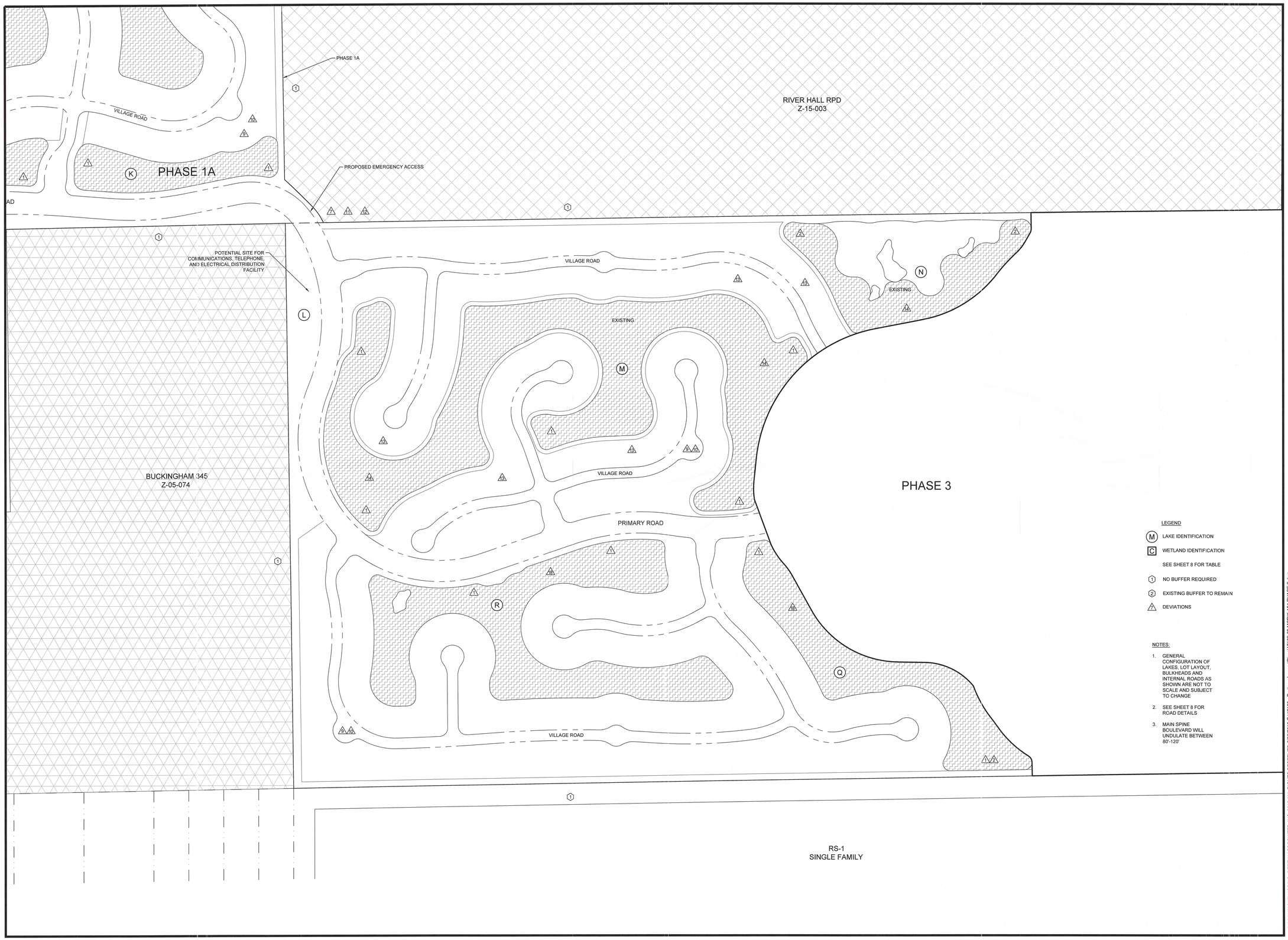


PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

RECEIVED
JUN 01 2018
COMMUNITY DEVELOPMENT
CI2018-00018

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	05/25/2018

SHEET TITLE:

PHASE 2

SHEET NUMBER:

X-104

200 0 100 200
SCALE 1"=200'

