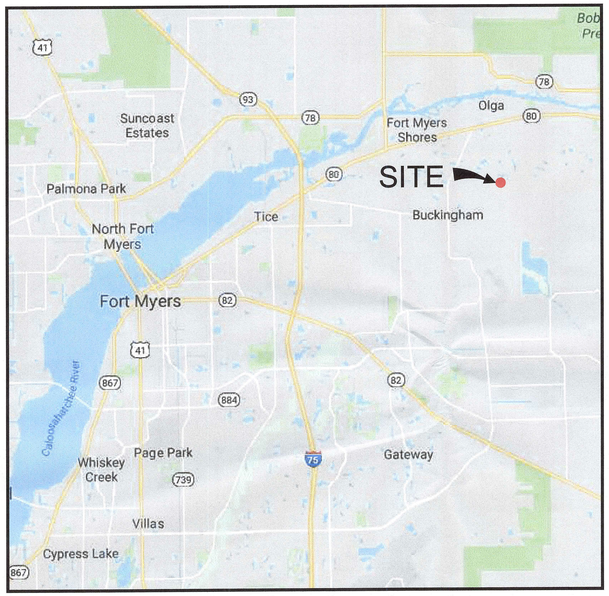
MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

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

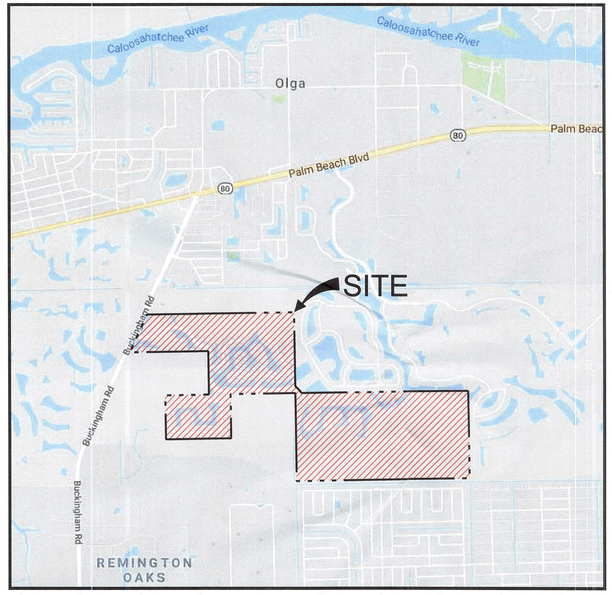
LEE COUNTY, FLORIDA



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.

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

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Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
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Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

RECEIVED
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COMMUNITY DEVELOPMENT
DCI 2018-00018

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

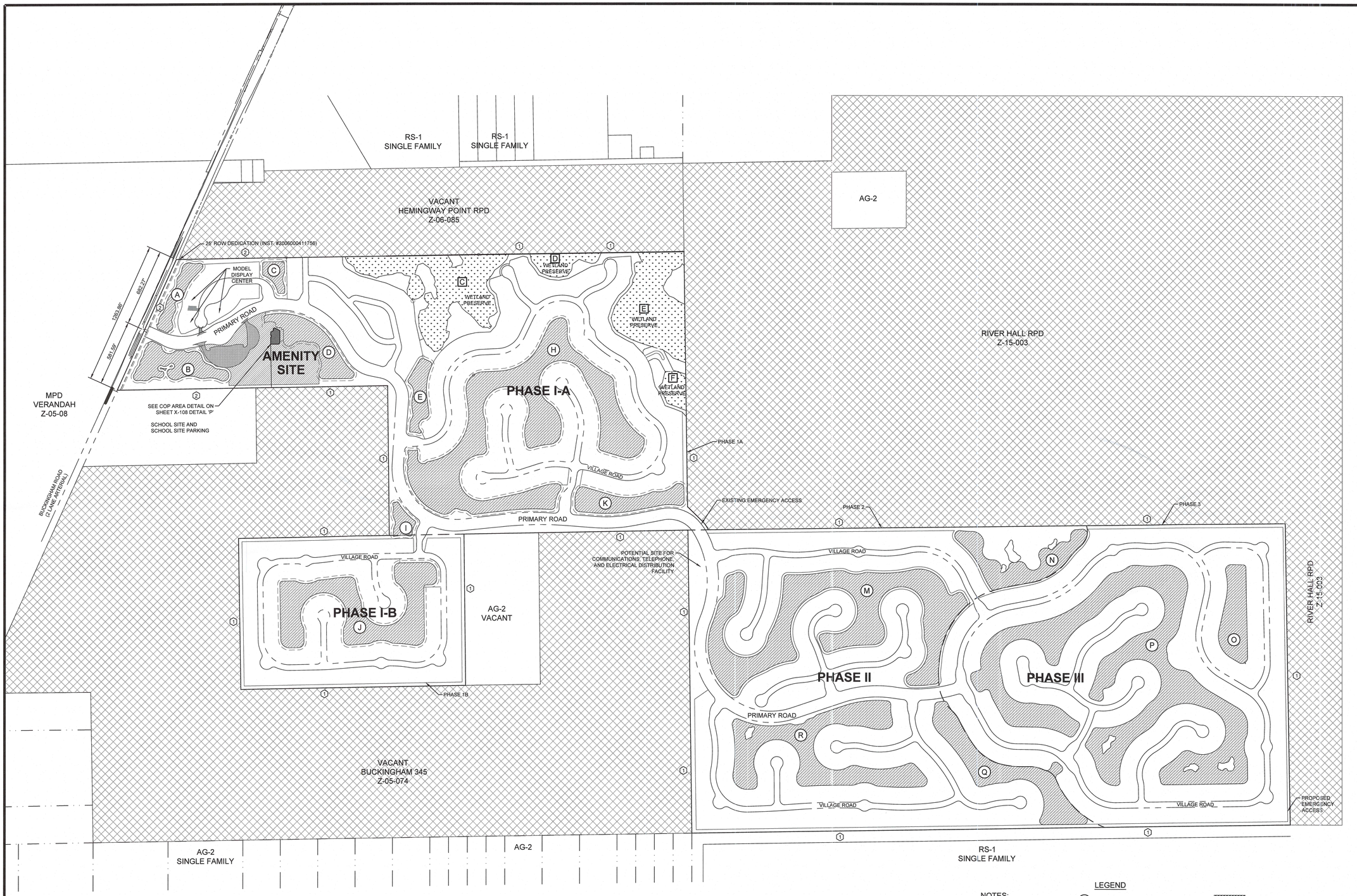
SHEET TITLE:

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
- COP AREA

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

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PREPARED BY:

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JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: X-101

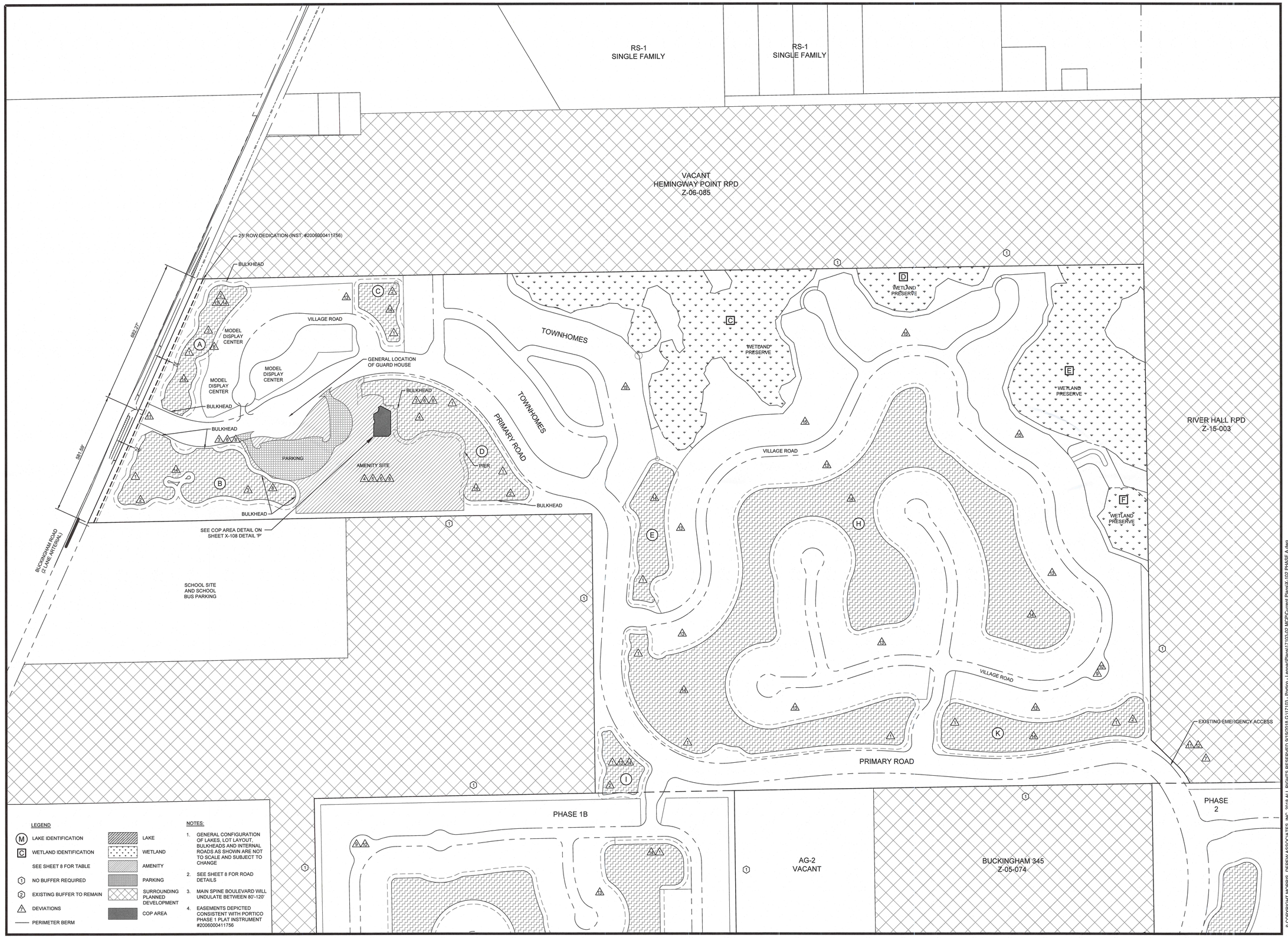
N

400 0 200 400

