MASTER CONCEPT PLAN FOR

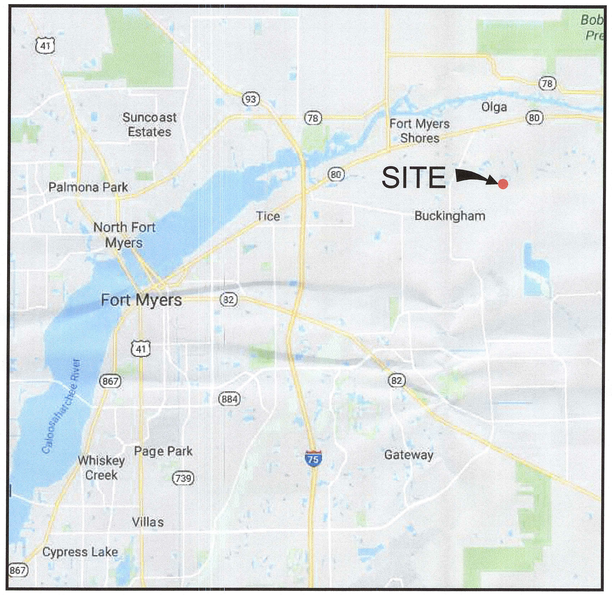
PORTICO RPD

LEE COUNTY, FLORIDA

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

LEE COUNTY, FLORIDA

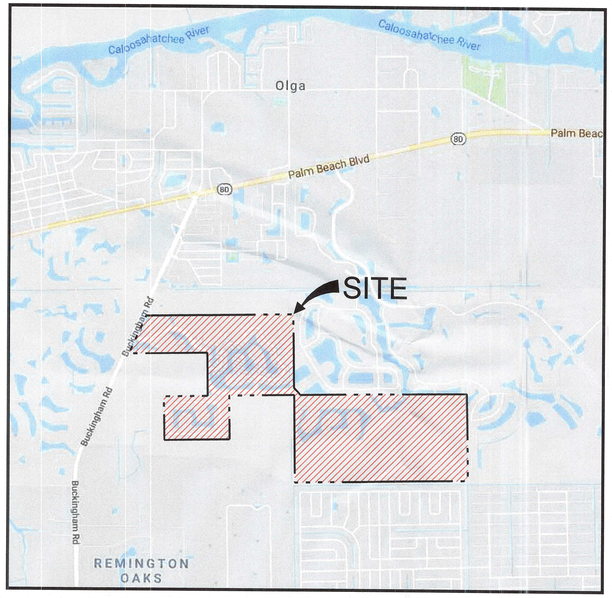
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DCI2018-00018



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:

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PREPARED BY:

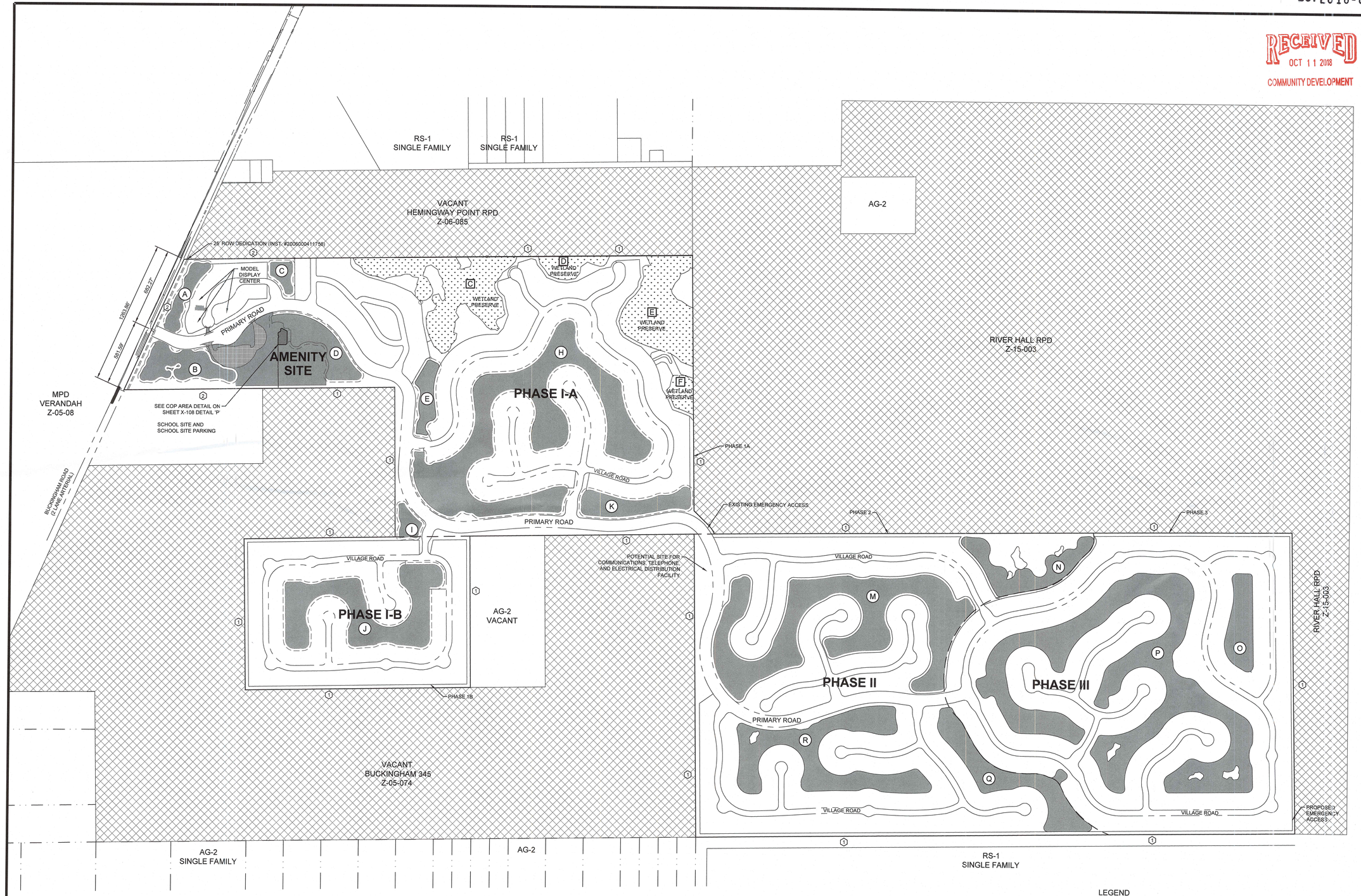
REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018
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
- ⚠ DEVIATIONS

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

PROJECT:

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

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Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

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

25' ROW DEDICATION (INST. #2006000411756)

BULKHEAD

VILLAGE ROAD

MODEL DISPLAY CENTER

MODEL DISPLAY CENTER

MODEL DISPLAY CENTER

GENERAL LOCATION OF GUARD HOUSE

BULKHEAD

BULKHEAD

BULKHEAD

PARKING

AMENITY SITE

PIER

BULKHEAD

BULKHEAD

SEE COP AREA DETAIL ON SHEET X-108 DETAIL 'P'

TOWNHOMES

TOWNHOMES

PRIMARY ROAD

"WETLAND" PRESERVE

WETLAND PRESERVE

WETLAND PRESERVE

WETLAND PRESERVE

VILLAGE ROAD

VILLAGE ROAD

VILLAGE ROAD

RIVER HALL RPD
Z-15-003

EXISTING EMERGENCY ACCESS

PRIMARY ROAD

591.68'

BUCKINGHAM ROAD
(2 LANE ARTERIAL)

SCHOOL SITE
AND SCHOOL
BUS PARKING

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
- (A) DEVIATIONS
- PERIMETER BERM
- LAKE
- WETLAND
- AMENITY
- PARKING
- SURROUNDING PLANNED DEVELOPMENT
- COP AREA

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

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:	10/10/2018

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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BUCKINGHAM 345
Z-05-074

BUCKINGHAM 345
Z-05-074

BUCKINGHAM 345
Z-05-074

PHASE 1A

VILLAGE ROAD

VILLAGE ROAD

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 #2006000411758

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:	10/10/2018

SHEET TITLE:

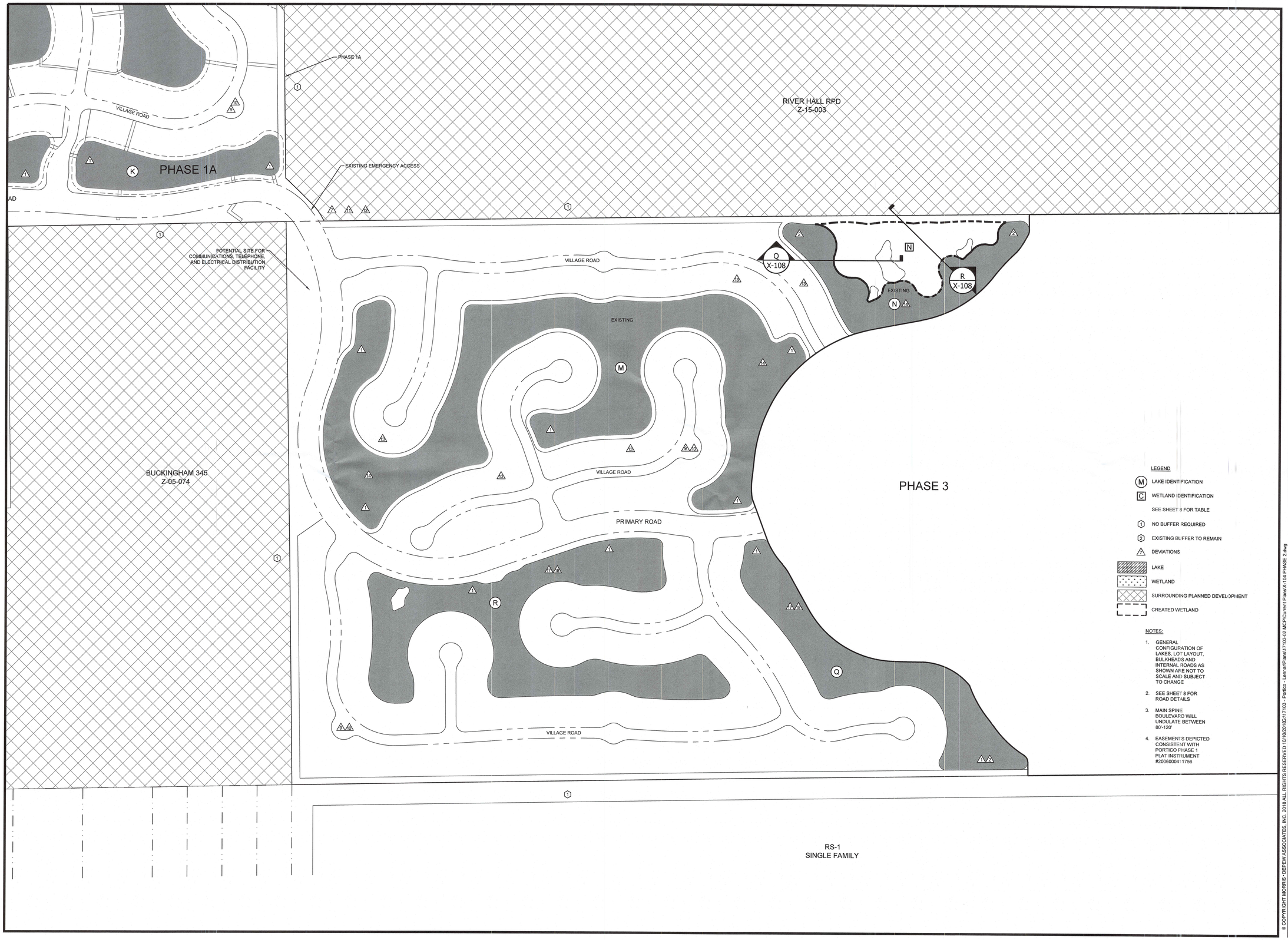
PHASE 1-B

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
- CREATED WETLAND

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 #2006000041756

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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