JOB/FILE NUMBER:

17103-02

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RIVER HALL RPD
Z-15-003

PHASE 2

VILLAGE ROAD

PRIMARY ROAD

VILLAGE ROAD

VILLAGE ROAD

PROPOSED EMERGENCY ACCESS

RS-1
SINGLE FAMILY

LEGEND

- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
  SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- 1 DEVIATIONS
- ---------- PERIMETER BERM

NOTES:

1. GENERAL CONFIGURATION OF LAKES, LOT LAYOUT, BULKHEADS AND INTERNAL ROADS AS SHOWN ARE NOT TO SCALE AND SUBJECT TO CHANGE
2. SEE SHEET 8 FOR ROAD DETAILS
3. MAIN SPINE BOULEVARD WILL UNDULATE BETWEEN 80'-120'

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SHEET TITLE:

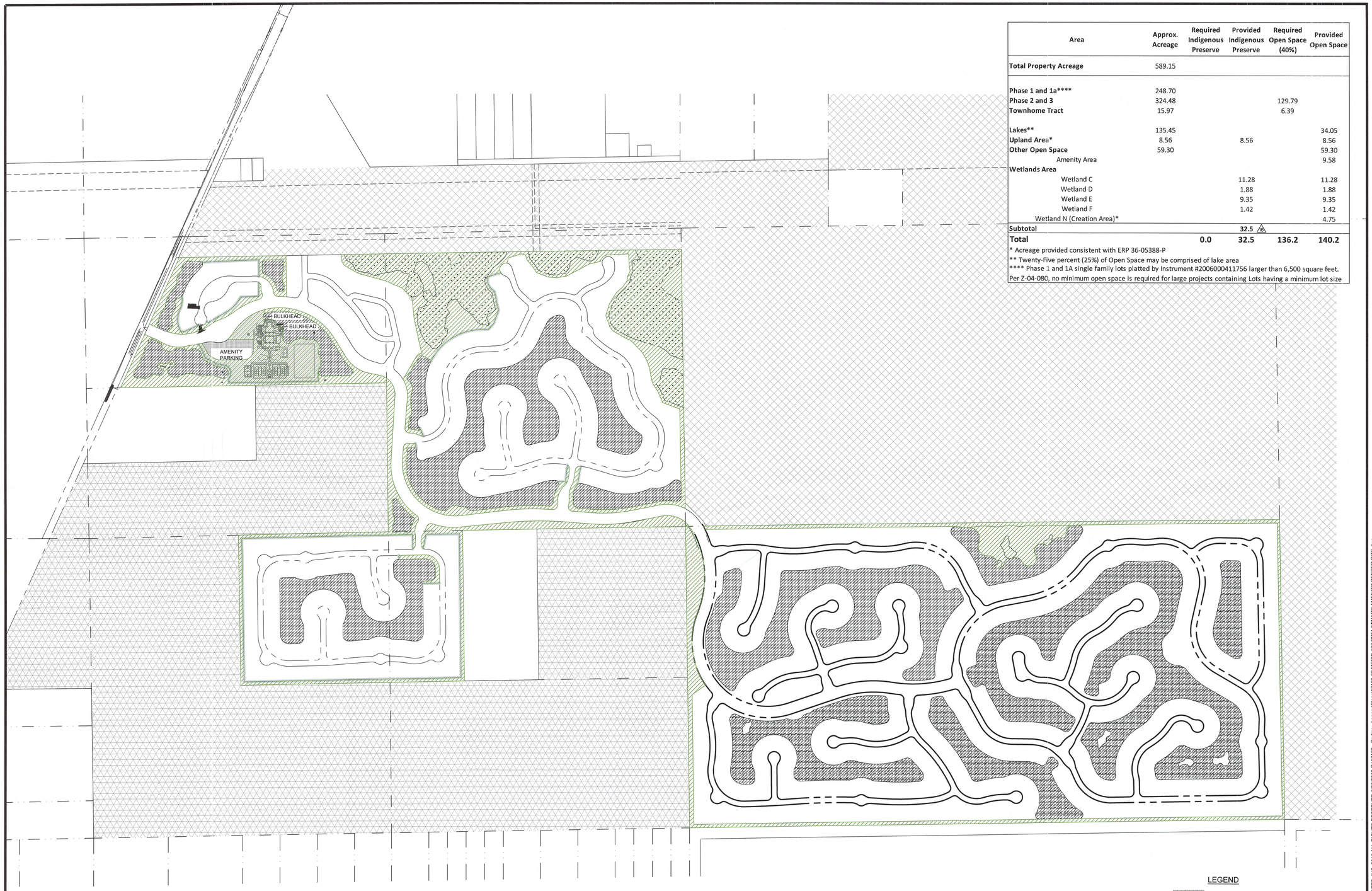
PHASE 3

SHEET NUMBER: X-105

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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Area	Approx. Acreage	Required Indigenous Preserve	Provided Indigenous Preserve	Required Open Space (40%)	Provided Open Space
Total Property Acreage	589.15				
Phase 1 and 1a**	248.70				
Phase 2 and 3	324.48			129.79	
Townhome Tract	15.97			6.39	
Lakes**	135.45				34.05
Upland Area*	8.56		8.56		8.56