SCALE 1"=400'

JOB/FILE NUMBER: 17103-02

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DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

SHEET TITLE:

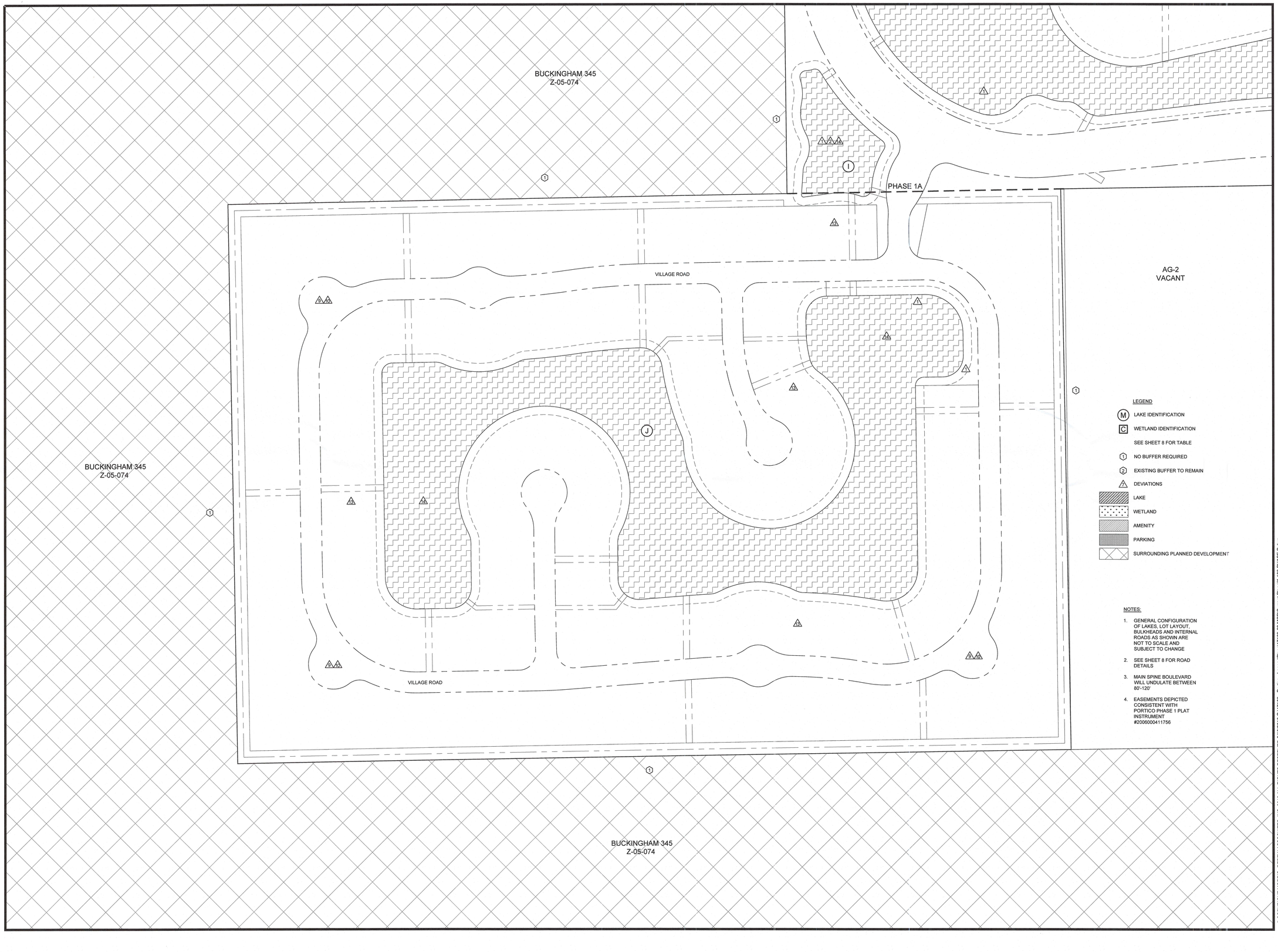
PHASE 1-A

SHEET NUMBER: X-102

200 0 100 200
SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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REVISIONS	DATE

