

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

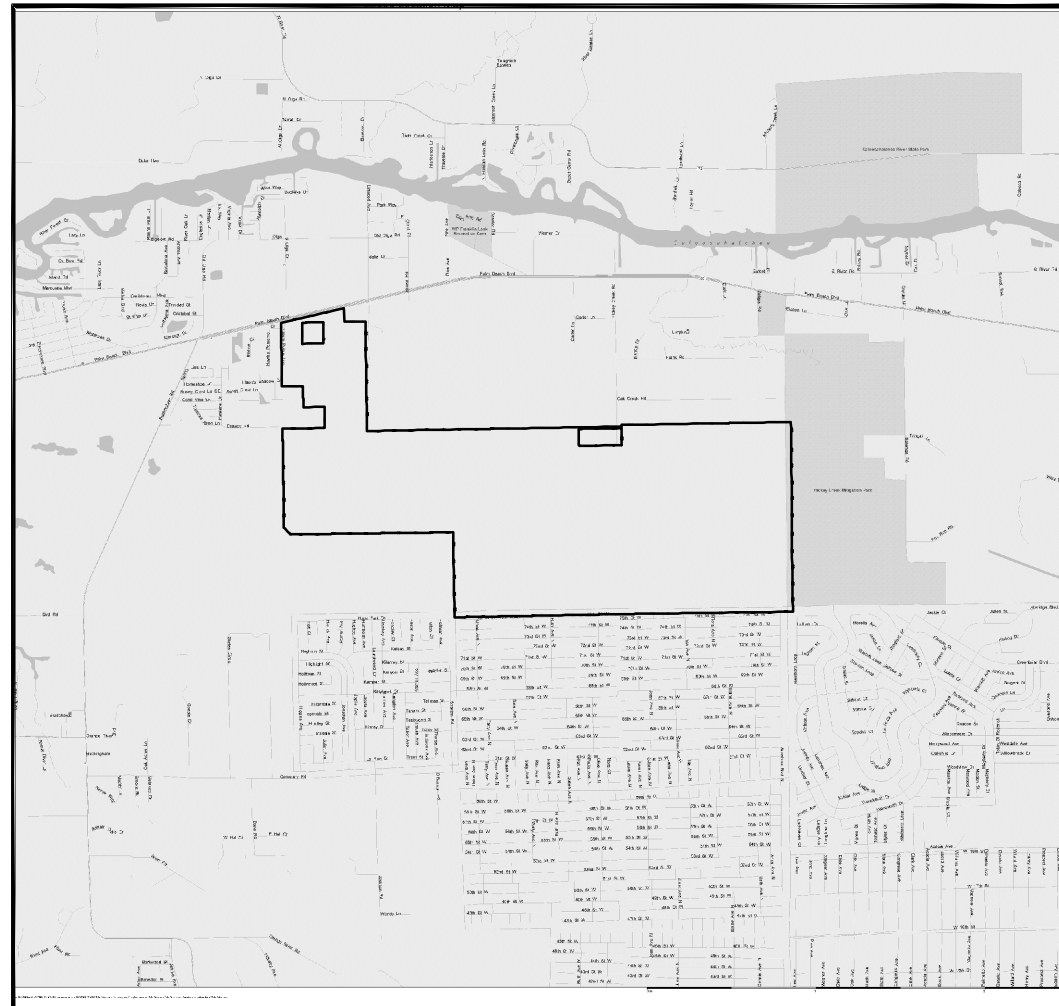
DESIGN TEAM

PROJECT ENGINEER	PROJECT MANAGEMENT
CARL A. BARRACO, P.E.	STEVE COLEMAN
DESIGN ENGINEER	PROJECT SURVEYOR
JEFF WASKO, P.E.	SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN	SITE PLANNING
JAN BILDZUKEWICZ	-
DESIGN STAFF	LANDSCAPE DESIGN
ALYSSA FONTAINE	-
QUALITY CONTROL	RECORD DRAWINGS
STEVE COLEMAN	-

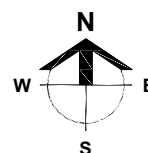
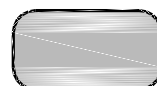
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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

EXHIBIT C

INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	MASTER CONCEPT PLAN	B	23898Z02.DWG
3	TYPICAL SECTIONS	-	21998Z02B.DWG
4	DETAILS	-	21998Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	23898A00.DWG

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

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

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FILE NAME	23898Z01.DWG
LOCATION	J:\23898\DWG\ZONING\
PLOT DATE	THU, 5-9-2024 - 8:20 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

4-17-07	AMEND MCP
1-23-15	REVISED PER HEX.SPG (Z-15-003)
5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB
5-9-24	DEVIATION 8

