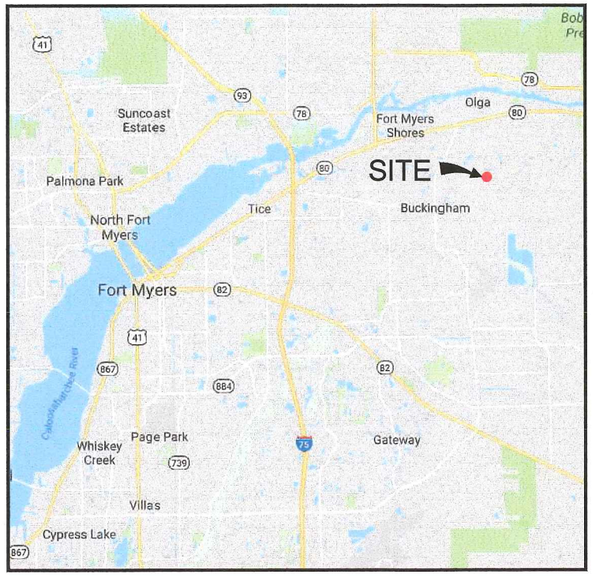
MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

SECTION 28, 33 & 34, TOWNSHIP 43 S, RANGE 26 E

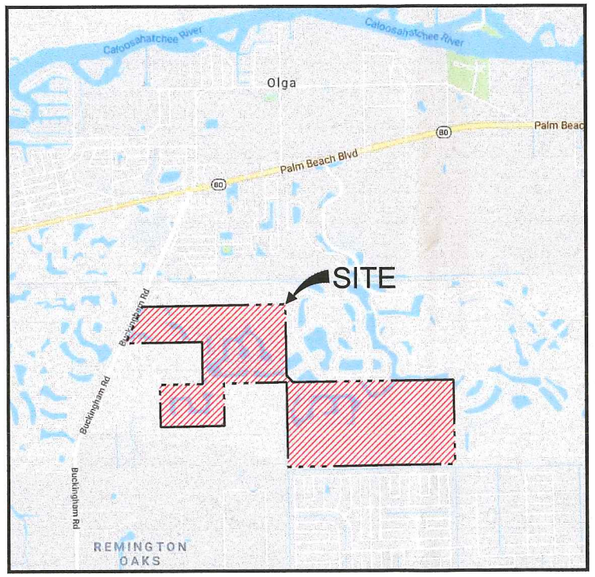
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID	CONSTRUCTION	LEE COUNTY	SFWMD	LCU/DOH/FDEP	SHEET INDEX DESCRIPTION	SHEET
GENERAL						
		✓			COVER SHEET	CG-01
PLANNING						
		✓			OVERALL SITE PLAN	X-101
		✓			PHASE 1-A	X-102
		✓			PHASE 1-B	X-103
		✓			PHASE 2	X-104
		✓			PHASE 3	X-105
		✓			OPEN SPACE PLAN	X-106
		✓			MASTER CONCEPT NOTES	X-107
		✓			MASTER CONCEPT NOTES	X-108



SITE LOCATION MAP

N.T.S.

DCI 2018-00018

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COMMUNITY DEVELOPMENT

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

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Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	CG-01
JOB/FILE NUMBER:	17103-02

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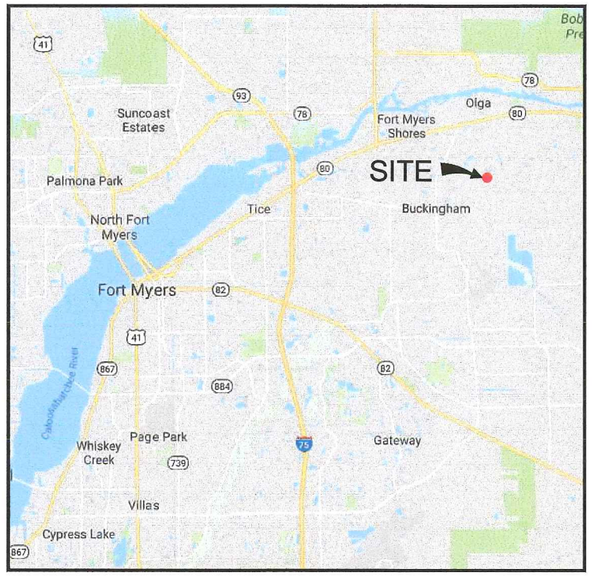
MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

SECTION 28, 33 & 34, TOWNSHIP 43 S, RANGE 26 E

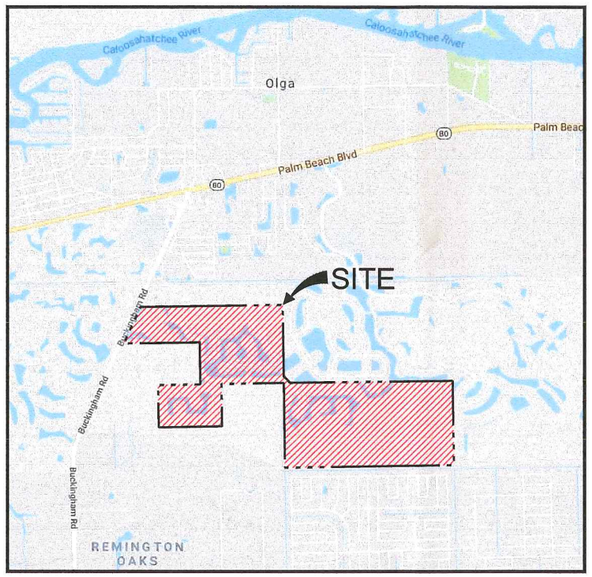
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID	CONSTRUCTION	LEE COUNTY	SFWMD	LCU/DOH/FDEP	SHEET INDEX DESCRIPTION	SHEET
GENERAL						
		✓			COVER SHEET	CG-01
PLANNING						
		✓			OVERALL SITE PLAN	X-101
		✓			PHASE 1-A	X-102
		✓			PHASE 1-B	X-103
		✓			PHASE 2	X-104
		✓			PHASE 3	X-105
		✓			OPEN SPACE PLAN	X-106
		✓			MASTER CONCEPT NOTES	X-107
		✓			MASTER CONCEPT NOTES	X-108



SITE LOCATION MAP

N.T.S.

DCI 2018-00018

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COMMUNITY DEVELOPMENT

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

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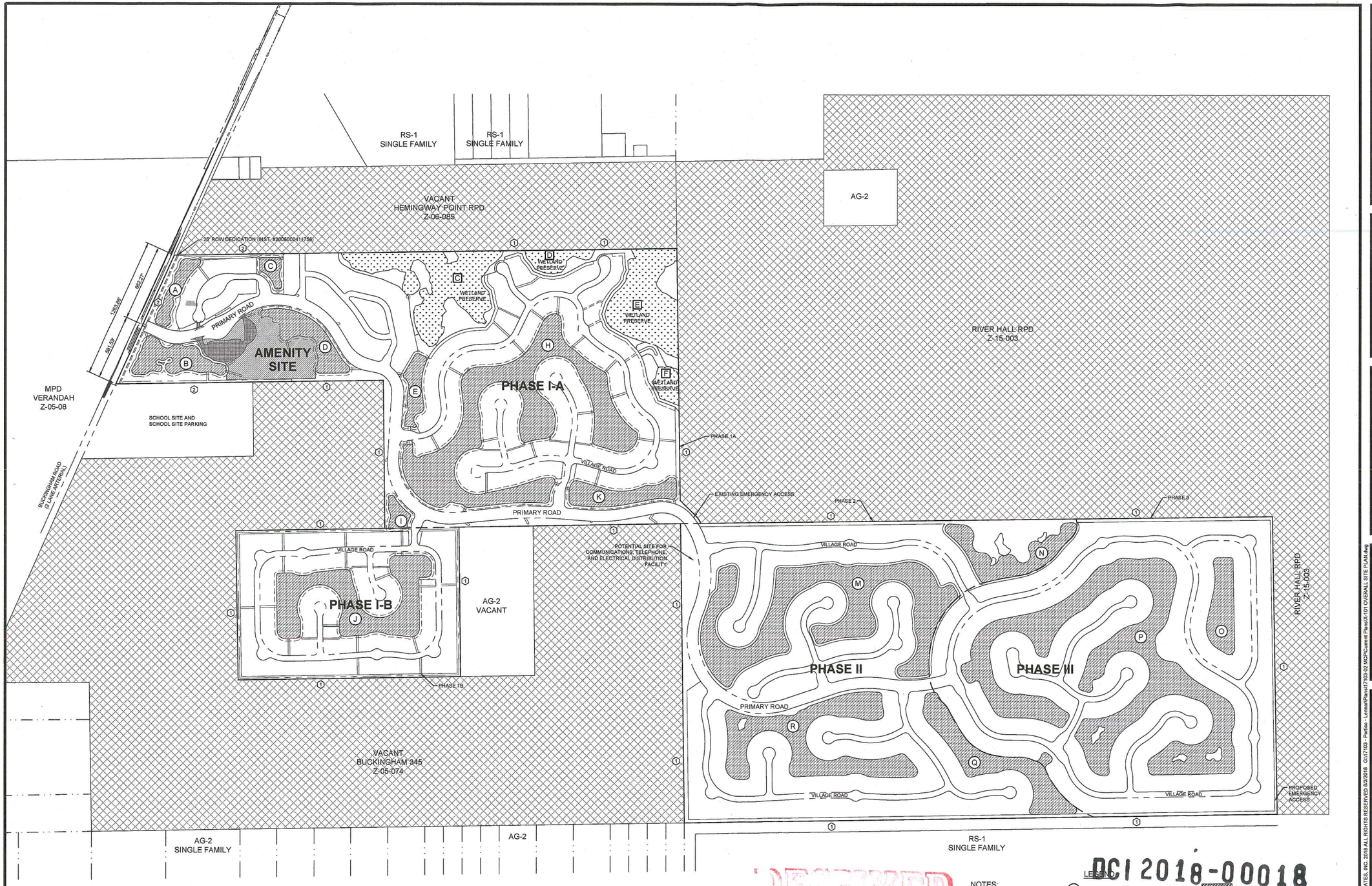
Destin
495 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	CG-01
JOB/FILE NUMBER:	17103-02