PROJECT MANAGER:	TME
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DATE:	09/19/2018

SHEET TITLE:

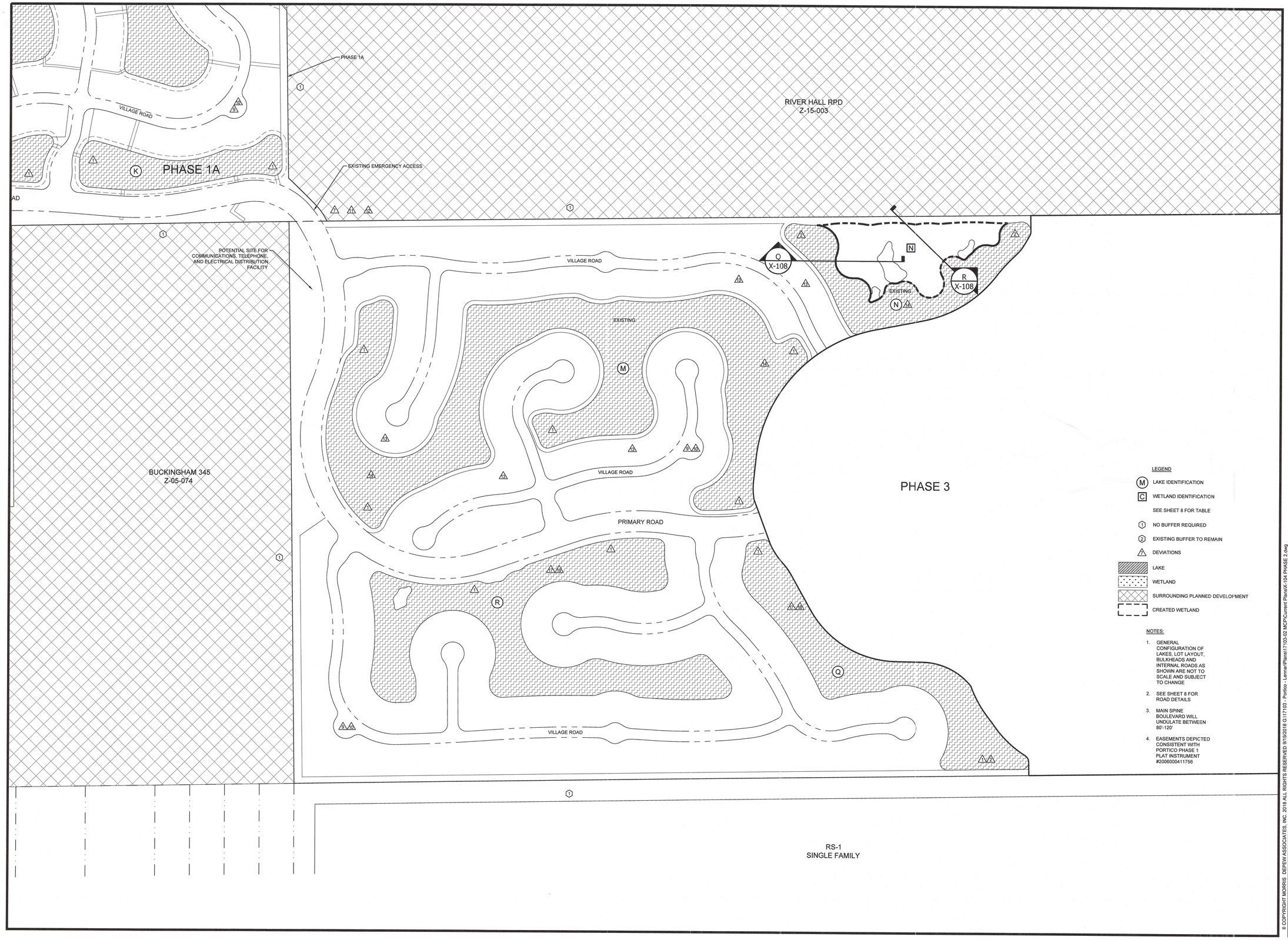
PHASE 1-B

SHEET NUMBER: X-103

100 0 50 100
SCALE 1"=100'

JOB/FILE NUMBER: 17103-02

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REVISIONS	DATE

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DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

SHEET TITLE:

PHASE 2

SHEET NUMBER: X-104

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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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
- A 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 #2005000411756

PROJECT:

PORTICO RPD

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CLIENT:

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DCI 2018-00018

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

SHEET TITLE:

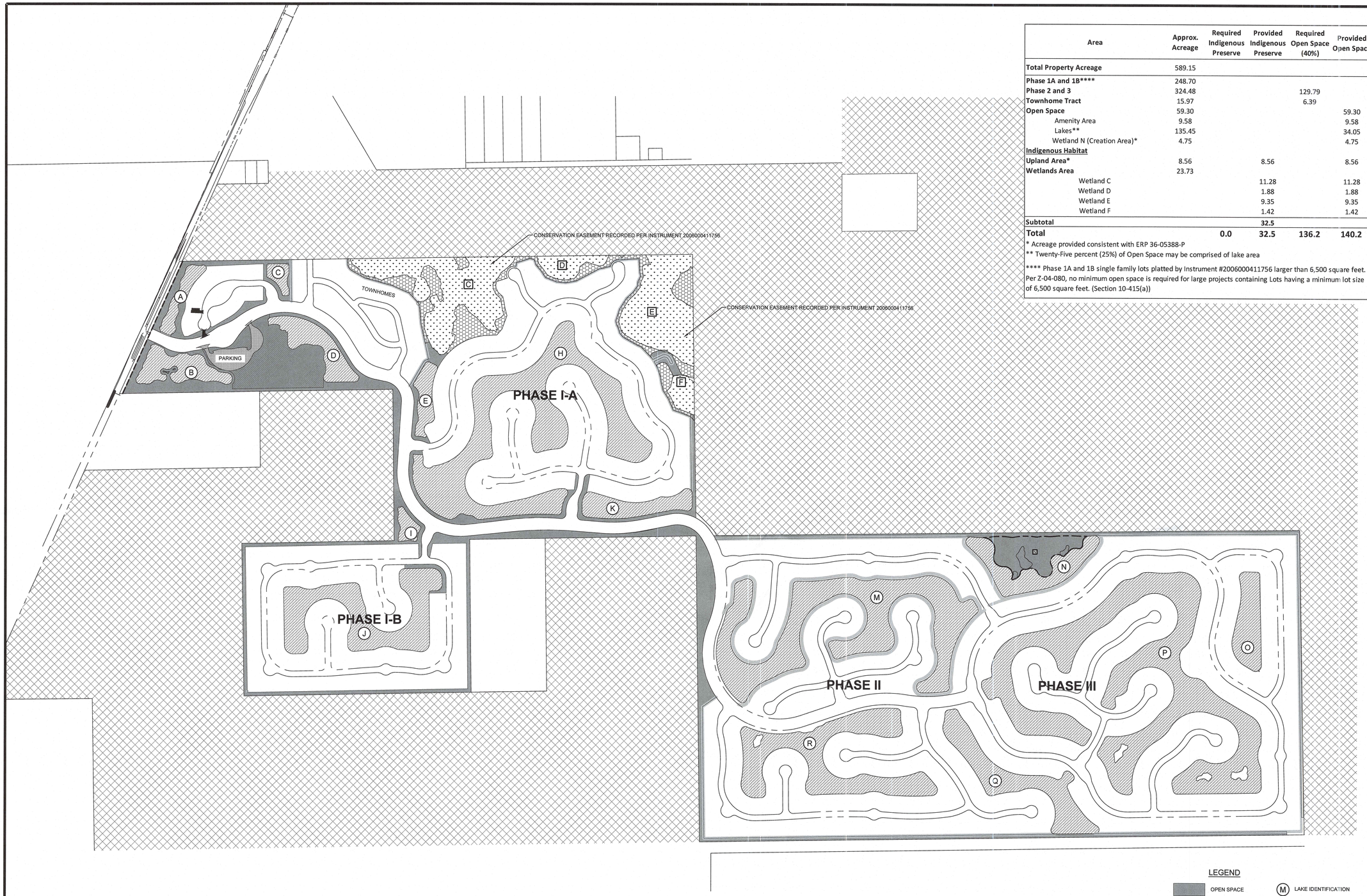
PHASE 3

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 1A and 1B****	248.70				
Phase 2 and 3	324.48			129.79	
Townhome Tract	15.97			6.39	
Open Space	59.30				59.30
Amenity Area	9.58				9.58
Lakes**	135.45				34.05
Wetland N (Creation Area)*	4.75				4.75
Indigenous Habitat					
Upland Area*	8.56		8.56		8.56
Wetlands Area	23.73				
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 1A and 1B 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
- CREATED WETLAND
- INDIGENOUS UPLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION

PROJECT:

PORTICO RPD

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JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

SHEET TITLE:

OPEN SPACE PLAN

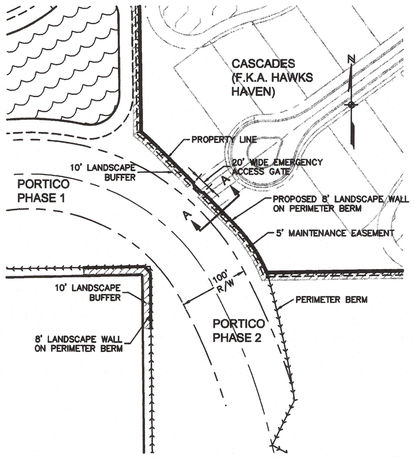
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SCALE 1"=400'