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

PROJECT:
COMMUNITY DEVELOPMENT
DCI 2018-00018

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:	10/10/2018

SHEET TITLE:

PHASE 3

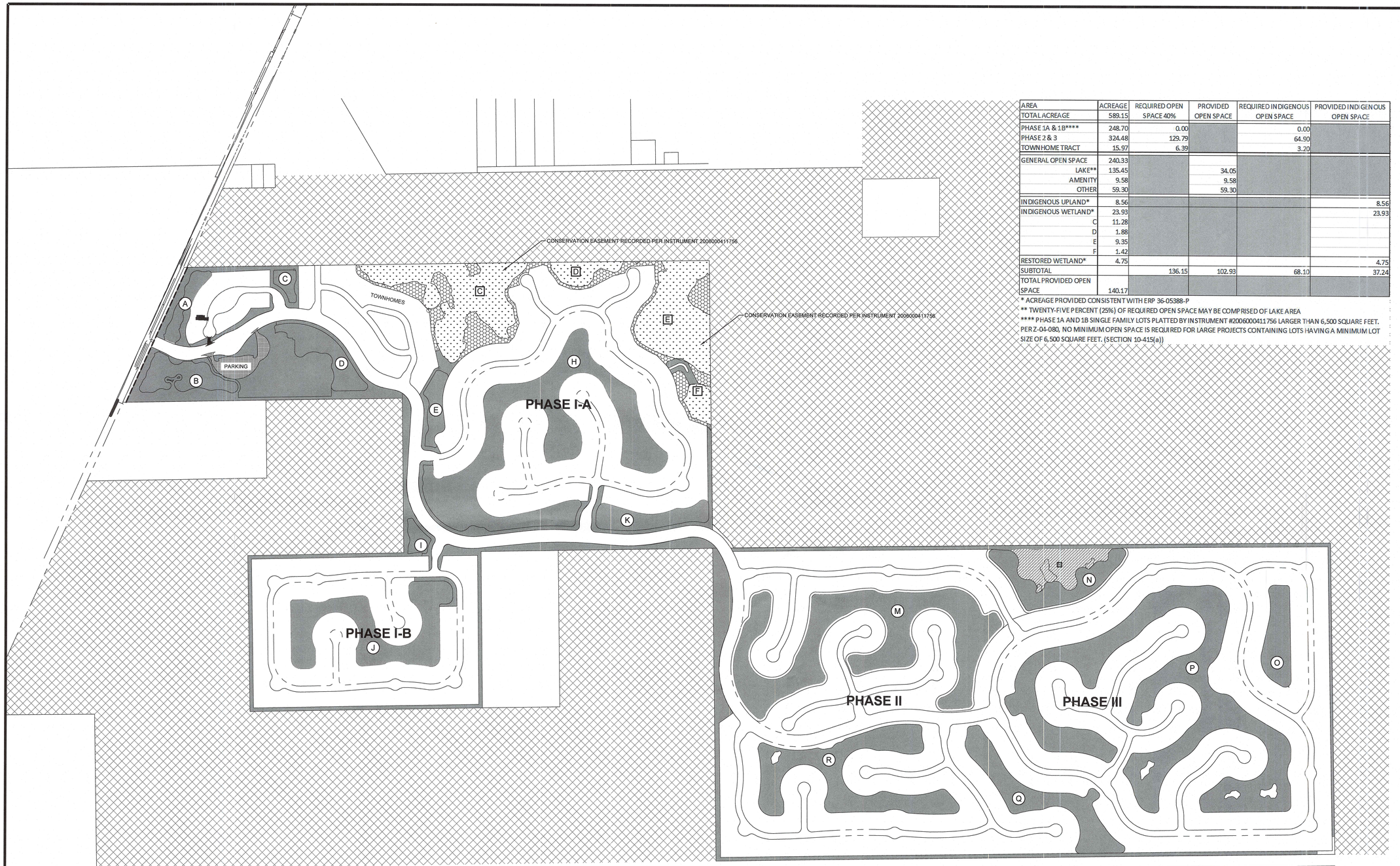
SHEET NUMBER: X-105

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SCALE 1"=200'

