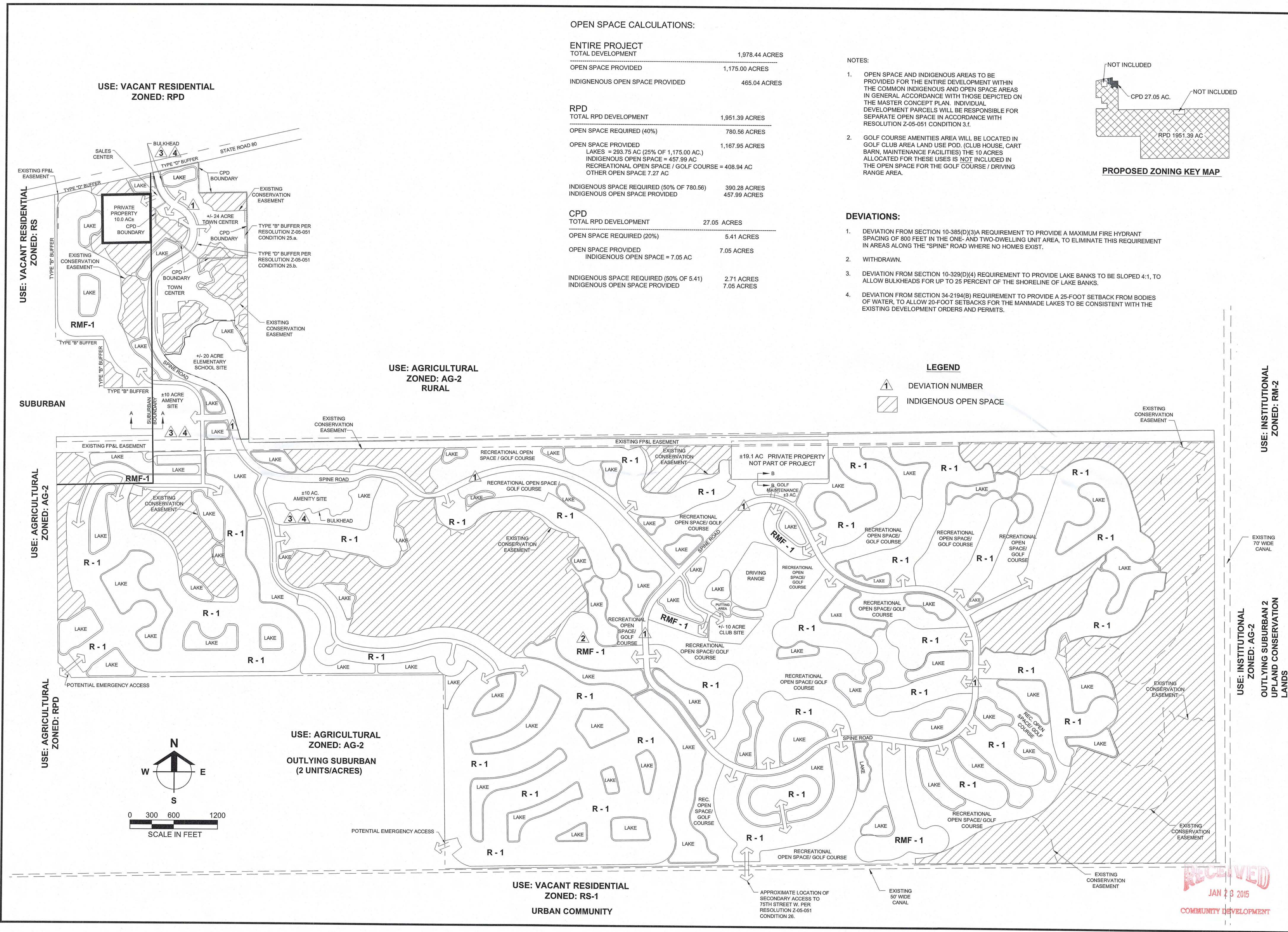
PLAN STATUS

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO. SHEET NUMBER

. 1

DCI 2013-00003



Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McCREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 21988202A.DWG