PLAN STATUS

FOR EXHIBIT USE ONLY

**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
21988	1

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,988.42 ACRES
OPEN SPACE PROVIDED	1,084.80 ACRES
INDIGENOUS OPEN SPACE PROVIDED	475.02 ACRES

RPD

TOTAL RPD DEVELOPMENT		1,982.87 ACRES
OPEN SPACE REQUIRED (40%)		793.15 ACRES
OPEN SPACE PROVIDED		1,083.65 ACRES
LAKES (25% OF 793.07)	= 198.27 AC	
INDIGENOUS OPEN SPACE	= 467.97 AC	
COMMON OPEN SPACE	= 416.21 AC	
RIVER HALL II - 2022 COMMON OPEN SPACE	= 1.2 AC	

INDIGENOUS SPACE REQUIRED (50% OF 793.07)	396.58 ACRES
INDIGENOUS OPEN SPACE PROVIDED	474.44 ACRES

CPD

TOTAL CPD DEVELOPMENT	5.55 ACRES
OPEN SPACE REQUIRED (20%)	1.11 ACRES
OPEN SPACE PROVIDED	1.11 ACRES

INDIGENOUS SPACE REQUIRED (50% OF 1.11)	0.56 ACRES
INDIGENOUS OPEN SPACE PROVIDED	0.58 ACRES

OPEN REQUIRED	794.26 AC
OPEN PROVIDED	1,084.76 AC

INDIGENOUS REQUIRED	397.14 AC
INDIGENOUS PROVIDED	475.02 AC

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

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PROJECT DESCRIPTION

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

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FILE NAME	23898Z02_4-11-23.DWG
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LOCATION	J:\23898\DWG\ZONING\
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PLOT DATE	THU. 5-9-2024 - 8:27 AM
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PILOT BY	ALYSSA FONTAINE
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CROSS REFERENCED DRAWINGS

BASEPLAN = 23898Z00_4-11-23.DWG

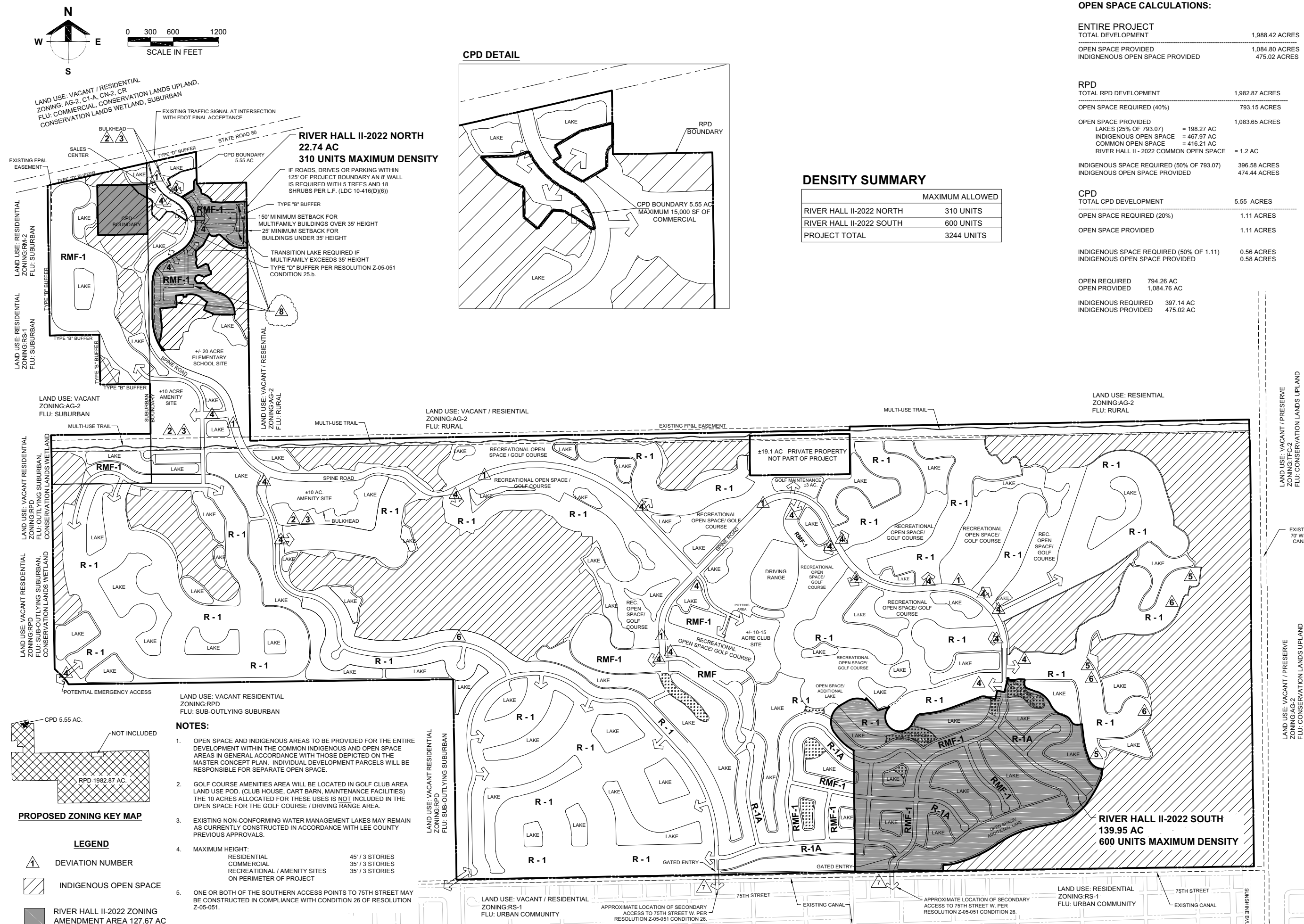
PLAN REVISIONS	
2-15-18	TRAFFIC SIGNAL ADDED
9-13-19	EXPAND CLUB SITE
11-17-21	REVISE SOUTHEN LAYOUT
1-26-22	ADD DEVIATIONS 11 & 12
4-8-22	NOTE DEVIATION 12
5-28-8-10 2022	RIVER HALL II-2022 DENSITY INCREASE
2-23-23	CPD @ 5.55 AC & MAX DENSITIES
1-22-24	ADD TYPE B BUFFER IN RMF-1
5-9-24	DEVIATION 8