JOB/FILE NUMBER: 17103-02

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AREA	ACREAGE	REQUIRED OPEN SPACE 40%	PROVIDED OPEN SPACE	REQUIRED INDIGENOUS OPEN SPACE	PROVIDED INDIGENOUS OPEN SPACE
TOTAL ACREAGE	589.15				
PHASE 1A & 1B****	248.70	0.00		0.00	
PHASE 2 & 3	324.48	129.79		64.90	
TOWNHOME TRACT	15.97	6.39		3.20	
GENERAL OPEN SPACE	240.33				
LAKE**	135.45		34.05		
AMENITY	9.58		9.58		
OTHER	59.30		59.30		
INDIGENOUS UPLAND*	8.56				8.56
INDIGENOUS WETLAND*	23.93				23.93
C	11.28				
D	1.88				
E	9.35				
F	1.42				
RESTORED WETLAND*	4.75				4.75
SUBTOTAL		136.15	102.93	68.10	37.24
TOTAL PROVIDED OPEN SPACE	140.17				

* ACREAGE PROVIDED CONSISTENT WITH ERP 36-05388-P
** TWENTY-FIVE PERCENT (25%) OF REQUIRED 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

- INDIGENOUS WETLAND 23.93 AC
- INDIGENOUS UPLAND 8.56 AC
- RESTORED WETLAND 4.75 AC
- GENERAL OPEN SPACE 204.33 AC
- SURROUNDING PLANNED DEVELOPMENT
- (M) LAKE IDENTIFICATION
- [C] WETLAND IDENTIFICATION

PROJECT:
COMMUNITY DEVELOPMENT
DCI 2018-00018

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

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CONSULTANT:

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PREPARED BY:

REVISIONS	DATE
PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

SHEET TITLE:

OPEN SPACE PLAN

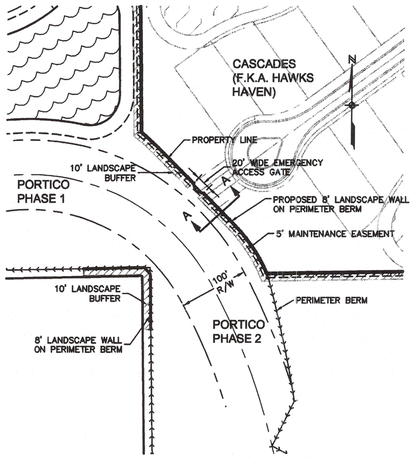
SHEET NUMBER: X-106

400 0 200 400
SCALE 1"=400'

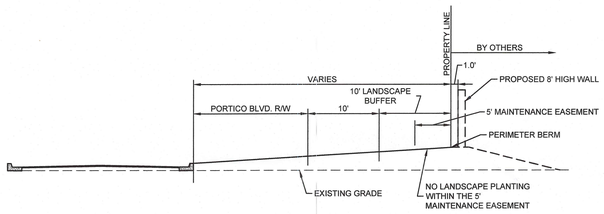
JOB/FILE NUMBER: 17103-02

© COPYRIGHT MORRIS-DEPEW ASSOCIATES, INC. 2018 ALL RIGHTS RESERVED 10/10/2018 S:\17103 - Portico - Lennar\Plans\17103-02 MCP\Current Plans\X-106 PRELIMINARY AMENITY CENTER SITE.dwg

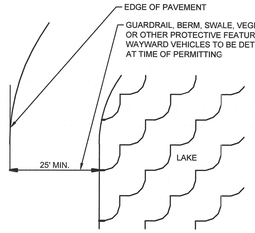
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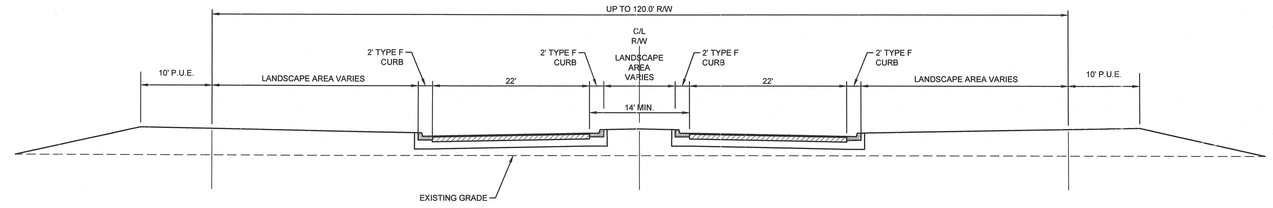
A PINCH POINT PLAN VIEW DETAIL ⚠4
Scale: 1"=100'



