

MASTER CONCEPT PLAN  
FOR

EXHIBIT B

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

|                                                                                                                                                               |                                                                                            |                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------|
| <b>SITE ADDRESS</b>                                                                                                                                           | <b>PROJECT DATUM</b>                                                                       |                             |
| HAWK'S HAVEN DEVELOPERS, LLC<br>2401 RIVER HALL PARKWAY<br>ALVA, FLORIDA 33920<br>(239) 274-0321<br>(239) 274-0517                                            | FLORIDA STATE PLANE WEST ZONE (NAD1983/90)<br>NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 |                             |
| <b>ZONING</b>                                                                                                                                                 | <b>RECORD PLAT</b>                                                                         |                             |
| HAWK'S HAVEN RPD                                                                                                                                              | APPROVED                                                                                   |                             |
| <b>FLOOD ZONE</b>                                                                                                                                             | <b>STRAP NUMBERS</b>                                                                       |                             |
| ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124<br>0250B, EFFECTIVE SEPTEMBER 19, 1984, THE<br>SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7<br>(EL. 8) AND ZONE B. |                                                                                            |                             |
| <b>PERMIT REQUIREMENTS</b>                                                                                                                                    |                                                                                            |                             |
| <b>AGENCY</b>                                                                                                                                                 | <b>STATUS</b>                                                                              | <b>NOTES</b>                |
| 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