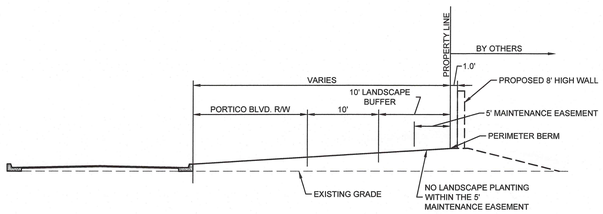
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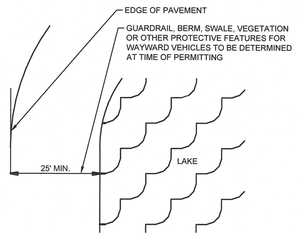
A PINCH POINT PLAN VIEW DETAIL ⚠4

Scale: 1"=100'



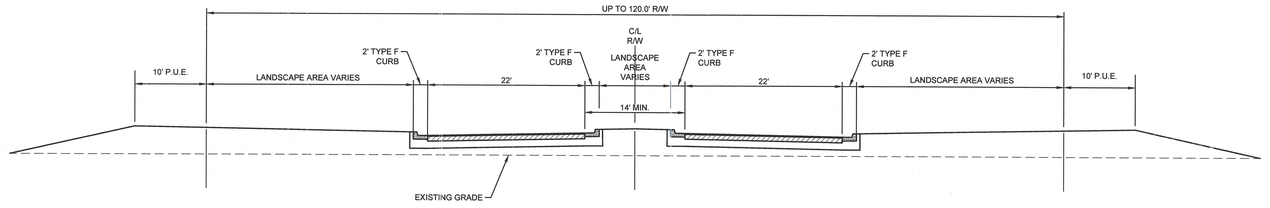
B PINCH POINT SECTION VIEW DETAIL A-A ⚠4

Scale: 1"=10'



D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠

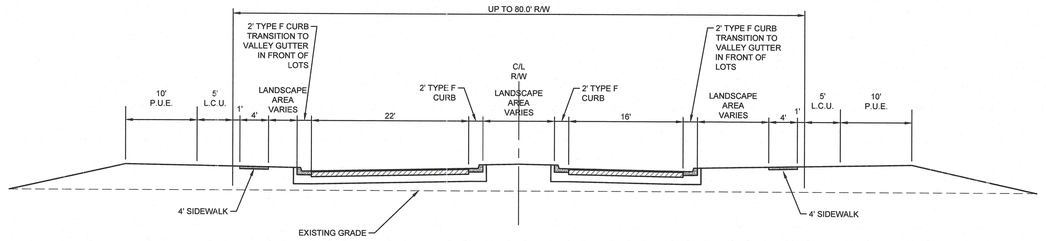
Scale: N.T.S.



F TYPICAL PRIMARY CORRIDOR ⚠4

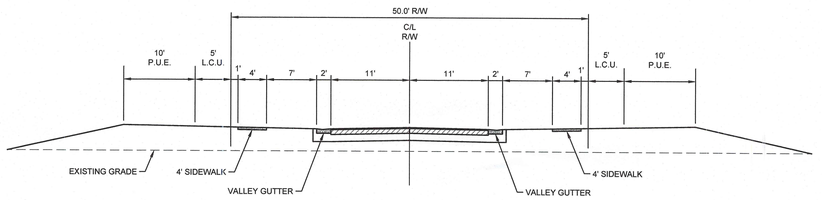
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD

Scale: 1"=10'



G TYPICAL VILLAGE ENTRY ⚠4

Scale: 1"=10'



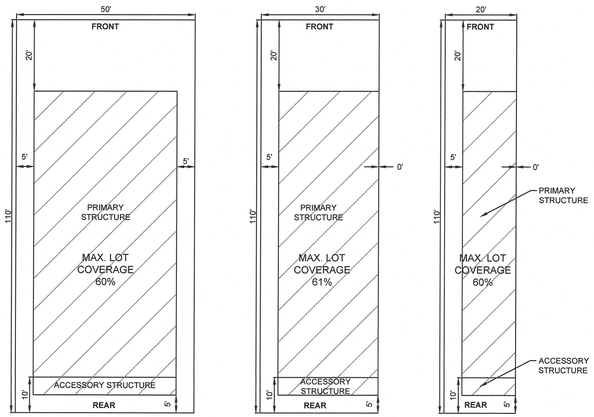
H TYPICAL VILLAGE ROAD ⚠4

Scale: 1"=10'

SINGLE FAMILY
TYPICAL LOTS
N.T.S.

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

TOWNHOME
TYPICAL LOTS
N.T.S.