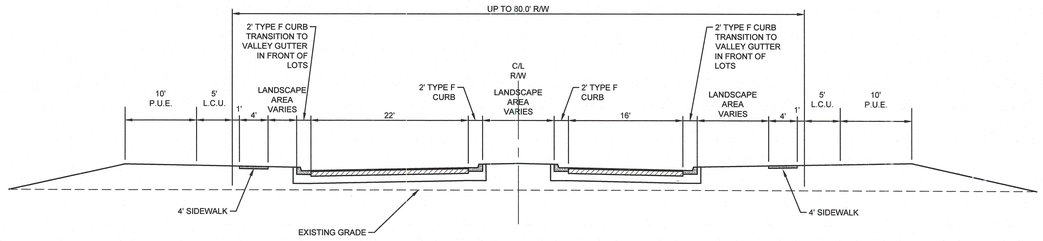
B PINCH POINT SECTION VIEW DETAIL A-A ⚠4
Scale: 1"=10'



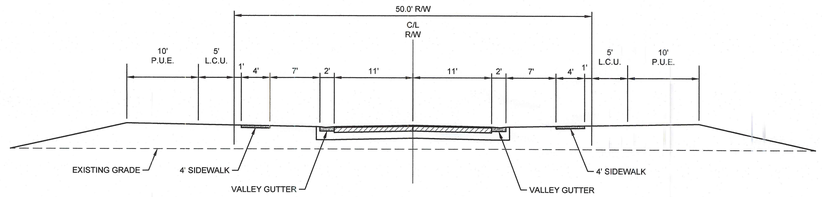
D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠
Scale: N.T.S.



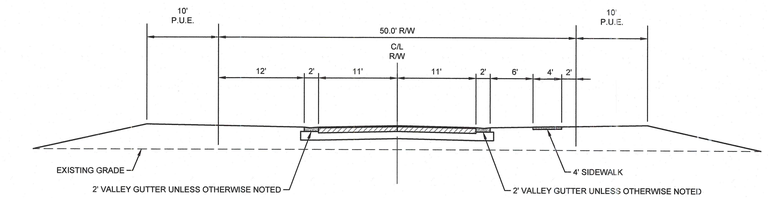
F TYPICAL PRIMARY CORRIDOR ⚠4
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD
Scale: 1"=10'



G TYPICAL VILLAGE ENTRY ⚠
Scale: 1"=10'



H TYPICAL VILLAGE ROAD ⚠4
Scale: 1"=10'

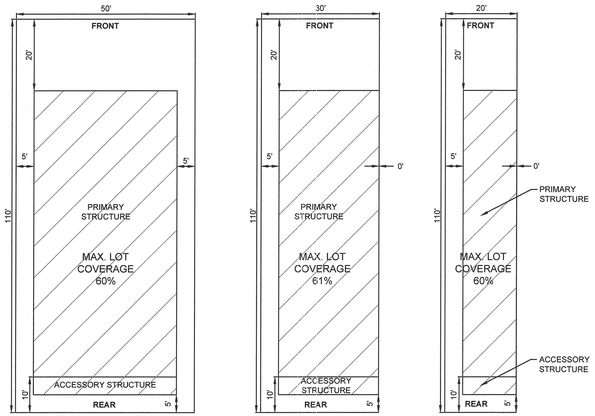


I TYPICAL TOWNHOUSE ROAD ⚠4
Scale: 1"=10'