Other Open Space	59.30				59.30
Amenity Area					9.58
Wetlands Area					
Wetland C			11.28		11.28
Wetland D			1.88		1.88
Wetland E			9.35		9.35
Wetland F			1.42		1.42
Wetland N (Creation Area)*					4.75
Subtotal			32.5 (1)		
Total		**0.0**	**32.5**	**136.2**	**140.2**

* Acreage provided consistent with ERP 36-05388-P
** Twenty-Five percent (25%) of Open Space may be comprised of lake area
**** Phase 1 and 1A single family lots platted by Instrument #2006000411756 larger than 6,500 square feet.
Per Z-04-080, no minimum open space is required for large projects containing Lots having a minimum lot size

LEGEND
= OPEN SPACE

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BY: 2018-00000118

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	05/25/2018

SHEET TITLE:

OPEN SPACE PLAN

SHEET NUMBER:

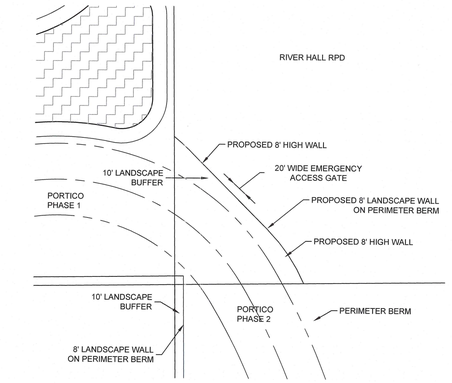
X-106

400 0 200 400
SCALE 1"=400'

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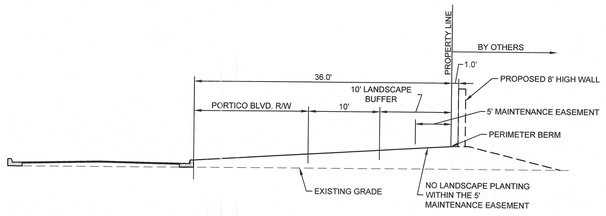
17103-02

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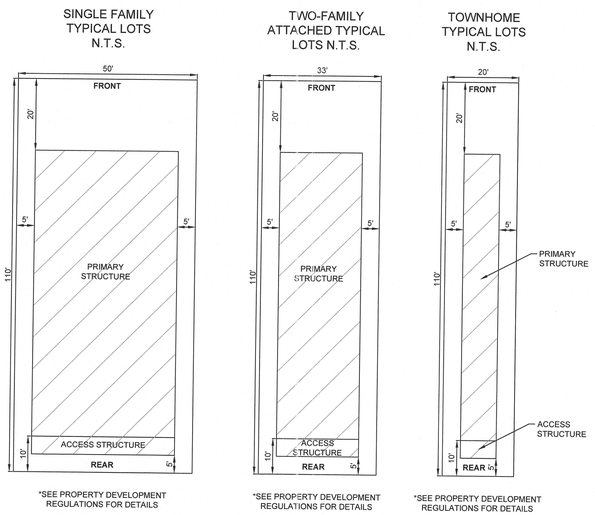
A PINCH POINT PLAN VIEW DETAIL ⚠2