LOCATION: J:\21988\DWG\ZONING\2014 REZONE\

PLOT DATE: FRI 1-23-2015 - 8:53 AM

PLOT BY: ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988200.DWG

PLAN REVISIONS

12-17-14 REVISED AMENDMENT AREA

1-23-15

PLAN STATUS

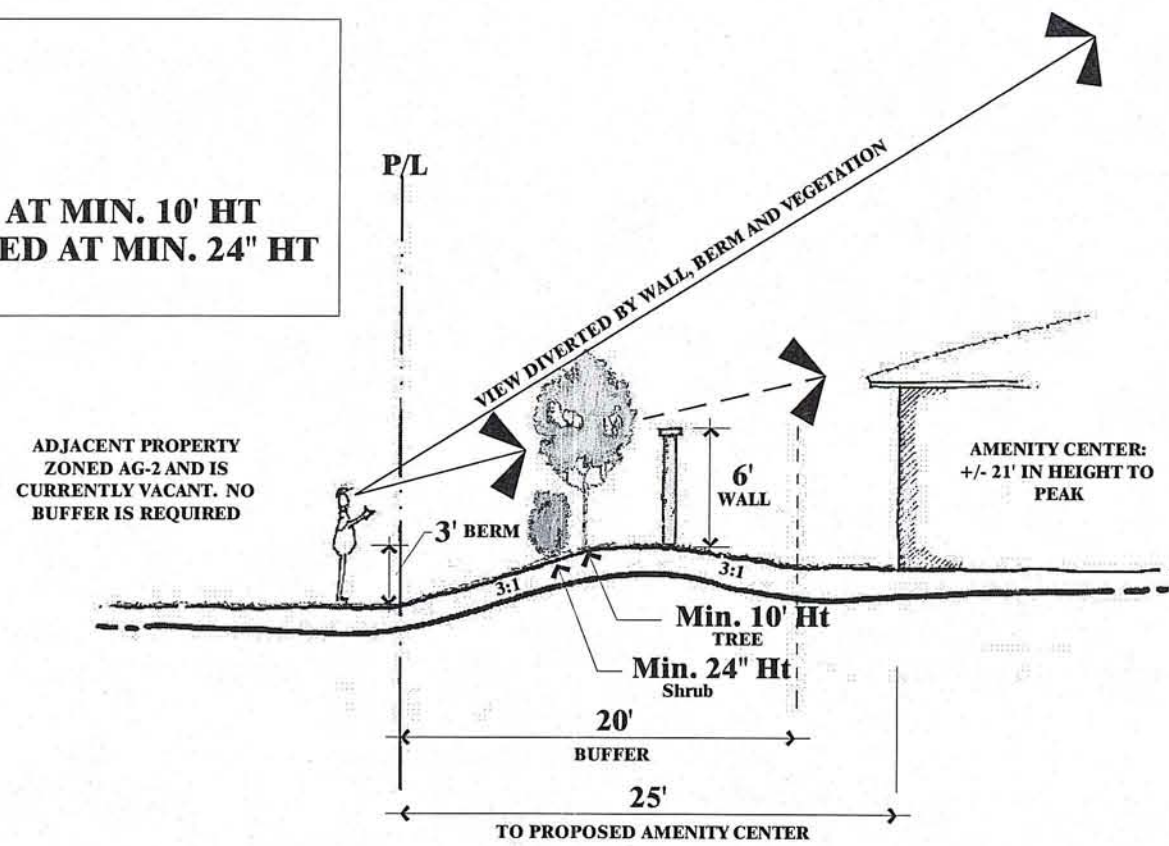
**PREVIOUSLY
APPROVED MASTER
CONCEPT PLAN**