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

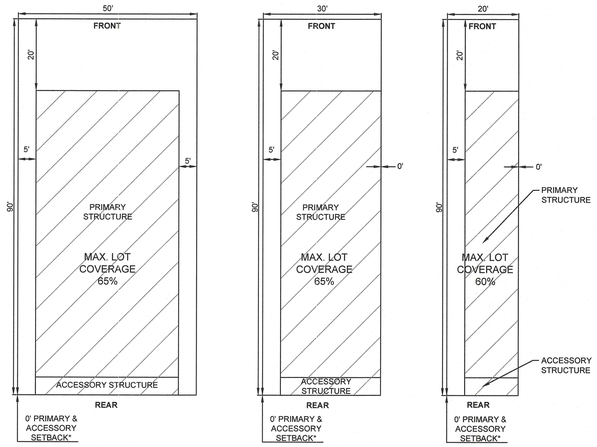
⚠4 25 FT. SETBACK FROM INDIGENOUS PLANT COMMUNITIES REQUIRED

C LOT TYPICAL
SCALE: N.T.S.

SINGLE FAMILY
TYPICAL LOTS
N.T.S.

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

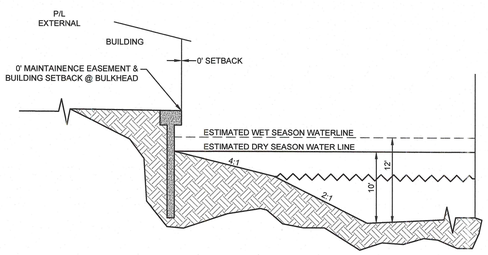
TOWNHOME
TYPICAL LOTS
N.T.S.



*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.



J DEVIATION TYPICAL SECTION ⚠5 ⚠6 ⚠8
Scale: N.T.S.

PROJECT:
COMMUNITY DEVELOPMENT
DCI 2018-00018
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
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CONSULTANT:
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PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	10/10/2018

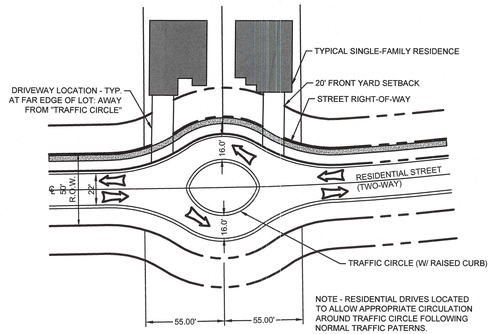
SHEET TITLE:
MASTER CONCEPT NOTES

SHEET NUMBER:
X-107

10 0 5 10
SCALE 1"=10'

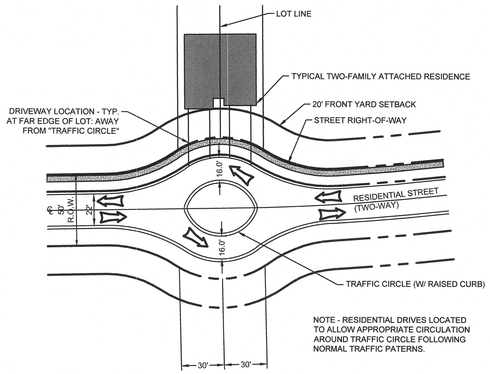
JOB/FILE NUMBER:
17103-02

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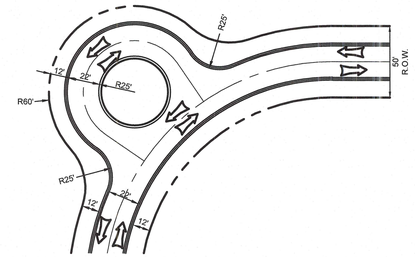
K "FLOW SPLITTER" ROAD CONFIGURATION

SCALE: 1"=50'



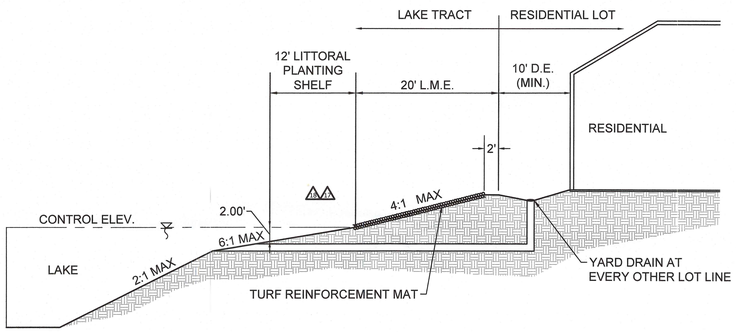
L "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