Scale: 1"=100'



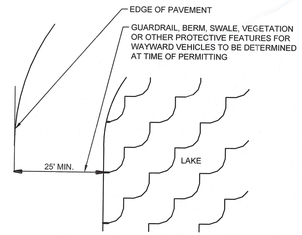
B PINCH POINT SECTION VIEW DETAIL A-A ⚠2

Scale: 1"=10'



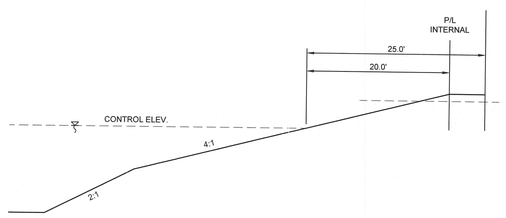
C LOT TYPICAL

SCALE: N.T.S.



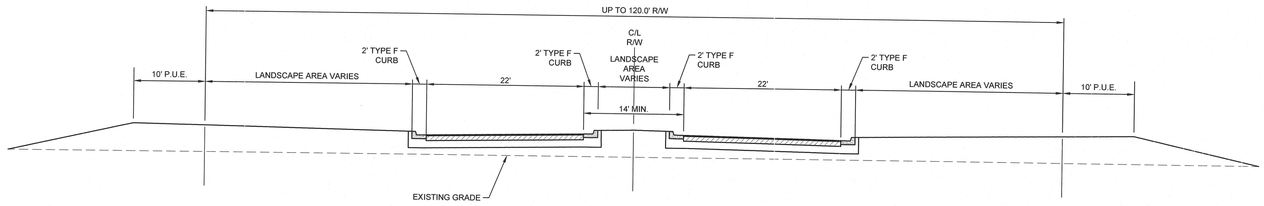
D DEVIATION TYPICAL SECTION ⚠1

Scale: N.T.S.



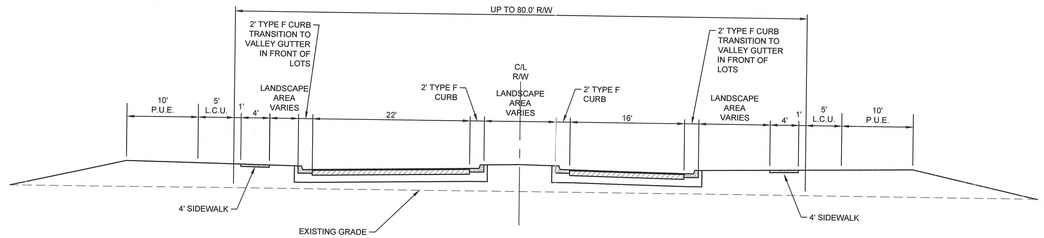
E DEVIATION TYPICAL SECTION ⚠2

Scale: N.T.S.



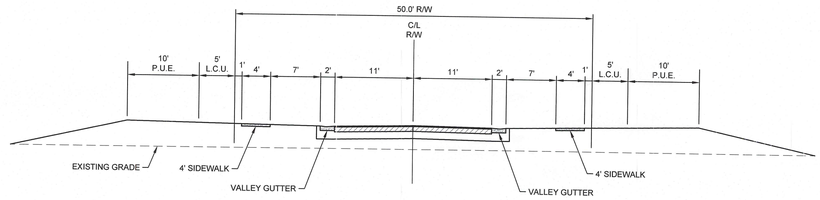
F TYPICAL PRIMARY CORRIDOR ⚠1

Scale: 1"=10'



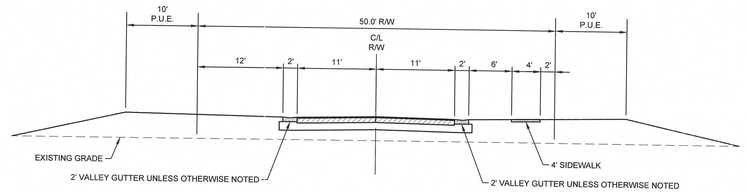
G TYPICAL VILLAGE ENTRY ⚠1

Scale: 1"=10'