PROJECT / FILE NO. SHEET NUMBER

2

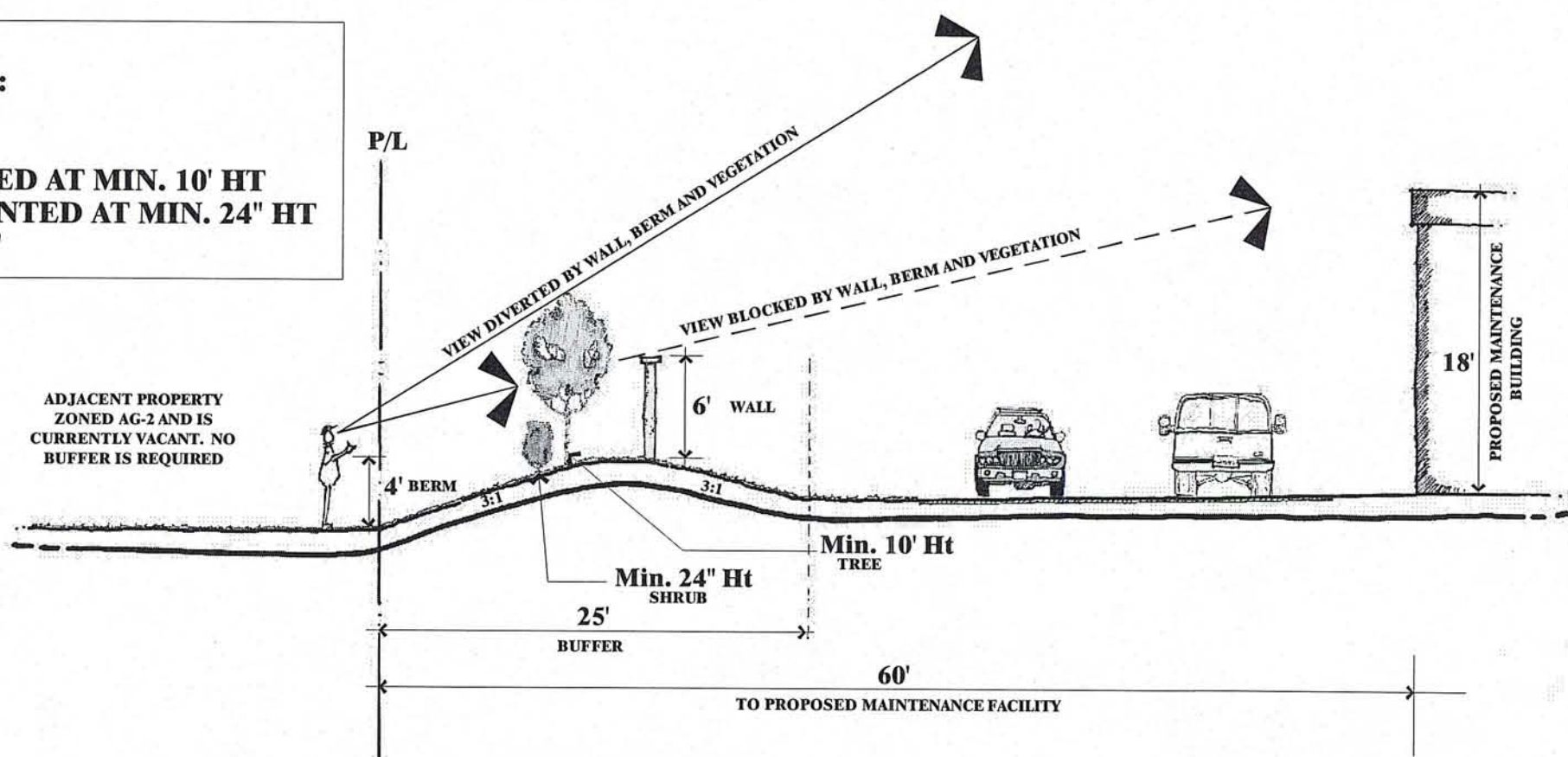
DCI 2013-00003

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE
COMMUNITIES,
LLC**

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER
HALL**

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	J:\21988\DWG\ZONING\2014 REZONE\
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI, 1-23-2015 - 8:53 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