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NOTES:

1. GENERAL CONFIGURATIONS OF LAKES, LOT LAYOUT AND INTERNAL ROADS NOT TO SCALE AND SUBJECT TO CHANGE.
2. SEE SHEET 8 FOR ROAD DETAILS
3. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411758

LEGEND:

- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
- SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS
- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

X-101

400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER:

17103-02

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M:\17103 - Portico - Lennar\Plans\17103-02 MCP\Current Plans\X-101 OVERALL SITE PLAN.dwg

RS-1
SINGLE FAMILY

RS-1
SINGLE FAMILY

VACANT
HEMINGWAY POINT RPD
Z-06-085

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DCI 2018-00018

25' ROW DEDICATION (INST. #2006000411756)

BULKHEAD

660.37'

651.55'

VILLAGE ROAD

GENERAL LOCATION
OF GUARD HOUSE

TOWNHOMES

TOWNHOMES

PRIMARY ROAD

BULKHEAD

BULKHEAD

BULKHEAD

BULKHEAD

PARKING

AMENITY SITE

PIER

BULKHEAD

BULKHEAD

BUCKINGHAM ROAD
(2 LANE ARTERIAL)

SCHOOL SITE
AND SCHOOL
BUS PARKING

WETLAND
PRESERVE

"WETLAND"
PRESERVE

WETLAND
PRESERVE

WETLAND
PRESERVE

RIVER HALL RPD
Z-15-003

VILLAGE ROAD

VILLAGE ROAD

PRIMARY ROAD

EXISTING EMERGENCY ACCESS

PHASE 1B

AG-2
VACANT

BUCKINGHAM 345
Z-05-074

PHASE
2

LEGEND

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

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'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2008000411756

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

PHASE 1-A

SHEET NUMBER: X-102

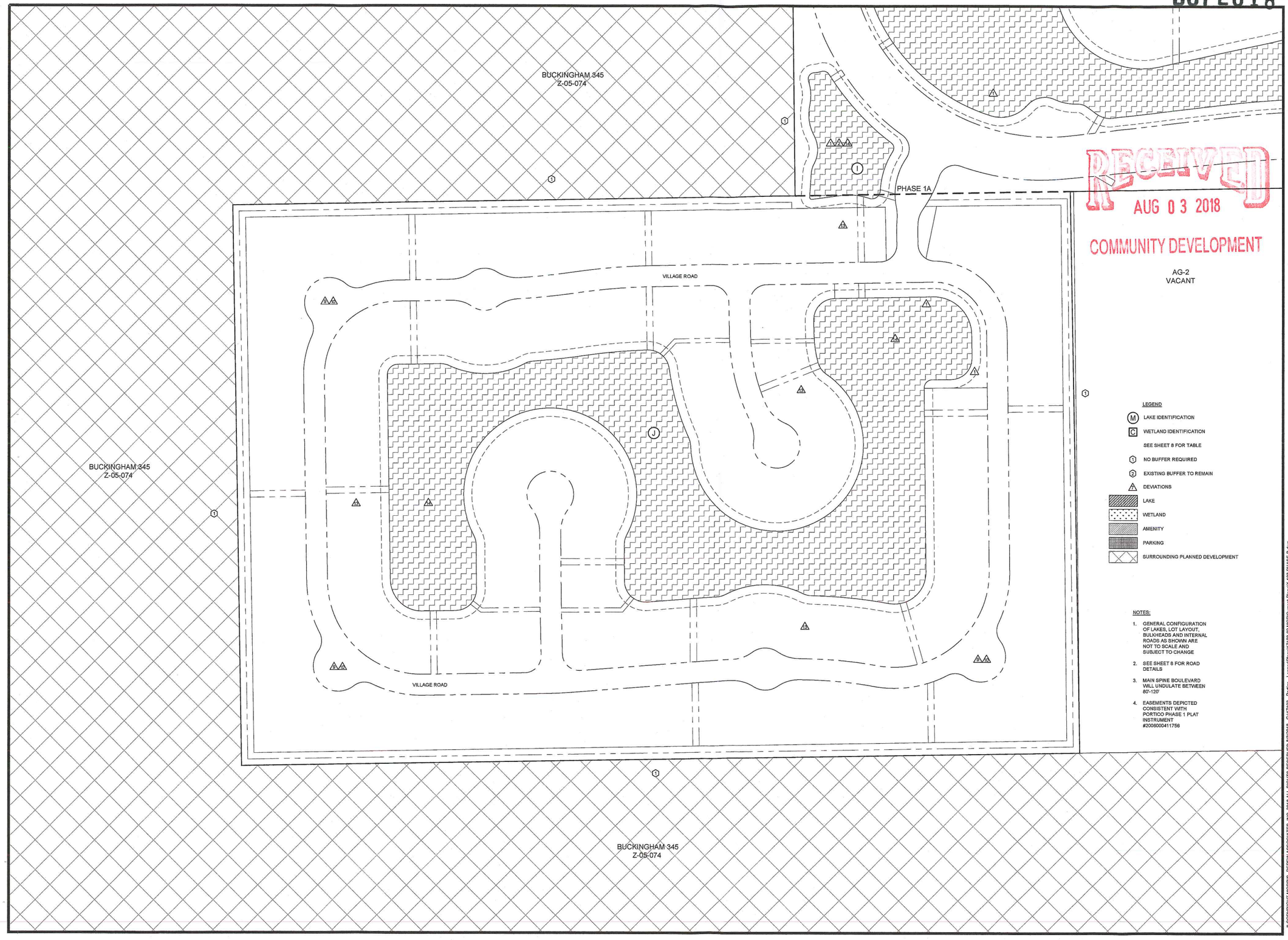
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JOB/FILE NUMBER: 17103-02

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AG-2
VACANT

LEGEND

- (M) LAKE IDENTIFICATION
- (C) WETLAND IDENTIFICATION
- SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS
- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT

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'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2008000411756

PROJECT:

PORTICO RPD

LOCATION:

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CLIENT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

PHASE 1-B

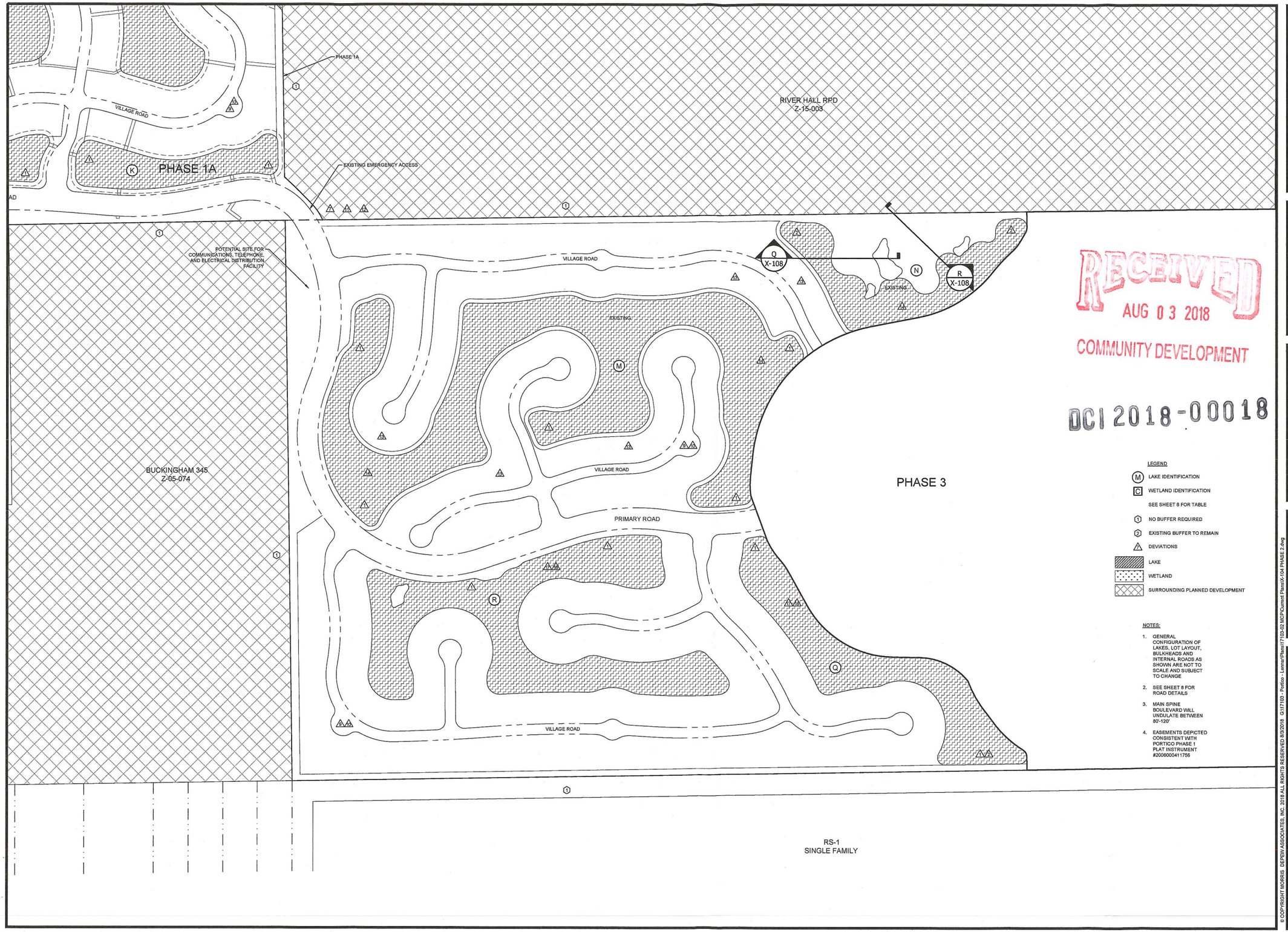
SHEET NUMBER: X-103

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SCALE 1"=100'