⚠4 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

⚠4 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

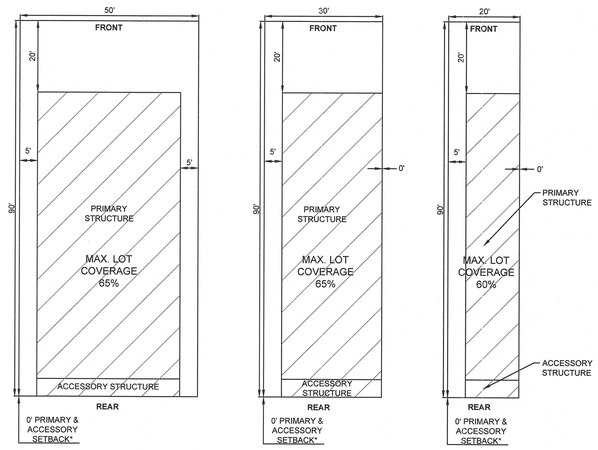
C LOT TYPICAL

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.

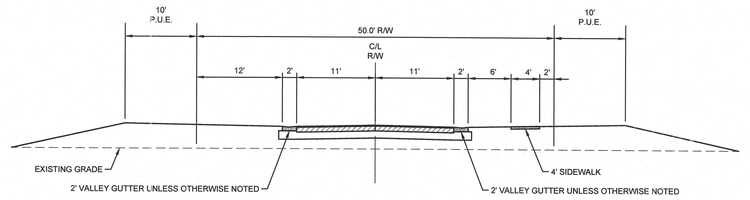


*THE 0' SETBACK APPLIES TO ALL LOTS ABUTTING A 6:1 OR FLATTER LAKE BANK SLOPE. LOTS ABUTTING A 4:1 LAKE BANK SLOPE (PER DEVIATION 17) MUST PROVIDE A MINIMUM 10FT PRIMARY AND ACCESSORY REAR SETBACK FOR A DRAINAGE EASEMENT AS SHOWN ON DETAIL 'N' ON SHEET X-108.

⚠4 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

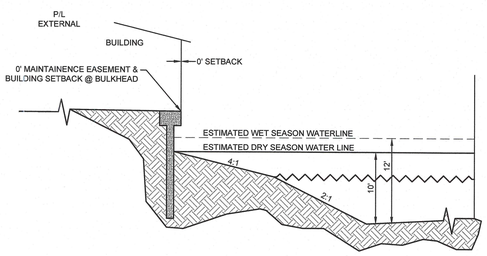
E LOT TYPICAL ABUTTING LAKES

SCALE: N.T.S.



I TYPICAL TOWNHOUSE ROAD ⚠4

Scale: 1"=10'



J DEVIATION TYPICAL SECTION ⚠5 ⚠6 ⚠8

Scale: N.T.S.

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

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SHEET TITLE:

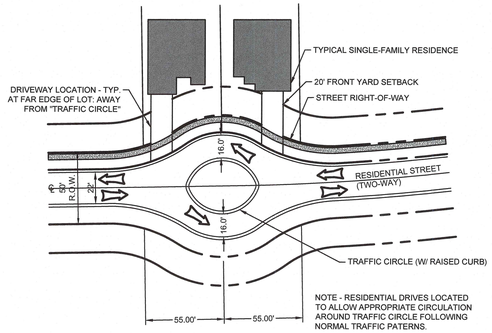
MASTER CONCEPT NOTES

SHEET NUMBER: X-107

SCALE 1"=10'

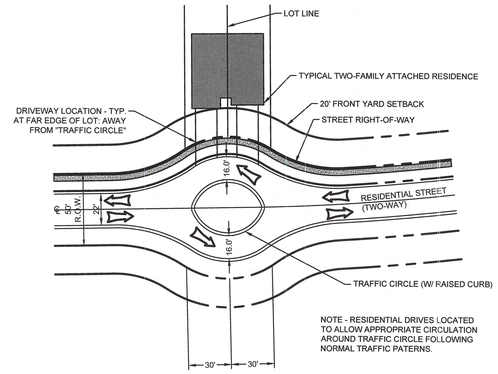
JOB/FILE NUMBER: 17103-02

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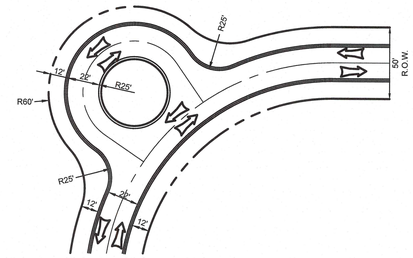
K "FLOW SPLITTER" ROAD CONFIGURATION

SCALE: 1"=50'



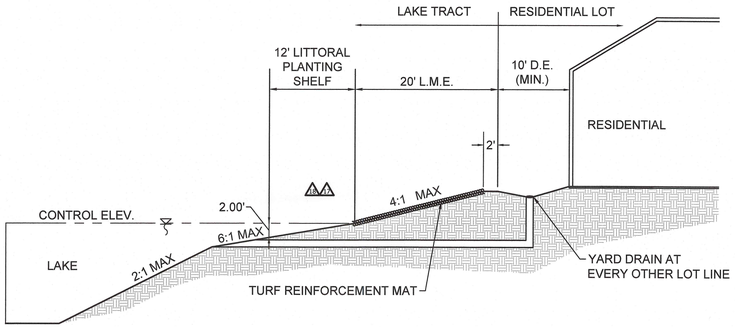
L "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