12-17-14	REVISED AMENDMENT AREA
1-23-15	

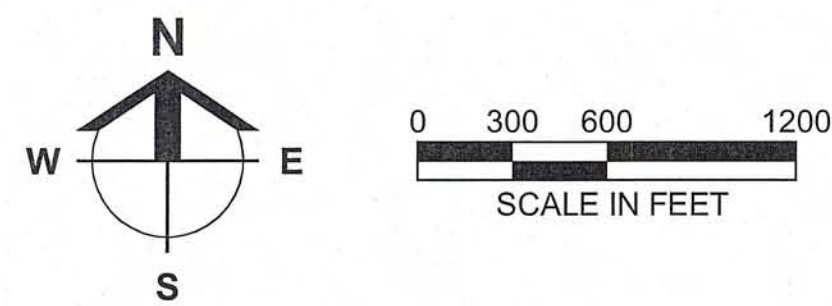
PLAN STATUS

PREVIOUSLY
APPROVED TYPICAL
SECTIONS

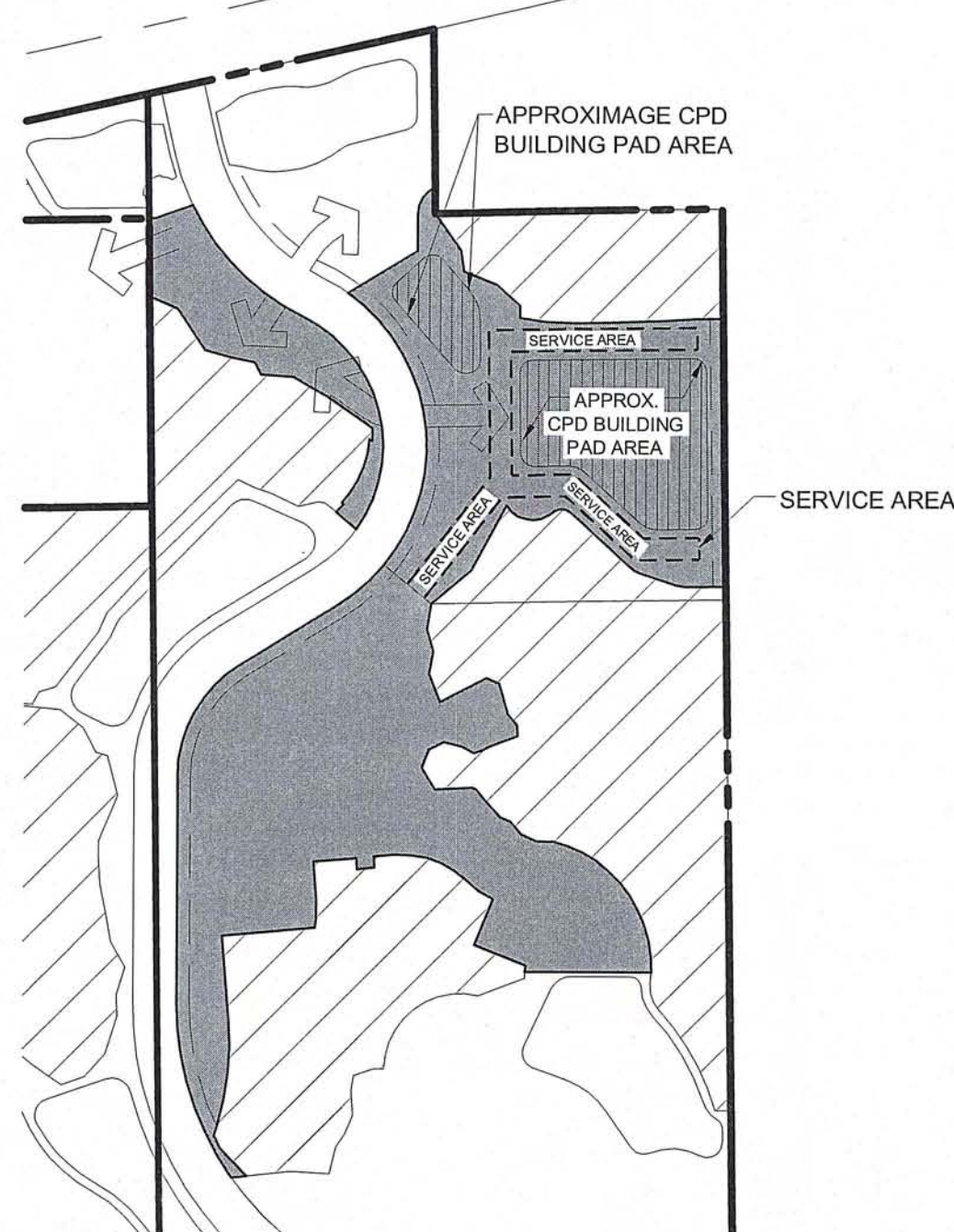
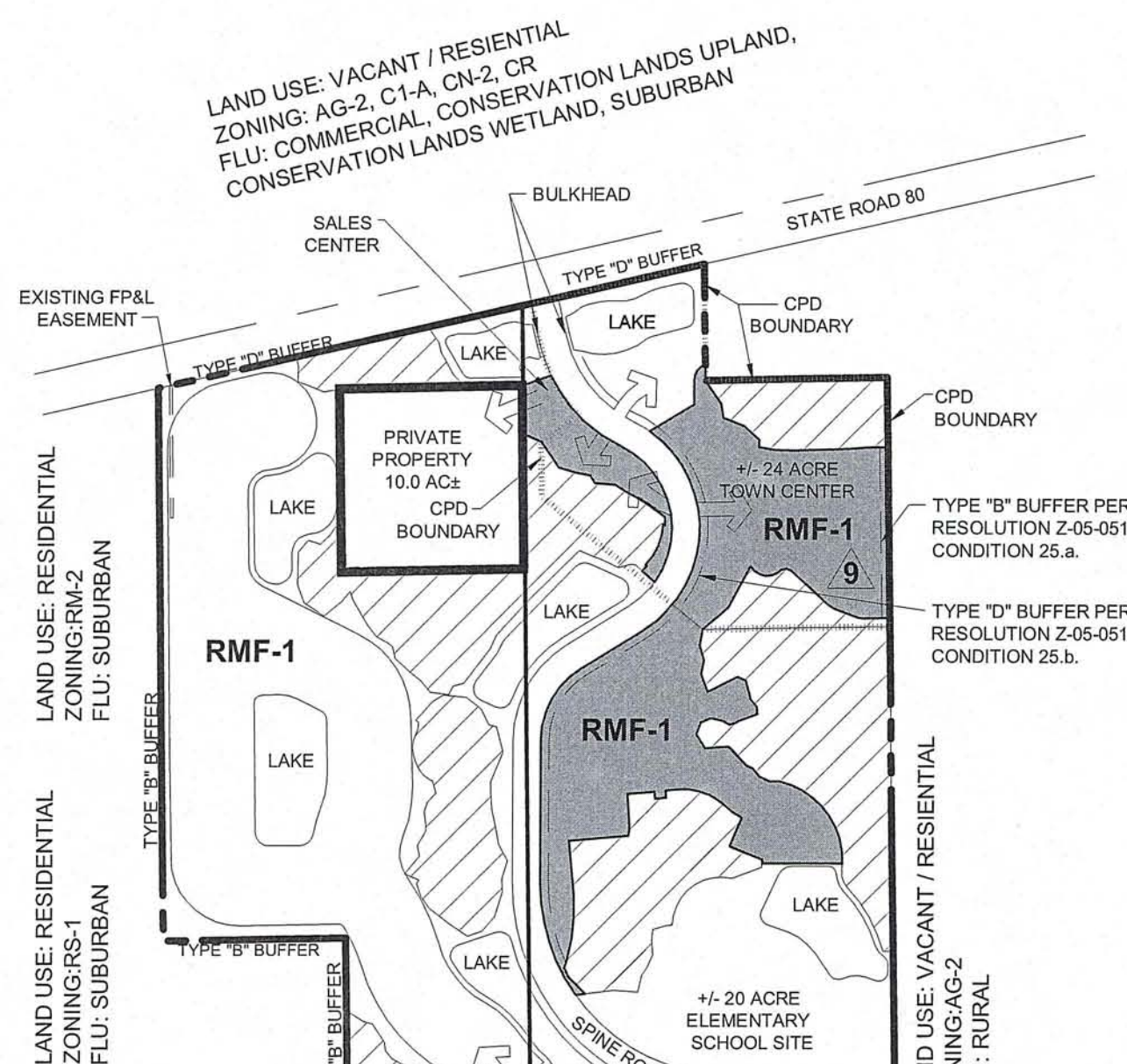
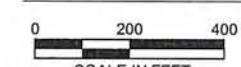
PROJECT / FILE NO.	SHEET NUMBER
.	3

RECEIVED
JAN 23 2015
COMMUNITY DEVELOPMENT

DCI 2013-00003



CPD DETAIL



OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	

INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD	
TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	

INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

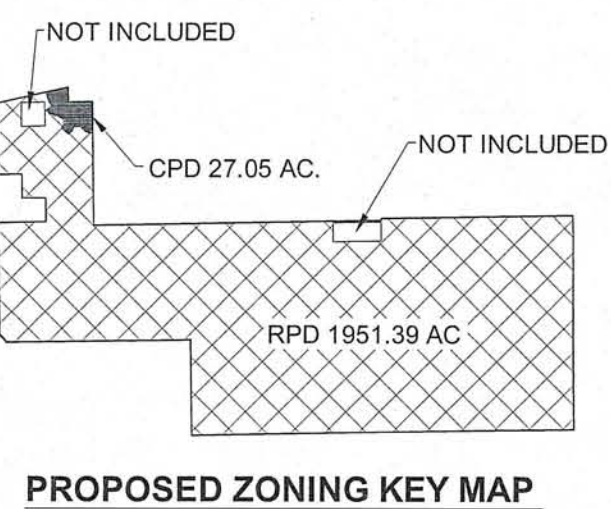
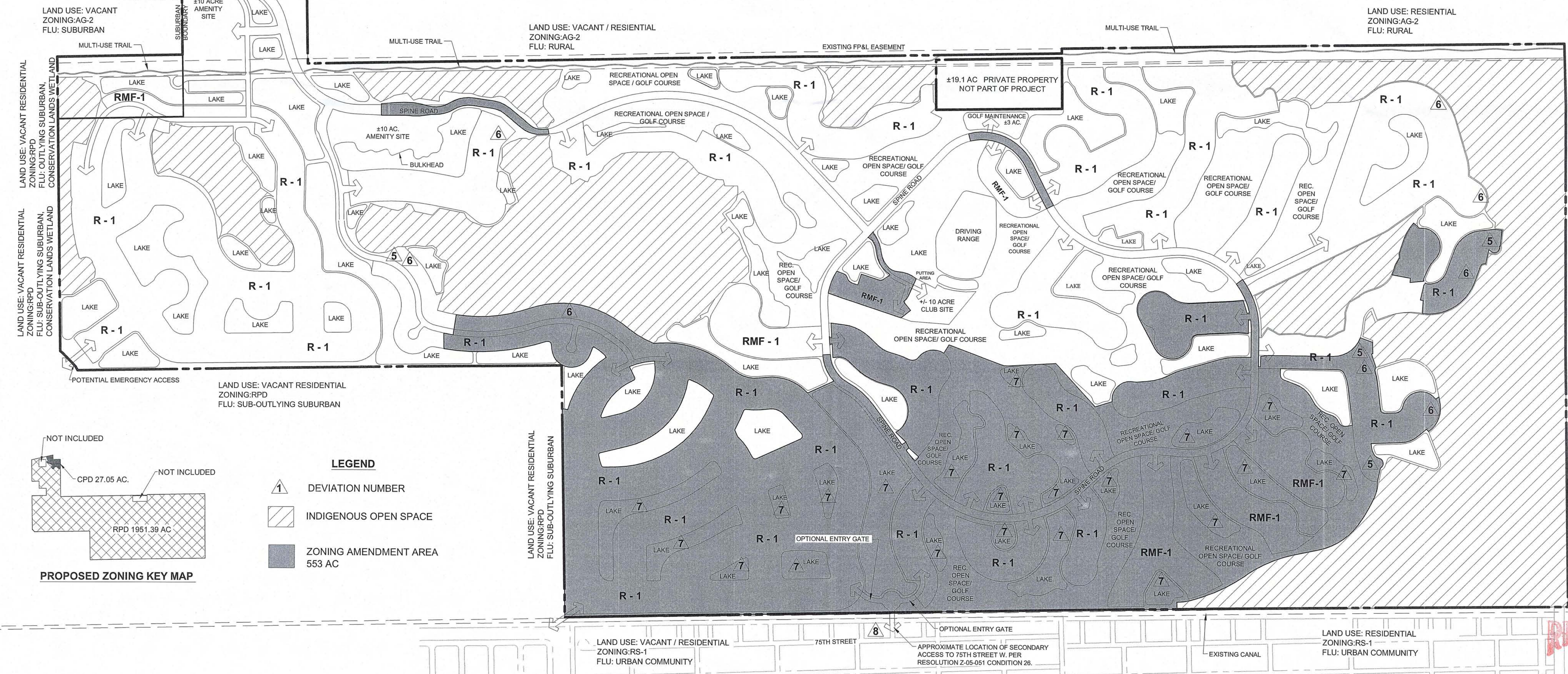
NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051
(45,000 SF MAXIMUM)

NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.I.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
- EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
- MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:
RESIDENTIAL 45' / 3 STORIES
COMMERCIAL 35' / 3 STORIES
RECREATIONAL / AMENITY SITES 35' / 3 STORIES
ON PERIMETER OF PROJECT

DEVIATIONS:

- DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
- DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
- DEVIATION FROM LDC SECTION 10-329(d)(4) WHICH REQUIRES BANKS OF EXCAVATIONS TO BE SLOPED AT A RATIO NOT GREATER THAN SIX HORIZONTAL TO ONE VERTICAL FROM THE TOP OF BANK TO A WATER DEPTH OF TWO FEET BELOW THE DRY SEASON WATER TABLE TO ALLOW A 4:1 SLOPE.
- DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES RESIDENTIAL SUBDIVISIONS OF MORE THAN FIVE ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT TO ALLOW ONE INGRESS OR EGRESS UNTIL THE 1,598 CERTIFICATES OF OCCUPANCY IS ISSUED PER CONDITION 26 OF Z-05-051.
- DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.