JOB/FILE NUMBER: 17103-02

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LEGEND

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

NOTES:

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2. SEE SHEET 8 FOR ROAD DETAILS
3. MAIN SPINE BOULEVARD WILL UNDULATE BETWEEN 80'-120'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

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PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

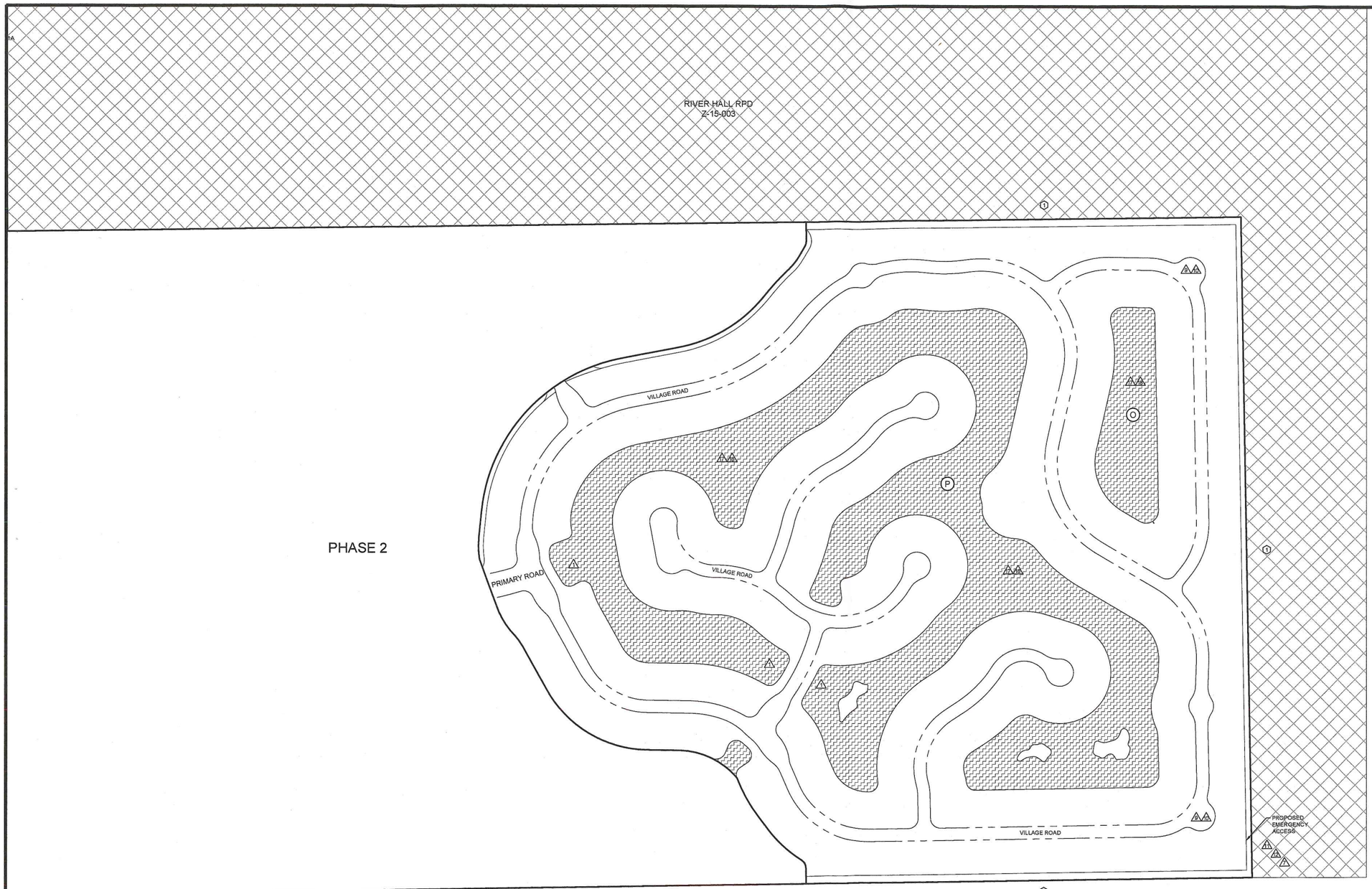
PHASE 2

SHEET NUMBER: X-104

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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LEGEND:

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- (C) WETLAND IDENTIFICATION
- SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- 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'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

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LOCATION:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

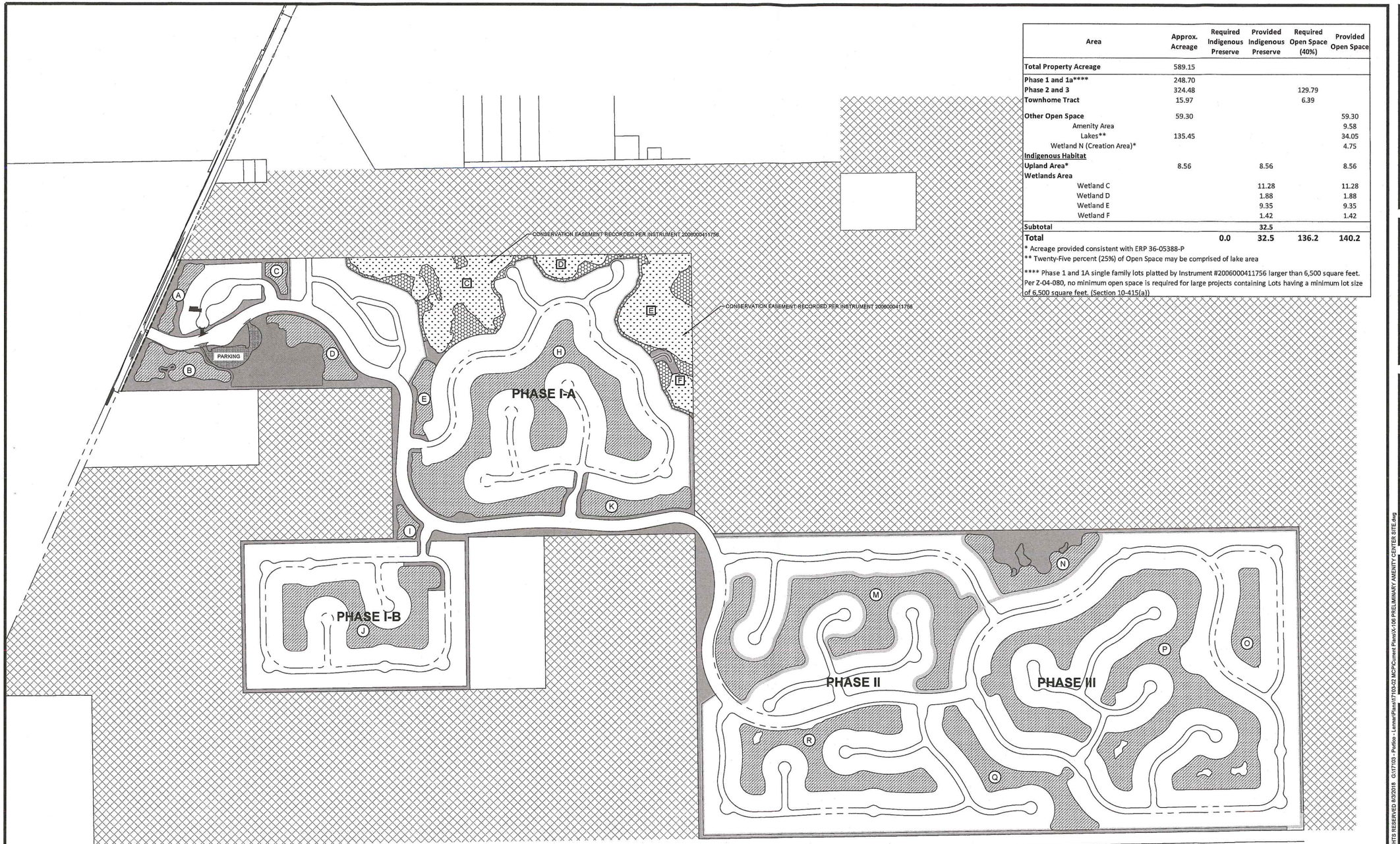
PHASE 3

SHEET NUMBER: X-105

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	
Other Open Space	59.30				59.30
Amenity Area					9.58
Lakes**	135.45				34.05
Wetland N (Creation Area)*					4.75
Indigenous Habitat					
Upland Area*	8.56		8.56		8.56
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
Subtotal			**32.5**		
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 of 6,500 square feet. (Section 10-415(a))

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LEGEND

- = OPEN SPACE
- = LAKE
- = WETLAND
- = INDIGENOUS UPLAND
- = AMENITY
- = PARKING
- SURROUNDING PLANNED DEVELOPMENT

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

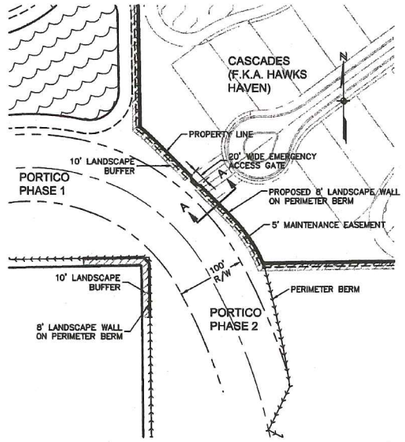
OPEN SPACE PLAN

SHEET NUMBER: X-106

400 0 200 400
SCALE 1"=400'