PLAN STATUS

NOT FOR CONSTRUCTION

MASTER
CONCEPT
PLAN

PROJECT / FILE NO.	SHEET NUMBER
23898	2



PREPARED FOR

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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 *

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

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

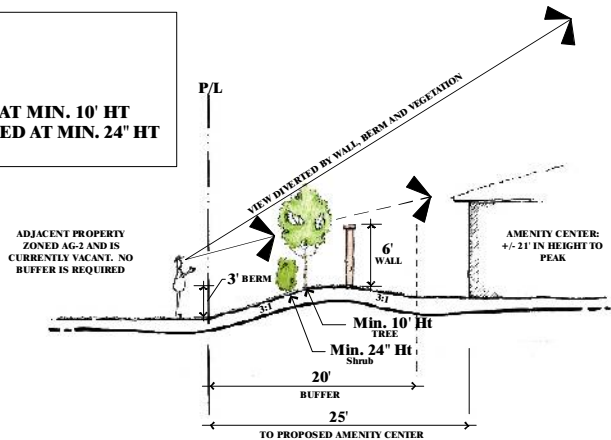
PLAN STATUS

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

PREVIOUSLY
APPROVED TYPICAL
SECTIONS

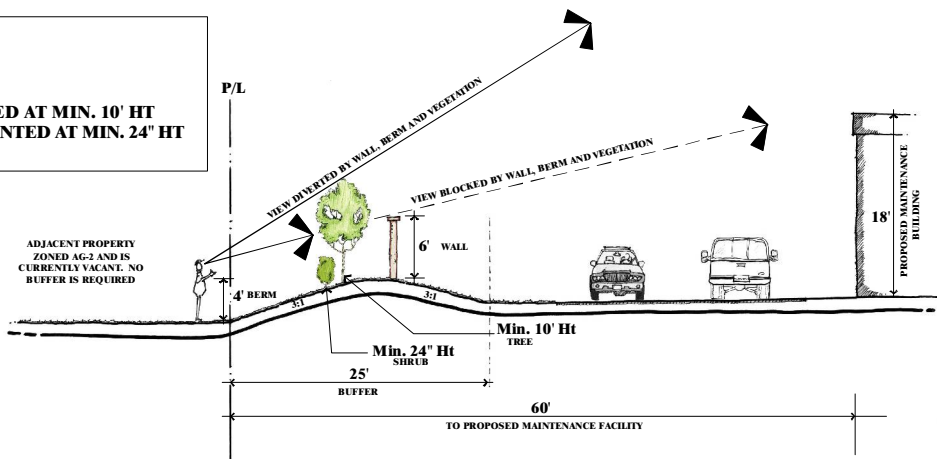
PROJECT / FILE NO.	SHEET NUMBER
21988	3

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"



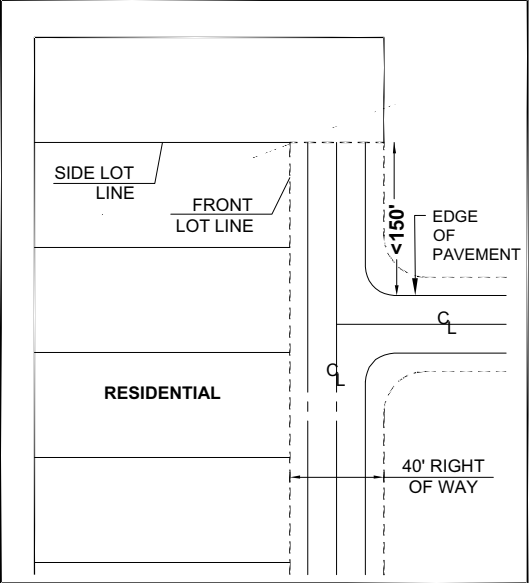
PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