SCALE: 1"=50'



M "EYEBROW" ROAD CONFIGURATION

SCALE: 1"=50'

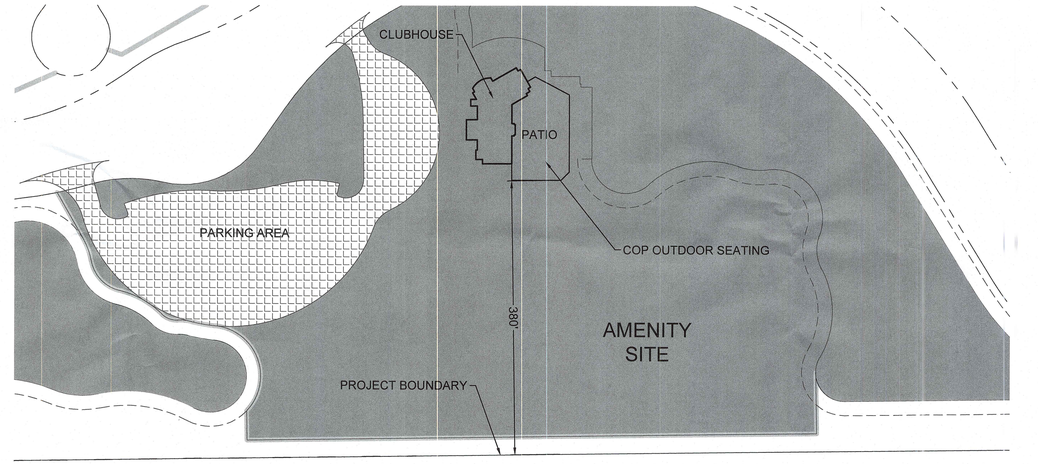


NOTES:

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.

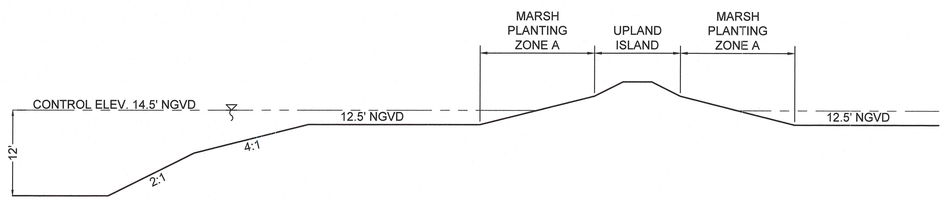
N LAKE BANK SLOPE TYPICAL

SCALE: N.T.S.



O AMENITY CONSUMPTION ON PREMISE LOCATION

SCALE: N.T.S.

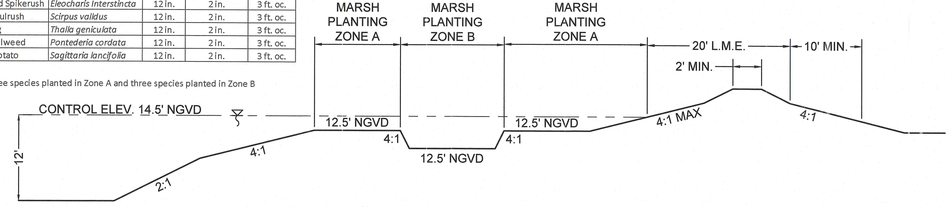


P CONSTRUCTED SECTION-Q - WETLAND CREATION

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



Q CONSTRUCTED SECTION-R WETLAND CREATION

SCALE: N.T.S.

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OCT 11 2018
COMMUNITY DEVELOPMENT

PROJECT:
DCI 2018-00018

PORTICO RPD

LOCATION:

LEE COUNTY, FLORIDA

CLIENT:

LENNAR

CONSULTANT:

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
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SCALE 1"=50'

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