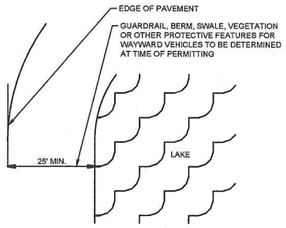
JOB/FILE NUMBER: 17103-02

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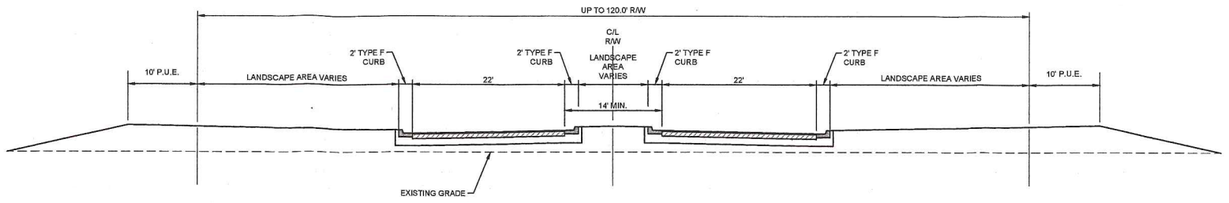
A PINCH POINT PLAN VIEW DETAIL ⚠

Scale: 1"=100'



D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠

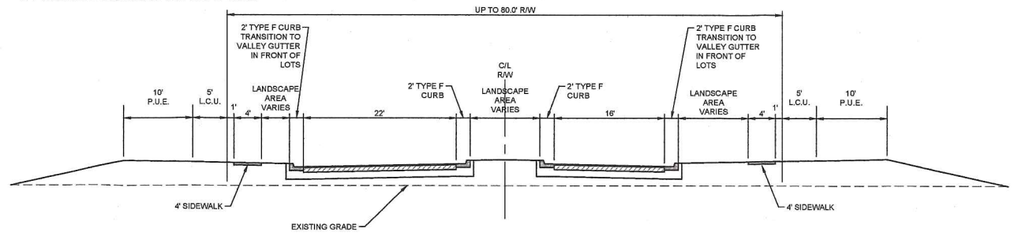
Scale: N.T.S.



G TYPICAL PRIMARY CORRIDOR ⚠

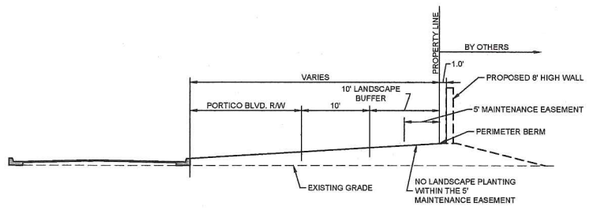
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD

Scale: 1"=10'



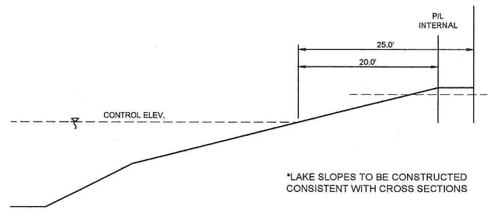
H TYPICAL VILLAGE ENTRY ⚠

Scale: 1"=10'



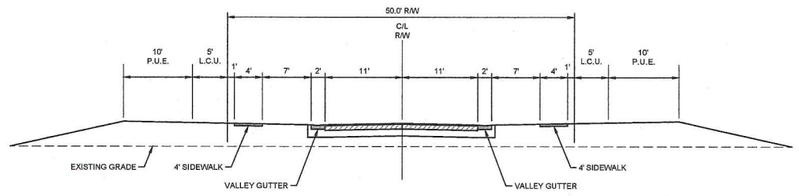
B PINCH POINT SECTION VIEW DETAIL A-A ⚠

Scale: 1"=10'



E LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠

Scale: N.T.S.



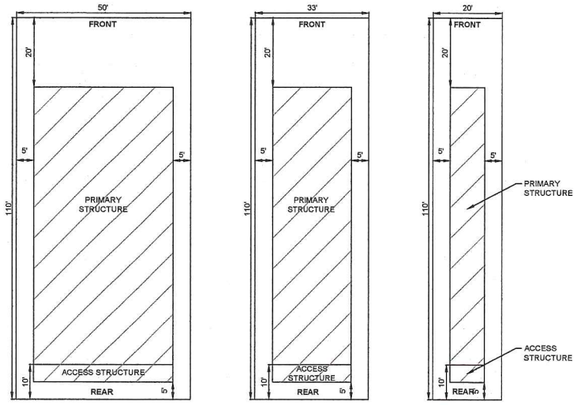
I TYPICAL VILLAGE ROAD ⚠

Scale: 1"=10'

SINGLE FAMILY
TYPICAL LOTS
N.T.S.

TWO-FAMILY
ATTACHED TYPICAL
LOTS N.T.S.

TOWNHOME
TYPICAL LOTS
N.T.S.



*SEE PROPERTY DEVELOPMENT REGULATIONS FOR DETAILS

⚠ 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

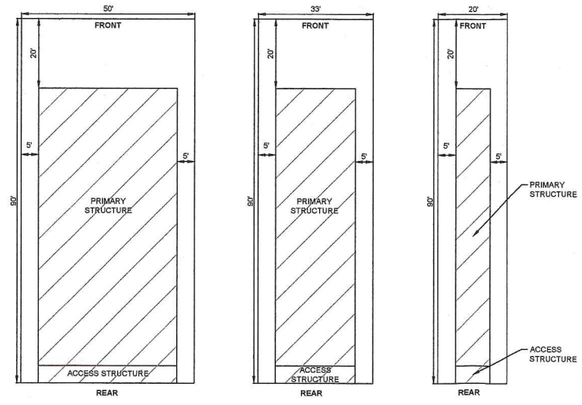
C LOT TYPICAL

SCALE: N.T.S.

SINGLE FAMILY
TYPICAL LOTS
N.T.S.

TWO-FAMILY
ATTACHED TYPICAL
LOTS N.T.S.

TOWNHOME
TYPICAL LOTS
N.T.S.

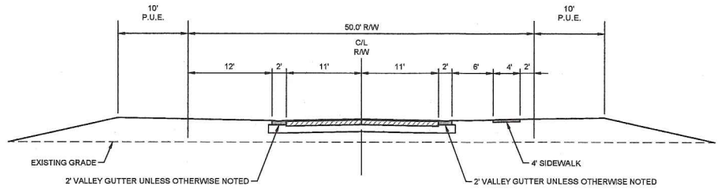


*SEE PROPERTY DEVELOPMENT REGULATIONS FOR DETAILS

⚠ 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

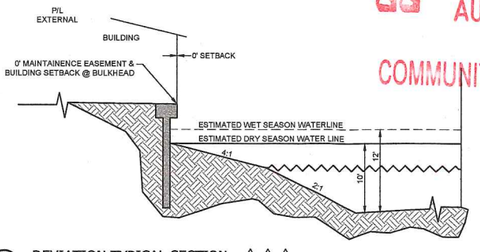
F LOT TYPICAL ABUTTING LAKES

SCALE: N.T.S.



J TYPICAL TOWNHOUSE ROAD ⚠

Scale: 1"=10'



K DEVIATION TYPICAL SECTION ⚠⚠⚠

Scale: N.T.S.

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COMMUNITY DEVELOPMENT

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

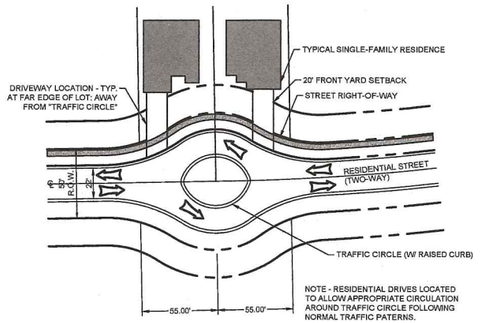
MASTER CONCEPT NOTES

SHEET NUMBER: X-107

N 10 0 5 10
SCALE 1"=10'

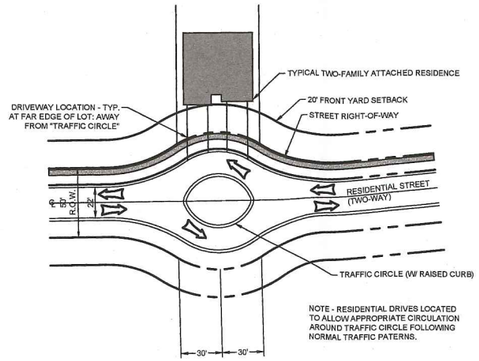
JOB/FILE NUMBER: 17103-02

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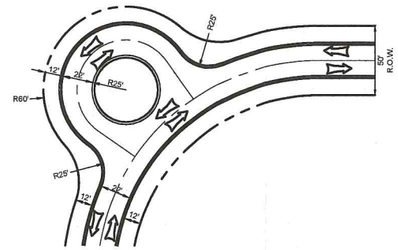
L "FLOW SPLITTER" ROAD CONFIGURATION

SCALE: 1"=50'



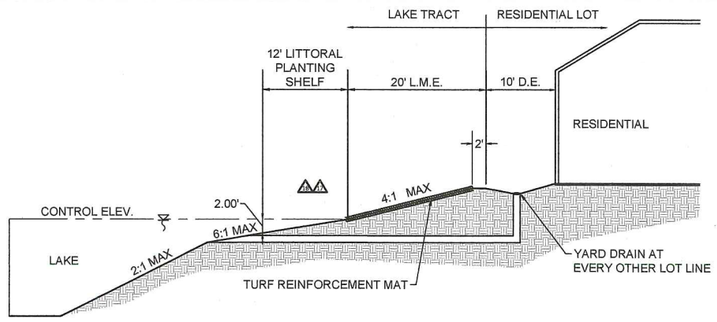
M "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