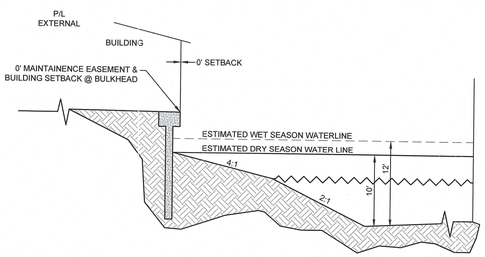
H TYPICAL VILLAGE ROAD ⚠1

Scale: 1"=10'



I TYPICAL TOWNHOUSE ROAD ⚠1

Scale: 1"=10'



J DEVIATION TYPICAL SECTION ⚠3 ⚠5 ⚠6

Scale: N.T.S.

PROJECT:

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PREPARED BY:

RECEIVED
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COMMUNITY DEVELOPMENT
DCI2018-00018

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	05/25/2018

SHEET TITLE:

MASTER CONCEPT NOTES

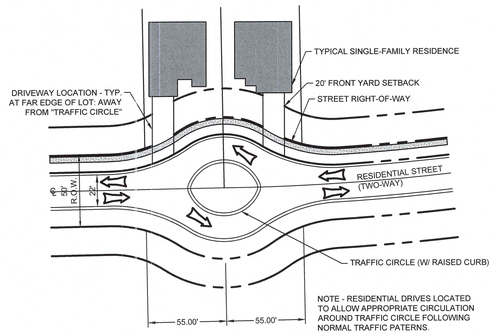
SHEET NUMBER: X-107

10 0 5 10

SCALE 1"=10'

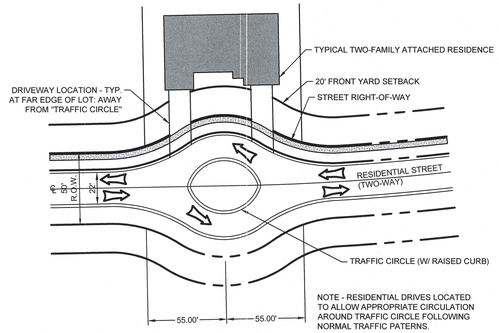
JOB/FILE NUMBER: 17103-02

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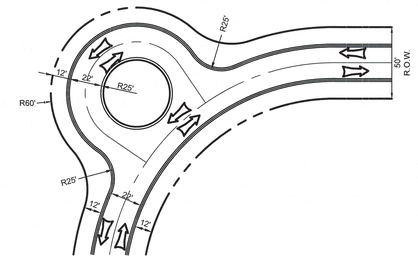
A "FLOW SPLITTER" ROAD CONFIGURATION ⚠4⚠8

SCALE: 1"=50'



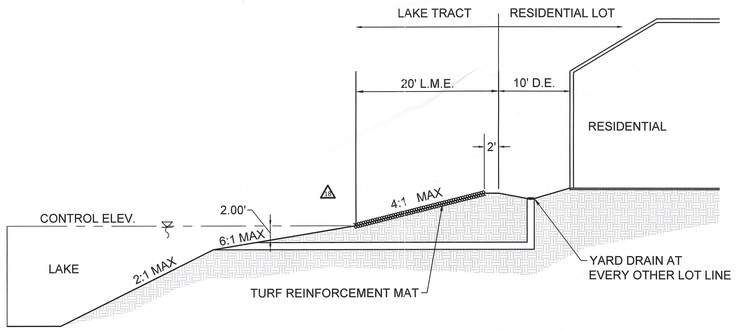
B "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION ⚠4⚠8

SCALE: 1"=50'



C "EYEBROW" ROAD CONFIGURATION ⚠4⚠8

SCALE: 1"=50'



NOTES:

1. REAR YARD DRAINAGE AND TURF MATS ARE REQUIRED ONLY WHEN DEVIATION 18 IS UTILIZED.
2. PROVIDE LITTORAL SHELF PER SECTION 10-418 OF THE LEE COUNTY LAND DEVELOPMENT CODE.

D LAKE BANK SLOPE TYPICAL ⚠8

SCALE: N.T.S.

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DATE:	05/25/2018

SHEET TITLE:

MASTER CONCEPT NOTES

SHEET NUMBER: X-108

N

50 0 25 50

SCALE 1"=50'

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