- LEGEND
- 1 DEVIATION NUMBER
 - INDIGENOUS OPEN SPACE
 - ZONING AMENDMENT AREA 553 AC

LAND USE: VACANT / PRESERVE
ZONING: TFC-2
FLU: CONSERVATION LANDS UPLAND

LAND USE: VACANT / PRESERVE
ZONING: AG-2
FLU: CONSERVATION LANDS UPLAND

RECEIVED
JAN 23 2015
COMMUNITY DEVELOPMENT

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 21988203.DWG

LOCATION: J:\21988203\ZONING\2014 REZONE\

PLOT DATE: FRI, 1-23-2015 - 8:53 AM

PLOT BY: ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988200.DWG

PLAN REVISIONS

1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA
1-5-14	REVISED PER HEX
1-23-15	

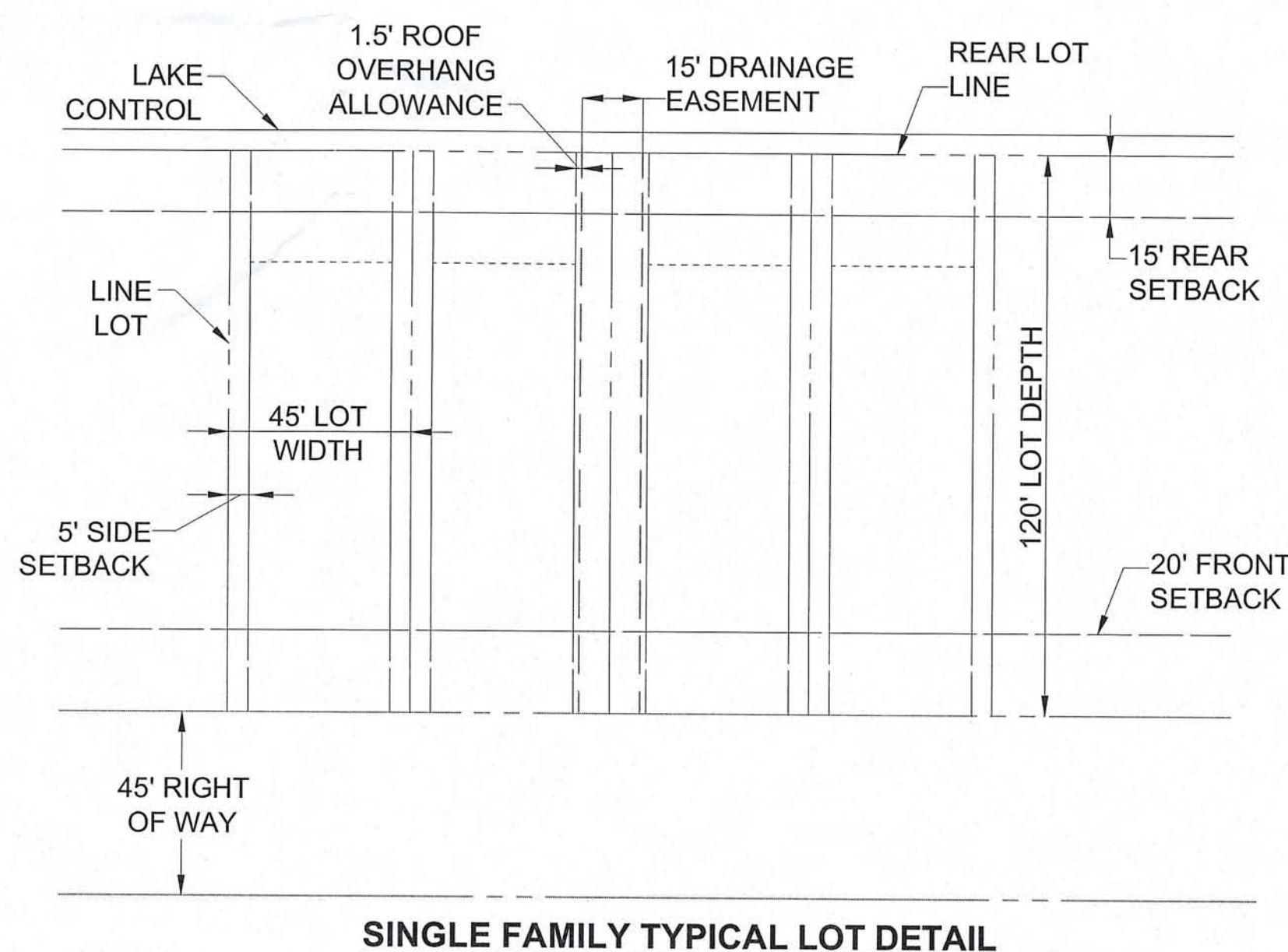
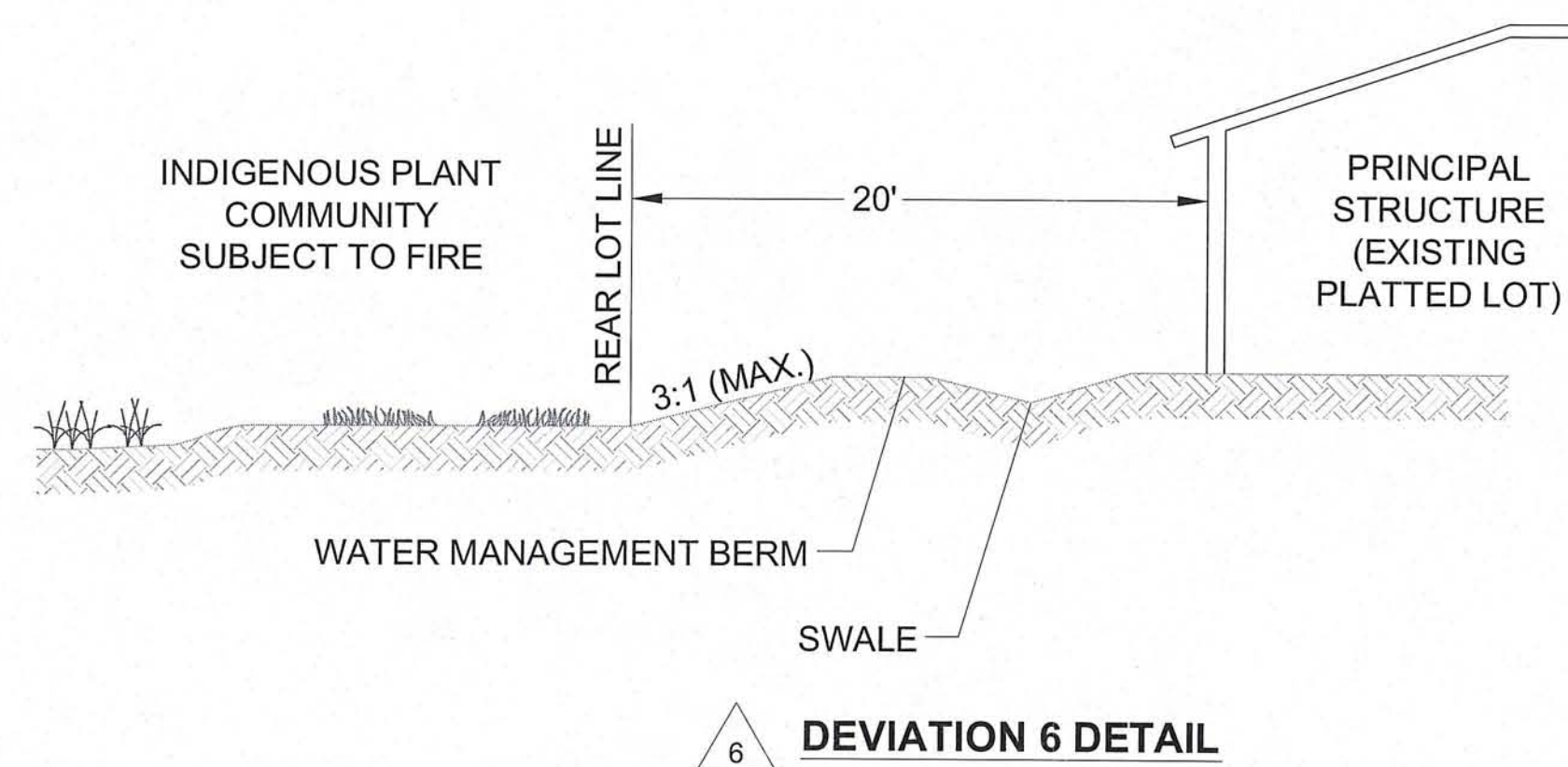
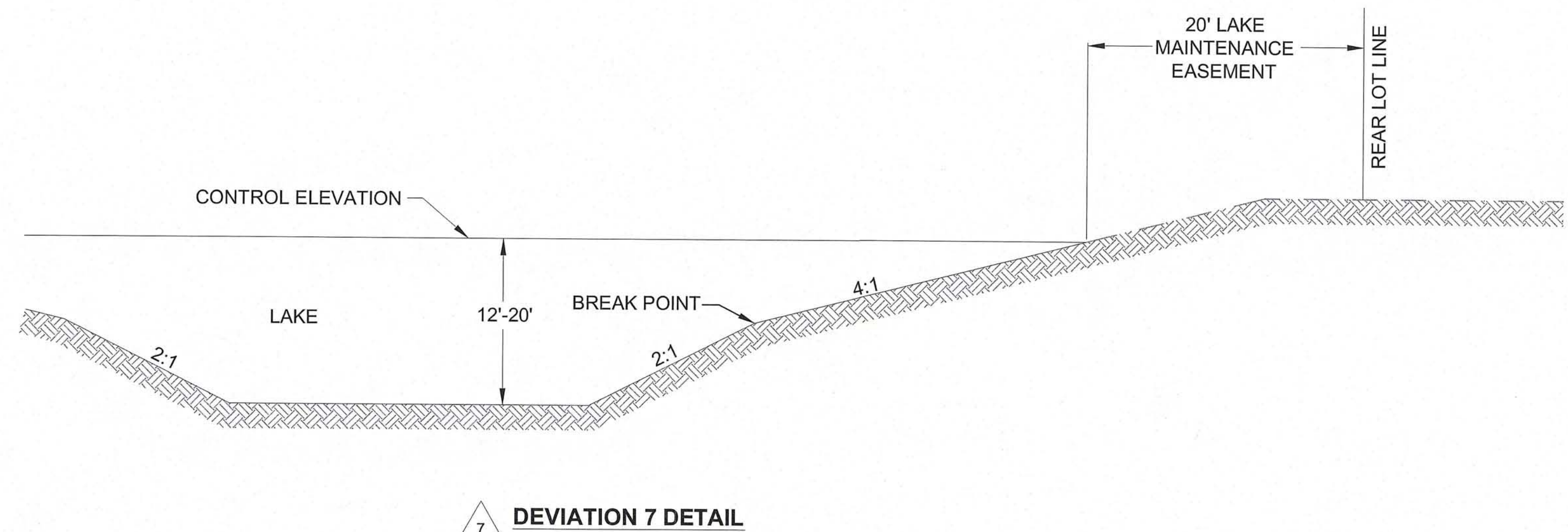
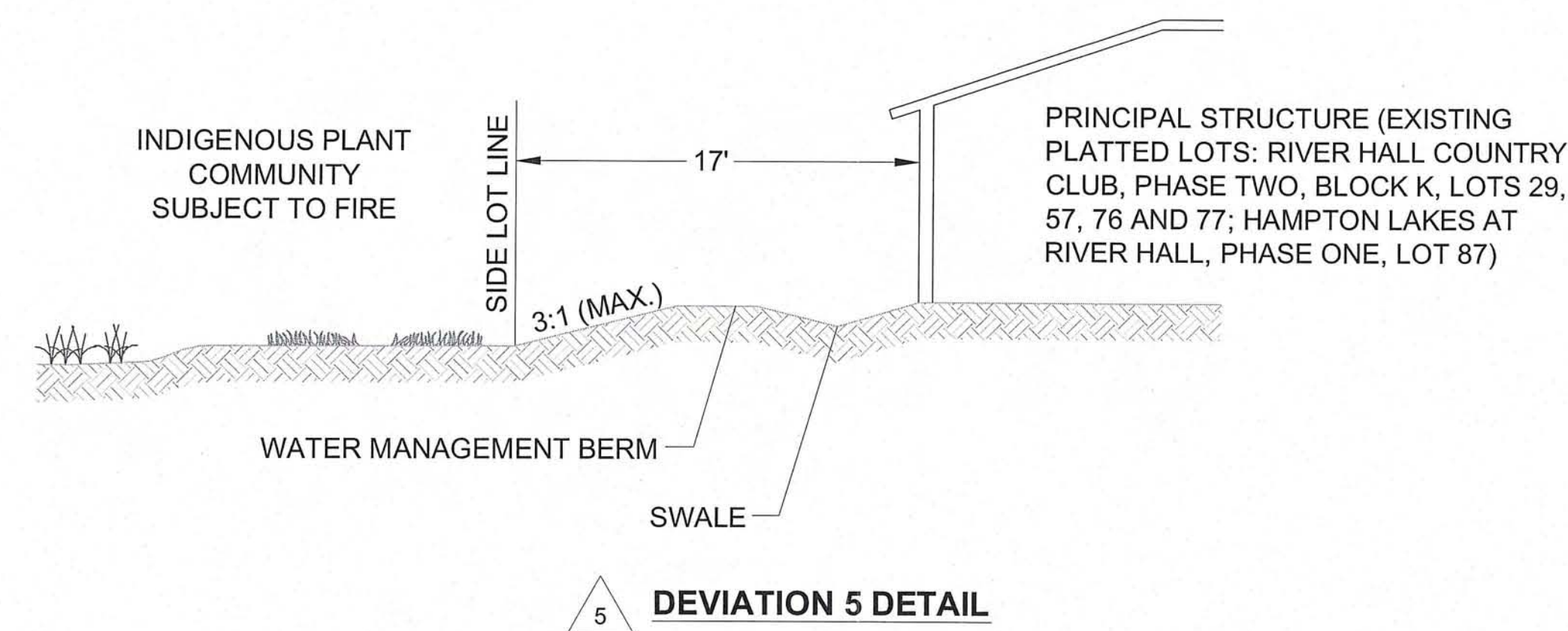
PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO. SHEET NUMBER

4

DCI 2013-00003



SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET
 DEPTH: 120 FEET
 LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
 SIDE: 5 FEET, SEE CONDITION 2.b.i.
 REAR: 15 FEET
 WATERBODY: 20 FEET
 ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

RECEIVED
 JAN 23 2015
 COMMUNITY DEVELOPMENT

Barraco
 and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170
 FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
 SUITE 205
 JACKSONVILLE, FL 32256

PHONE (904) 562-1358
 FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
 TOWNSHIP 43 SOUTH
 RANGE 26 EAST
 LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
 © COPYRIGHT 2015, BARRACO AND ASSOCIATES, INC.
 REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 21988Z04.DWG

LOCATION: J:\21988\DWG\ZONING\2014 REZONE\

PLOT DATE: FRI, 1-23-2015 - 8:54 AM

PLOT BY: ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5

DCI 2013-00003