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

DEVIATION 8 DEAD END 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

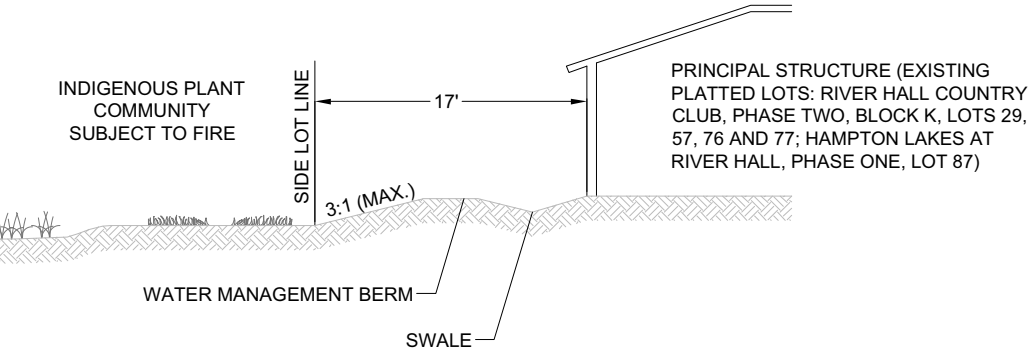
ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE: 5 FEET, SEE CONDITION 2.b.i.
REAR: 15 FEET
WATERBODY: 20 FEET
ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

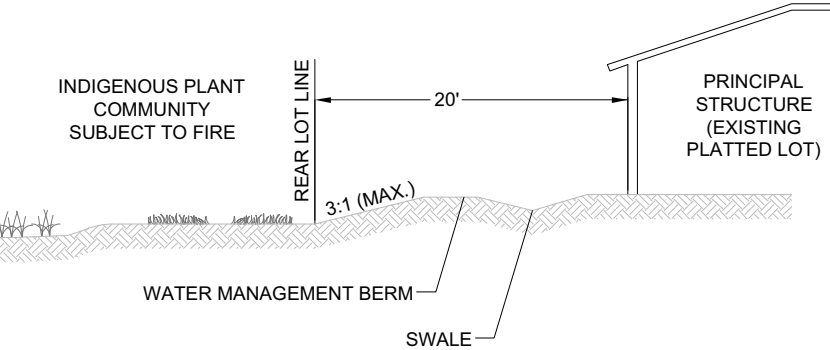
2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE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

DETAILS

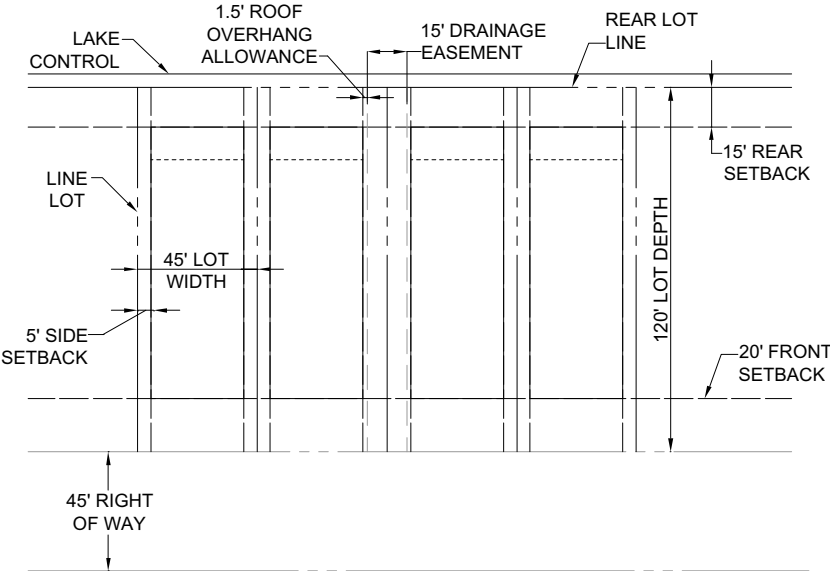
PROJECT / FILE NO.	SHEET NUMBER
21988	4



6 DEVIATION 6 DETAIL



7 DEVIATION 7 DETAIL



SINGLE FAMILY TYPICAL LOT DETAIL

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FILE NAME	21988Z03.DWG
LOCATION	J:\23898\DWG\ZONING\
PLOT DATE	FRI, 5-10-2024 - 1:43 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

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