SCALE: 1"=50'



M "EYEBROW" ROAD CONFIGURATION

SCALE: 1"=50'

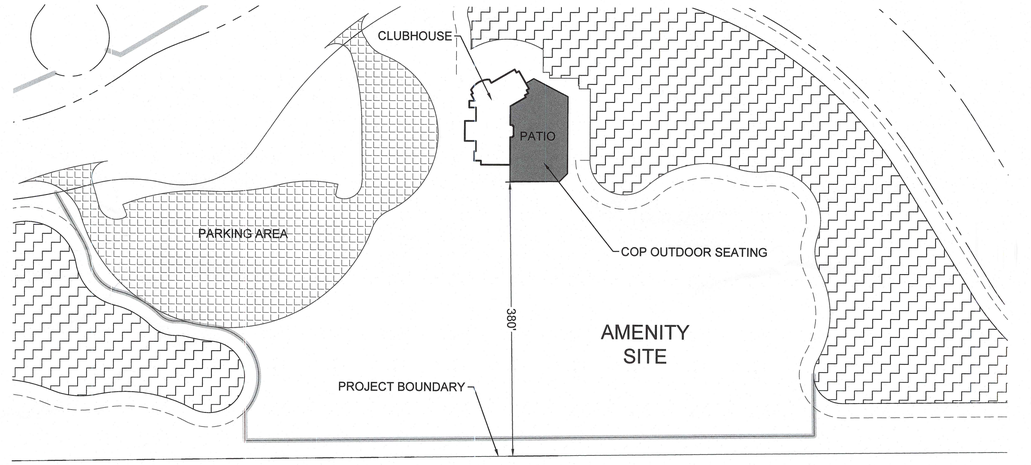


NOTES:

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.

N LAKE BANK SLOPE TYPICAL

SCALE: N.T.S.

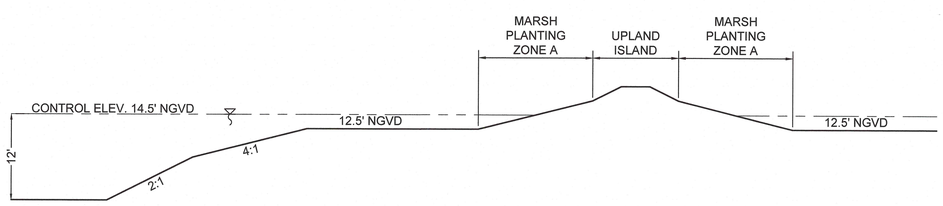


O AMENITY CONSUMPTION ON PREMISE LOCATION

SCALE: N.T.S.

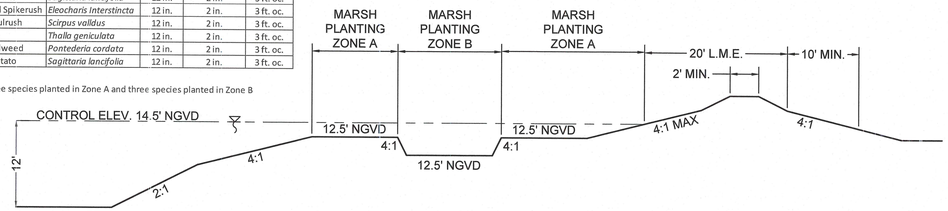
Creation Zone	Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction
Wetland Creation Plantings [1]					
A	Cordgrass	*Spartina bakeri*	12 in.	2 in.	3 ft. oc.
	Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. oc.
	Duck Potato	*Sagittaria lancifolia*	12 in.	2 in.	3 ft. oc.
	Knotted Spikerush	*Eleocharis interstincta*	12 in.	2 in.	3 ft. oc.
B	Giant Bulrush	*Scirpus validus*	12 in.	2 in.	3 ft. oc.
	Fireflag	*Thalia geniculata*	12 in.	2 in.	3 ft. oc.
	Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. oc.
	Duck Potato	*Sagittaria lancifolia*	12 in.	2 in.	3 ft. oc.

[1] A minimum of three species planted in Zone A and three species planted in Zone B



P CONSTRUCTED SECTION-Q - WETLAND CREATION

SCALE: N.T.S.



Q CONSTRUCTED SECTION-R WETLAND CREATION

SCALE: N.T.S.

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
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PREPARED BY:

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT
DCI 2018-00018

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	09/19/2018

SHEET TITLE:

MASTER CONCEPT NOTES

SHEET NUMBER: X-108

50 0 25 50

SCALE 1"=50'

JOB/FILE NUMBER: 17103-02

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