SCALE: 1"=50'



N "EYEBROW" ROAD CONFIGURATION

SCALE: 1"=50'

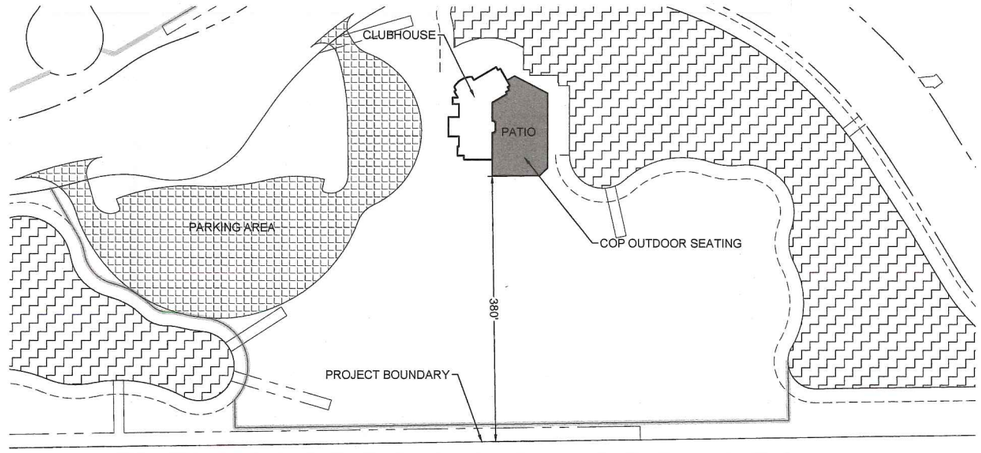


NOTES:

1. REAR YARD DRAINAGE AND TURF MATS ARE REQUIRED ONLY WHEN DEVIATION 17 IS UTILIZED.
2. 0' REAR SETBACK NOT PERMITTED TO ACCOMODATE DRAINAGE EASEMENT.

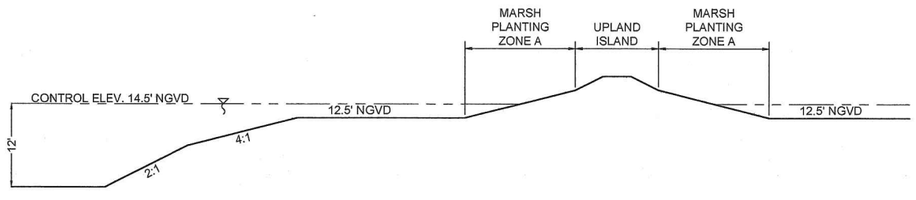
O LAKE BANK SLOPE TYPICAL

SCALE: N.T.S.



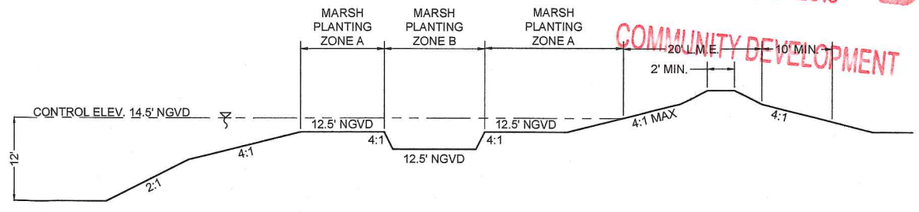
P AMENITY CONSUMPTION ON PREMISE LOCATION

SCALE: N.T.S.



Q CONSTRUCTED SECTION-Q - WETLAND CREATION

SCALE: N.T.S.



R CONSTRUCTED SECTION-R WETLAND CREATION

SCALE: N.T.S.

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PROJECT:

PORTICO RPD

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

MASTER CONCEPT NOTES

SHEET NUMBER: X-108

SCALE 1"=50'

JOB/FILE NUMBER: 17103-02

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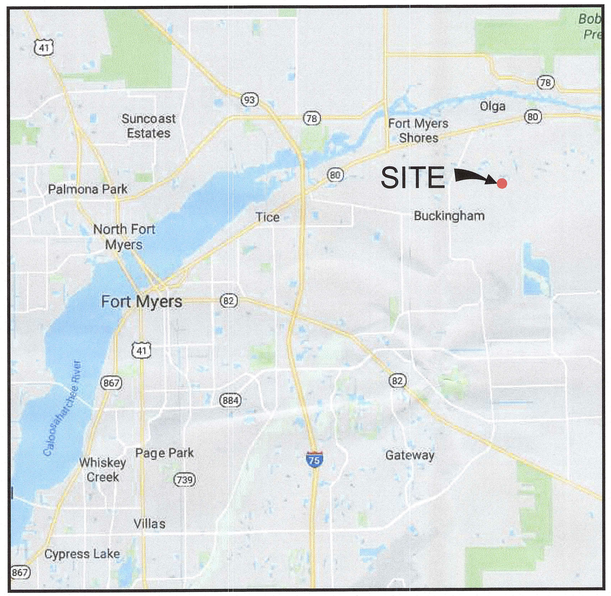
MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

SECTION 28, 33 & 34, TOWNSHIP 43 S, RANGE 26 E

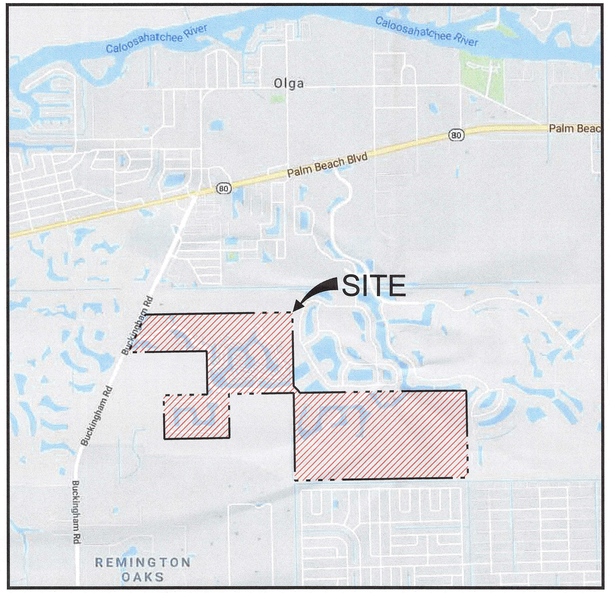
LEE COUNTY, FLORIDA



SITE VICINITY MAP

N.T.S.

BID	CONSTRUCTION	LEE COUNTY	SFWMD	LCU/DOH/FDEP	DESCRIPTION	SHEET
SHEET INDEX						
GENERAL						
		✓			COVER SHEET	CG-01
PLANNING						
		✓			OVERALL SITE PLAN	X-101
		✓			PHASE 1-A	X-102
		✓			PHASE 1-B	X-103
		✓			PHASE 2	X-104
		✓			PHASE 3	X-105
		✓			OPEN SPACE PLAN	X-106
		✓			MASTER CONCEPT NOTES	X-107
		✓			MASTER CONCEPT NOTES	X-108



SITE LOCATION MAP

N.T.S.

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PROJECT:

PORTICO RPD

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LEE COUNTY, FLORIDA

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JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

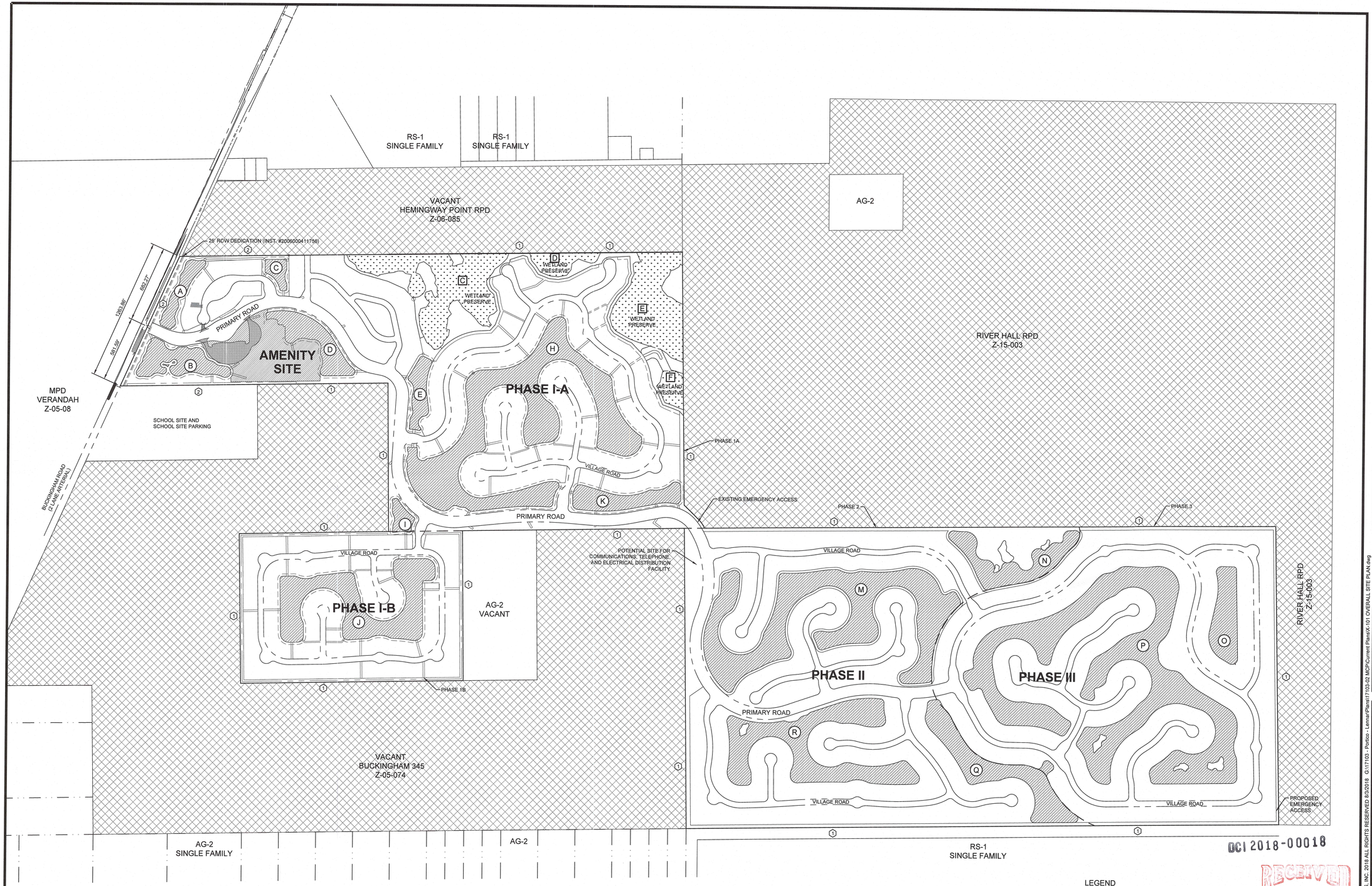
SHEET TITLE:

COVER SHEET

SHEET NUMBER: CG-01

JOB/FILE NUMBER: 17103-02

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NOTES:

1. GENERAL CONFIGURATIONS OF LAKES, LOT LAYOUT AND INTERNAL ROADS NOT TO SCALE AND SUBJECT TO CHANGE.
2. SEE SHEET 8 FOR ROAD DETAILS
3. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

LEGEND

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

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: X-101

400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103-02

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RS-1
SINGLE FAMILY

RS-1
SINGLE FAMILY

VACANT
HEMINGWAY POINT RPD
Z-06-085

RIVER HALL RPD
Z-15-003

25' ROW DEDICATION (INST. #2006000411756)

BULKHEAD

VILLAGE ROAD

GENERAL LOCATION
OF GUARD HOUSE

TOWNHOMES

TOWNHOMES

PRIMARY ROAD

BULKHEAD

BULKHEAD

BULKHEAD

PARKING

AMENITY SITE

PIER

BULKHEAD

BULKHEAD

WETLAND
PRESERVE

WETLAND
PRESERVE

WETLAND
PRESERVE

WETLAND
PRESERVE

VILLAGE ROAD

VILLAGE ROAD

EXISTING EMERGENCY ACCESS

PRIMARY ROAD

SCHOOL SITE
AND SCHOOL
BUS PARKING

BUCKINGHAM ROAD
(2 LANE ARTERIAL)

PHASE 1B

AG-2
VACANT

BUCKINGHAM 345
Z-05-074

PHASE
2

LEGEND

- LAKE IDENTIFICATION
- WETLAND IDENTIFICATION
- SEE SHEET 8 FOR TABLE
- NO BUFFER REQUIRED
- EXISTING BUFFER TO REMAIN
- DEVIATIONS
- PERIMETER BERM
- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT

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'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

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PROJECT:

PORTICO RPD

LOCATION:

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

PHASE 1-A

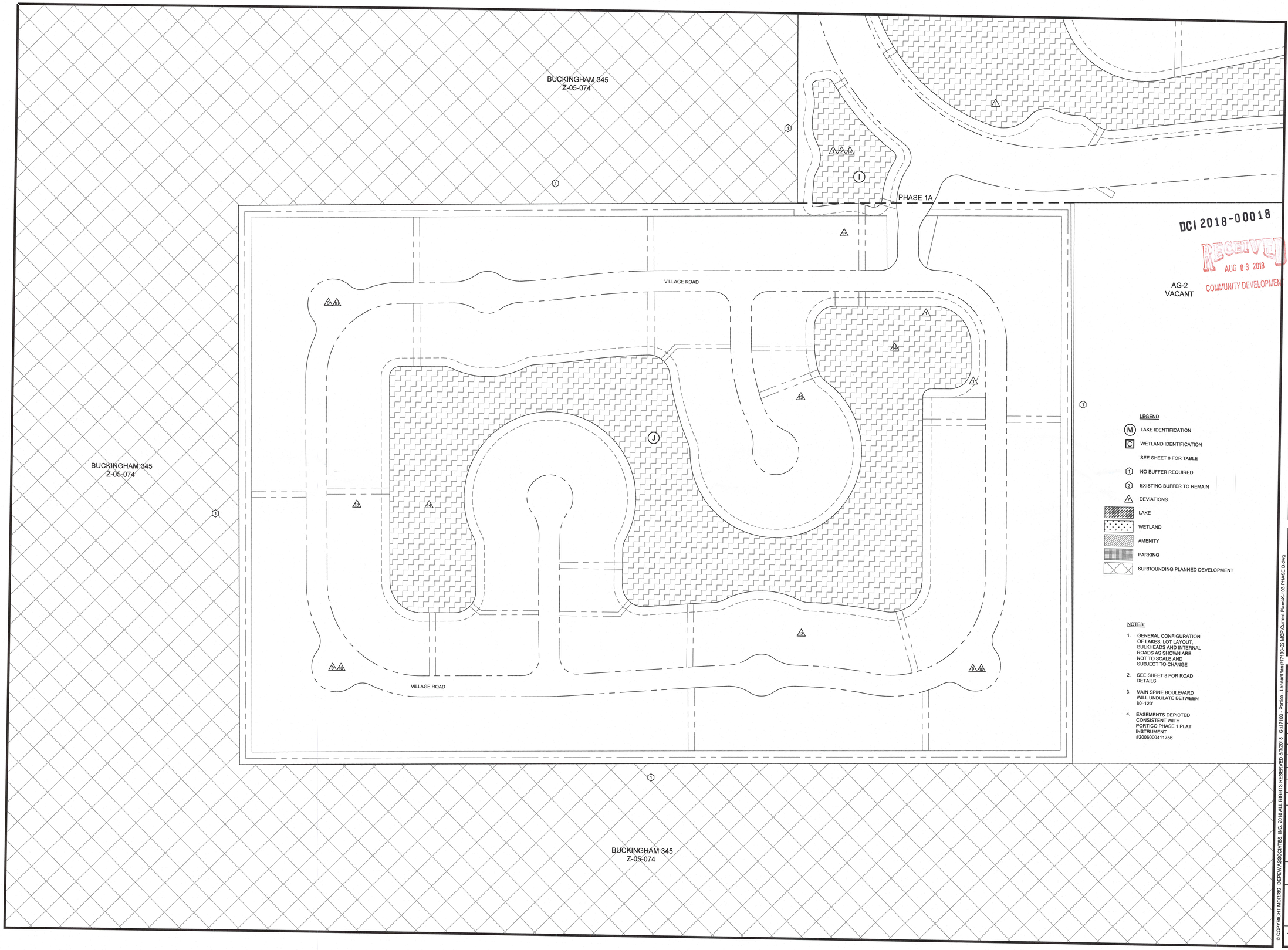
SHEET NUMBER: X-102

200 0 100 200

SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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LEGEND

- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
- SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS
- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT

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'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

PROJECT:

PORTICO RPD

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

PHASE 1-B

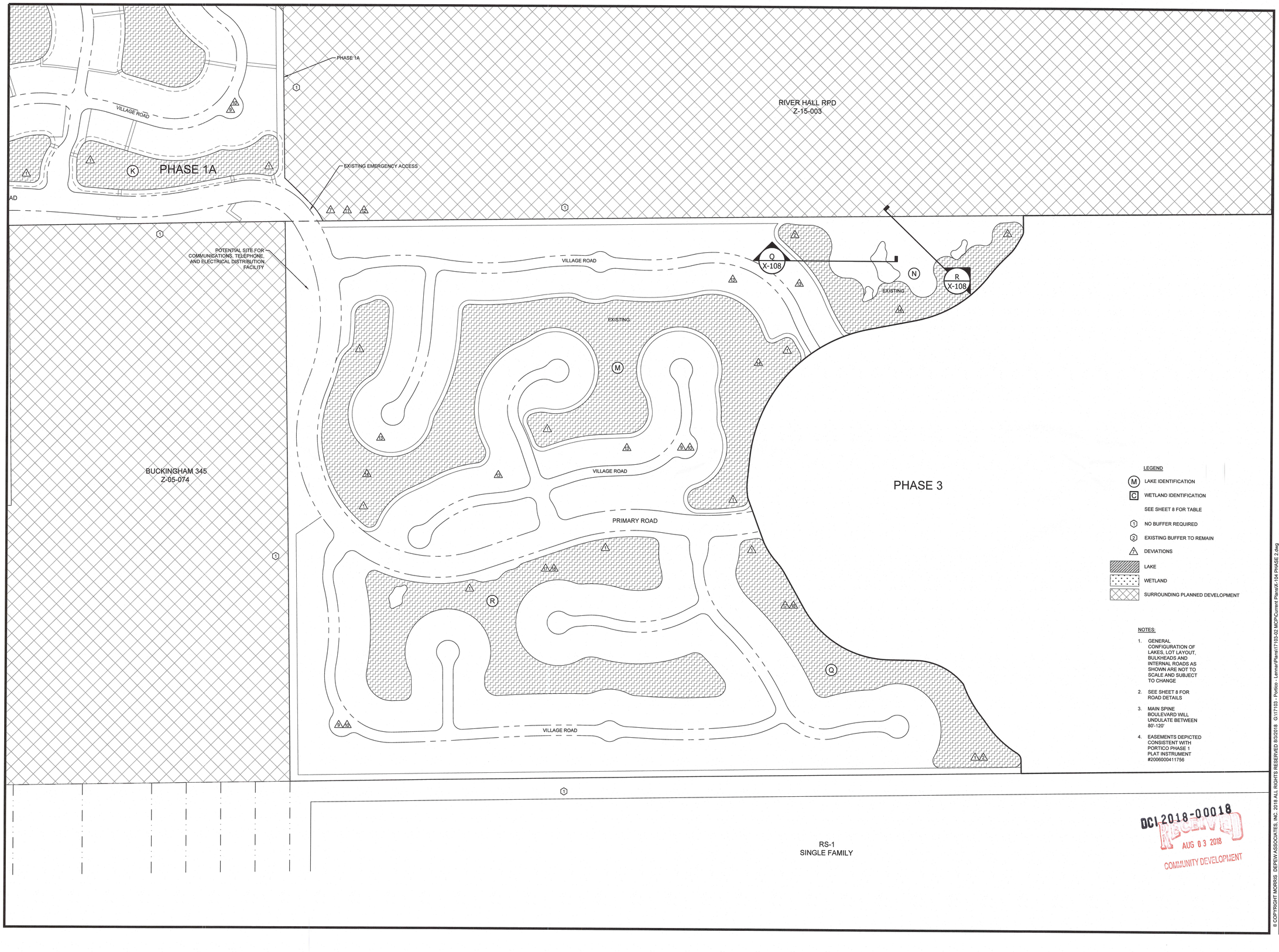
SHEET NUMBER: X-103

100 0 50 100
SCALE 1"=100'

JOB/FILE NUMBER: 17103-02

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LEGEND

- (M) LAKE IDENTIFICATION
- (C) WETLAND IDENTIFICATION

SEE SHEET 8 FOR TABLE

- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- (A) DEVIATIONS
- LAKE
- WETLAND
- SURROUNDING PLANNED DEVELOPMENT

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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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

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:

- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT

- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION
  SEE SHEET 8 FOR TABLE
- (1) NO BUFFER REQUIRED
- (2) EXISTING BUFFER TO REMAIN
- ⚠ 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'
4. EASEMENTS DEPICTED CONSISTENT WITH PORTICO PHASE 1 PLAT INSTRUMENT #2006000411756

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PREPARED BY:

REVISIONS	DATE

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SHEET TITLE:

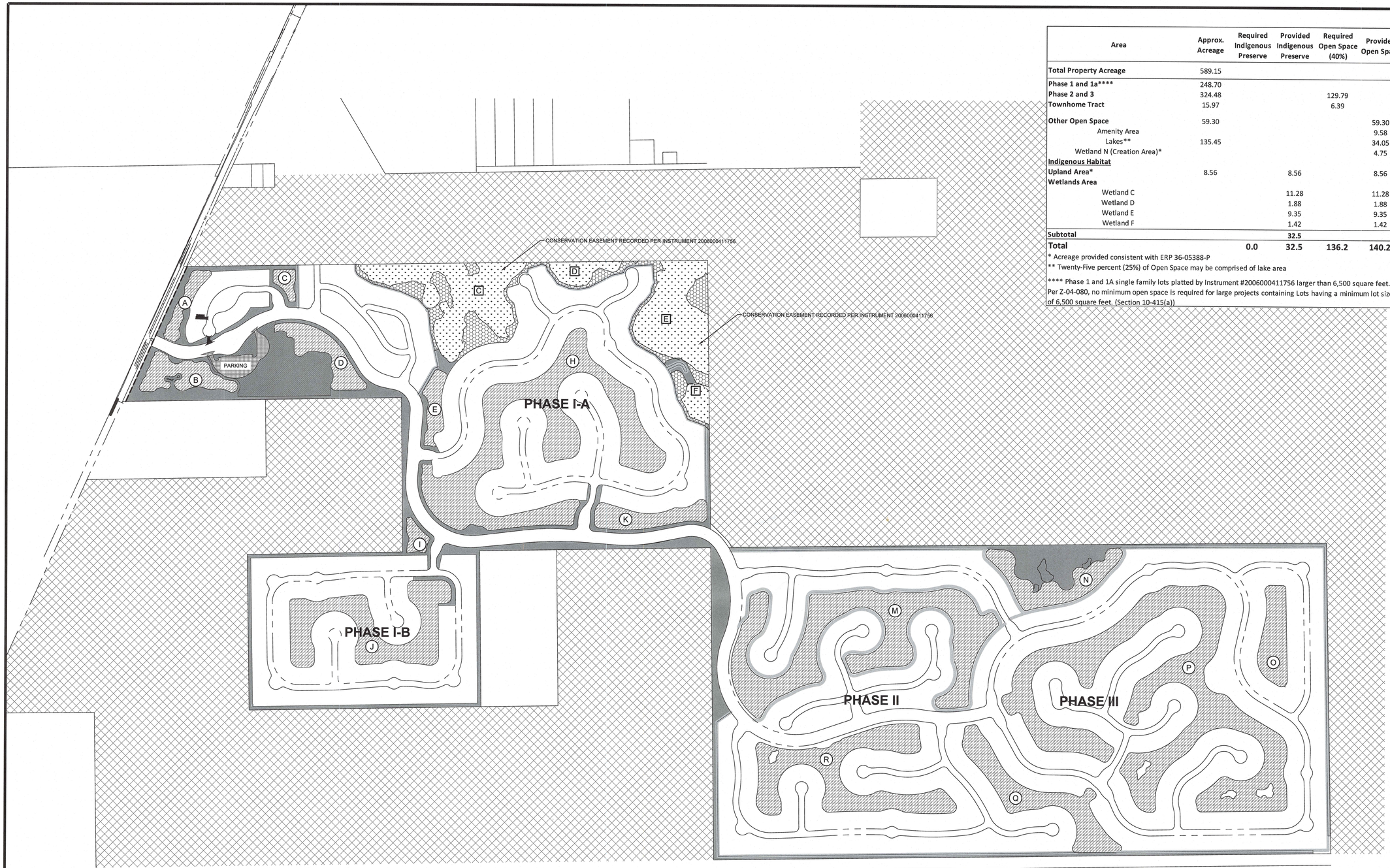
PHASE 3

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	
Other Open Space	59.30				59.30
Amenity Area					9.58
Lakes**	135.45				34.05
Wetland N (Creation Area)*					4.75
Indigenous Habitat					
Upland Area*	8.56		8.56		8.56
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
Subtotal			**32.5**		
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 of 6,500 square feet. (Section 10-415(a))

LEGEND

- = OPEN SPACE
- = LAKE
- = WETLAND
- = INDIGENOUS UPLAND
- = AMENITY
- = PARKING
- SURROUNDING PLANNED DEVELOPMENT

DCI 2018-00018

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PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

OPEN SPACE PLAN

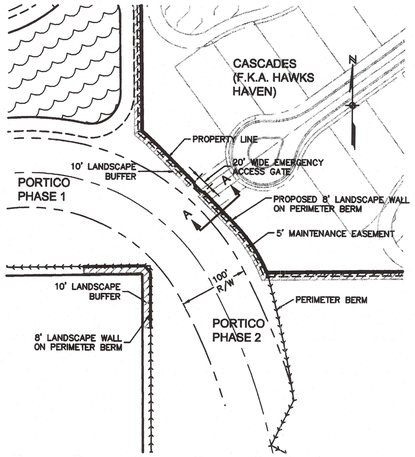
SHEET NUMBER: X-106

400 0 200 400

SCALE 1"=400'

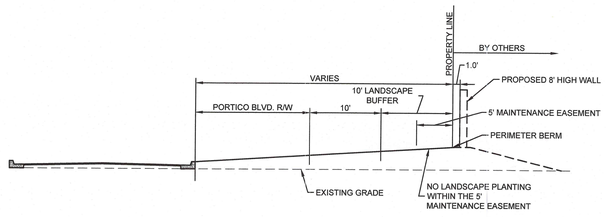
JOB/FILE NUMBER: 17103-02

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A PINCH POINT PLAN VIEW DETAIL ⚠2

Scale: 1"=100'

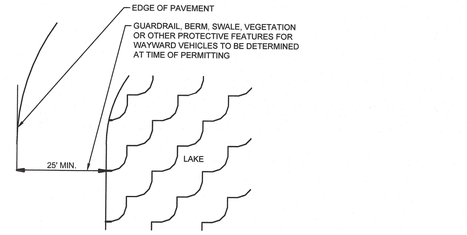


B PINCH POINT SECTION VIEW DETAIL A-A ⚠2

Scale: 1"=10'

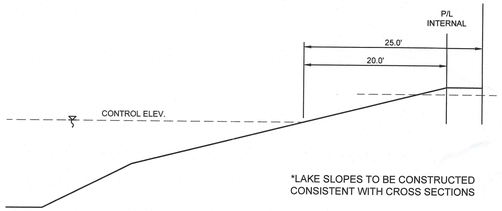
C LOT TYPICAL

SCALE: N.T.S.



D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠1

Scale: N.T.S.

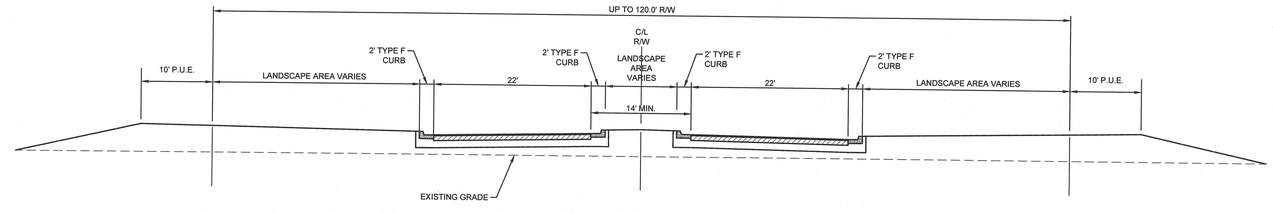


E LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠2

Scale: N.T.S.

F LOT TYPICAL ABUTTING LAKES

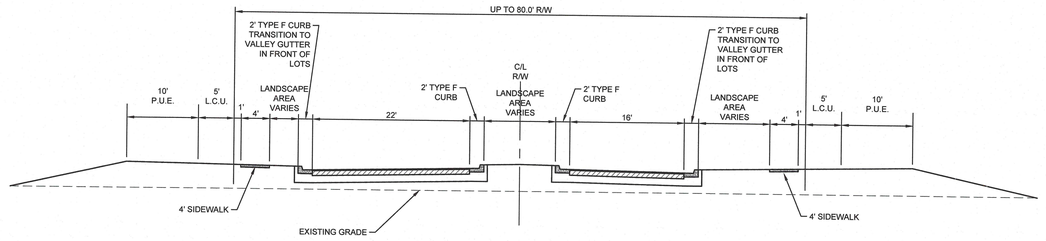
SCALE: N.T.S.



G TYPICAL PRIMARY CORRIDOR ⚠4

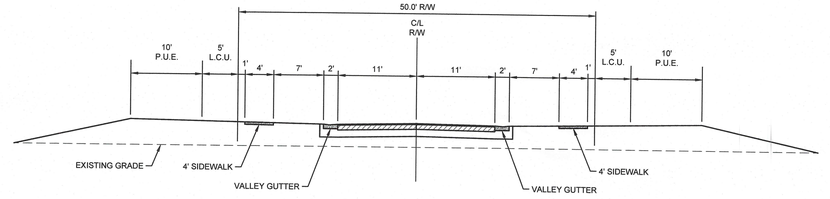
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD

Scale: 1"=10'



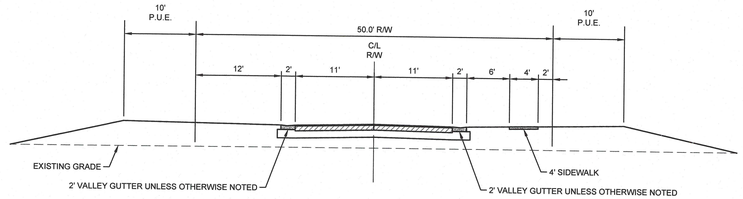
H TYPICAL VILLAGE ENTRY ⚠6

Scale: 1"=10'



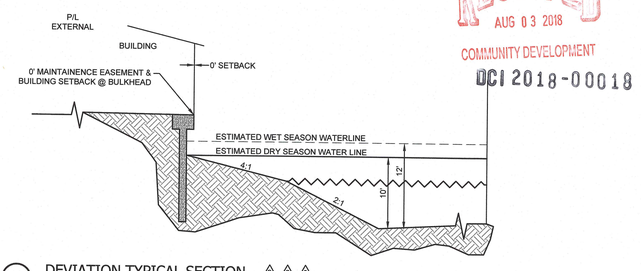
I TYPICAL VILLAGE ROAD ⚠6

Scale: 1"=10'



J TYPICAL TOWNHOUSE ROAD ⚠6

Scale: 1"=10'



K DEVIATION TYPICAL SECTION ⚠3 ⚠5 ⚠6

Scale: N.T.S.

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JURISDICTION:	LEE COUNTY
DATE:	08/03/2018

SHEET TITLE:

MASTER CONCEPT NOTES

SHEET NUMBER:

X-107

N

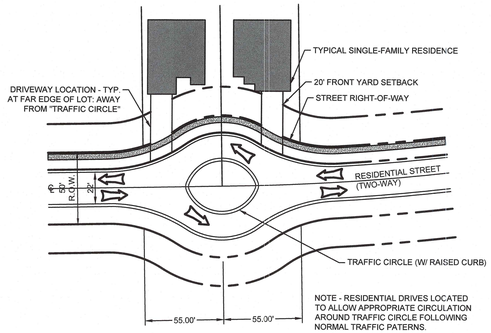
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SCALE 1"=10'

JOB/FILE NUMBER:

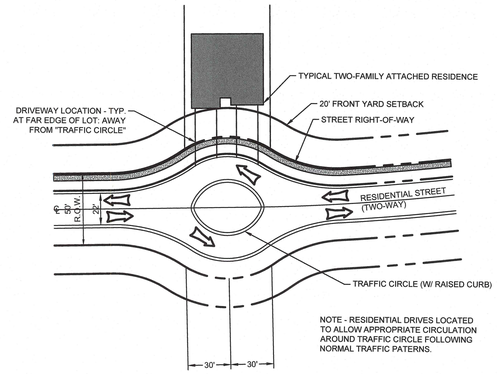
17103-02

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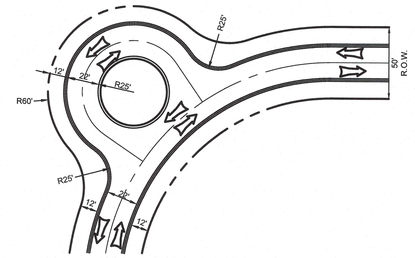
L "FLOW SPLITTER" ROAD CONFIGURATION

SCALE: 1"=50'



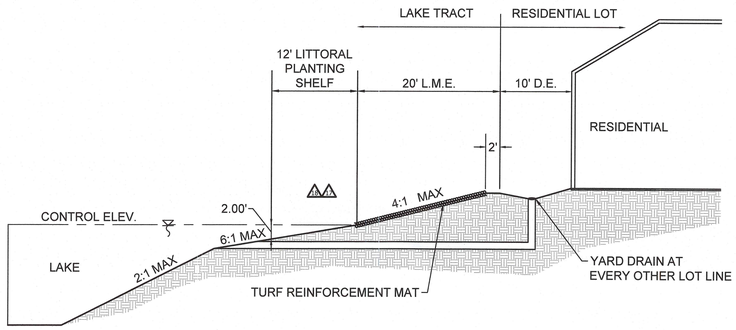
M "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

SCALE: 1"=50'



N "EYEBROW" ROAD CONFIGURATION

SCALE: 1"=50'

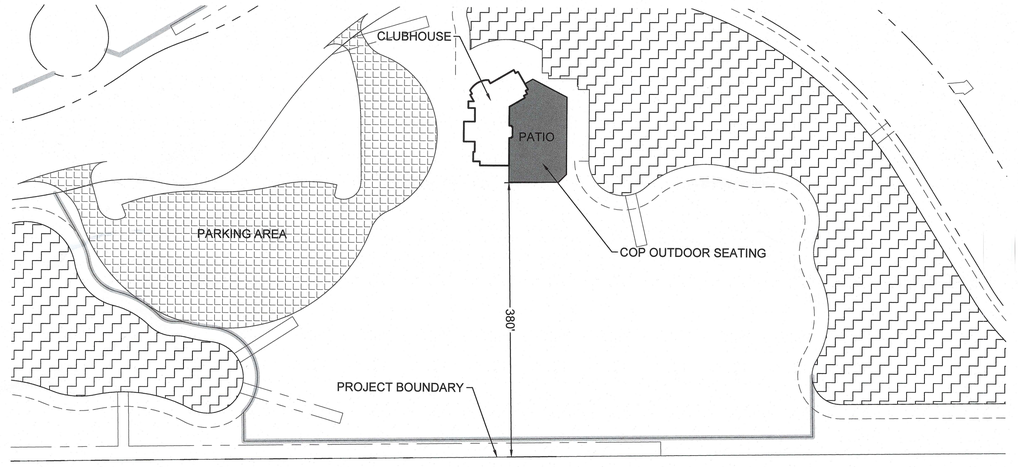


NOTES:

1. REAR YARD DRAINAGE AND TURF MATS ARE REQUIRED ONLY WHEN DEVIATION 17 IS UTILIZED.
2. 0' REAR SETBACK NOT PERMITTED TO ACCOMODATE DRAINAGE EASEMENT.

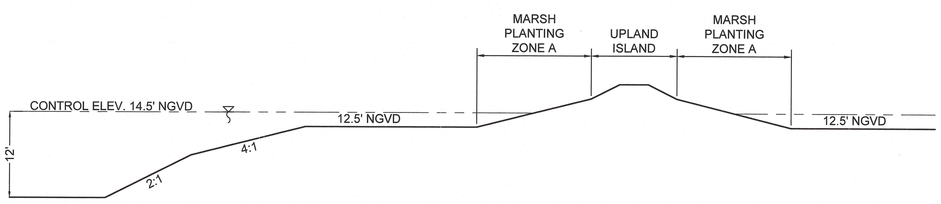
O LAKE BANK SLOPE TYPICAL

SCALE: N.T.S.



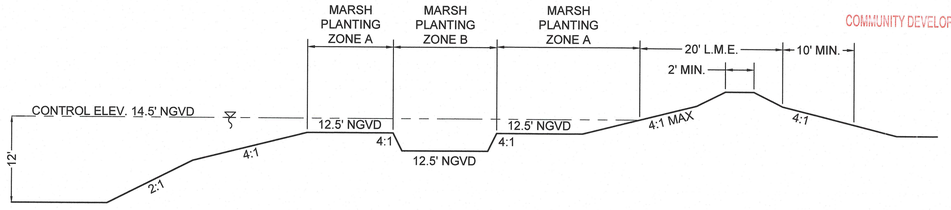
P AMENITY CONSUMPTION ON PREMISE LOCATION

SCALE: N.T.S.



Q CONSTRUCTED SECTION-Q - WETLAND CREATION

SCALE: N.T.S.



R CONSTRUCTED SECTION-R WETLAND CREATION

SCALE: N.T.S.

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X-108

50 0 25 50

SCALE 1"=50'

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