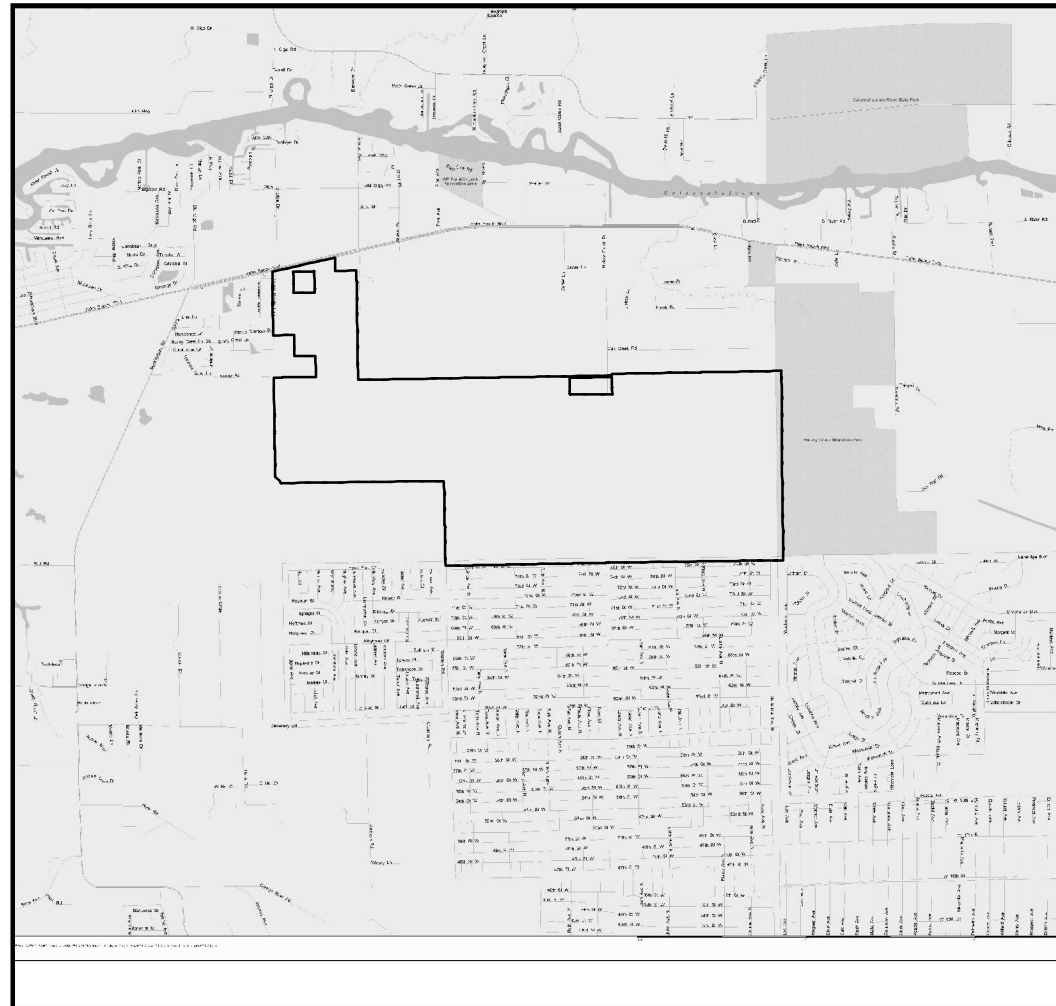
DESIGN TEAM

| PROJECT ENGINEER       | PROJECT MANAGEMENT    |
|------------------------|-----------------------|
| CARL A. BARRACO, P.E.  | CHRIS VAN BUSKIRK     |
| DESIGN ENGINEER        | PROJECT SURVEYOR      |
| TIM GAVIN, P.E.        | SCOTT WHEELER, P.S.M. |
| LEAD DESIGN TECHNICIAN | SITE PLANNING         |
| WES KAYNE, E.I.        | JENNIFER SAPEN        |
| DESIGN STAFF           | LANDSCAPE DESIGN      |
| TOM R. HOLMLUND        |                       |
| QUALITY CONTROL        | RECORD DRAWINGS       |
| TOM R. HOLMLUND        |                       |

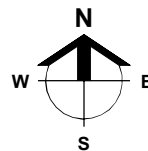
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.  
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

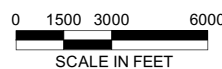
PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST  
LEE COUNTY, FLORIDA



PROJECT  
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

| SHEET | DESCRIPTION                  | XREF | DRAWING NAME |
|-------|------------------------------|------|--------------|
| 1     | COVER SHEET AND LOCATION MAP | A    | 21998Z01.DWG |
| 2     | MASTER CONCEPT PLAN          | B    | 21998Z03.DWG |
| 3     | DETAILS                      | -    | 21998Z04.DWG |

CROSS-REFERENCED DRAWINGS:

| XREF NO. | DESCRIPTION                     | DRAWING NAME |
|----------|---------------------------------|--------------|
| A        | LOCATION MAP - LEE COUNTY 43-26 | LEEMAP.DWG   |
| B        | BASE LINEWORK PLAN              | 21988A00.DWG |

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and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - LANDSCAPE DESIGN

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PHONE (239) 461-3170  
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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 | 21988Z01.DWG                     |
| LOCATION  | J:\21988\DWG\ZONING\2018 REZONE\ |
| PLOT DATE | TUE, 5-29-2018 - 4:07 PM         |
| PLOT BY   | ANGELICA HARDY                   |

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

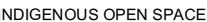
PLAN REVISIONS

| DATE     | REVISION                      |
|----------|-------------------------------|
| 3-20-13  | REVISED AMENDMENT AREA        |
| 12-17-14 | REVISED AMENDMENT AREA        |
| 1-23-15  |                               |
| 2-15-18  | TRAFFIC SIGNAL ADDED          |
| 5-29-18  | PER LEE COUNTY ADDED 2 SHEETS |
|          |                               |
|          |                               |
|          |                               |

PLAN STATUS

COVER SHEET  
AND  
LOCATION MAP

| PROJECT / FILE NO. | SHEET NUMBER |
|--------------------|--------------|
| .                  | 1            |



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|           |                                  |
|-----------|----------------------------------|
| FILE NAME | 21988202B.DWG                    |
| LOCATION  | J:\21988\DWG\ZONING\2018 REZONE\ |
| PLOT DATE | TUE, 5-29-2018 - 4:08 PM         |
| PLOT BY   | ANGELICA HARDY                   |

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

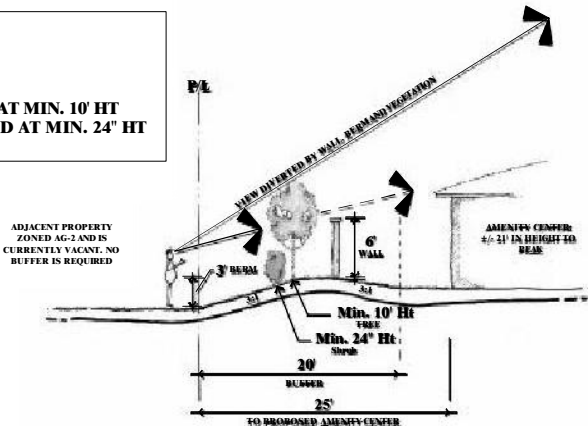
|          |                               |
|----------|-------------------------------|
| 12-17-14 | REVISED AMENDMENT AREA        |
| 1-23-15  |                               |
| 5-29-18  | PER LEE COUNTY ADDED 2 SHEETS |
|          |                               |
|          |                               |
|          |                               |
|          |                               |

PLAN STATUS

**PREVIOUSLY  
APPROVED TYPICAL  
SECTIONS**

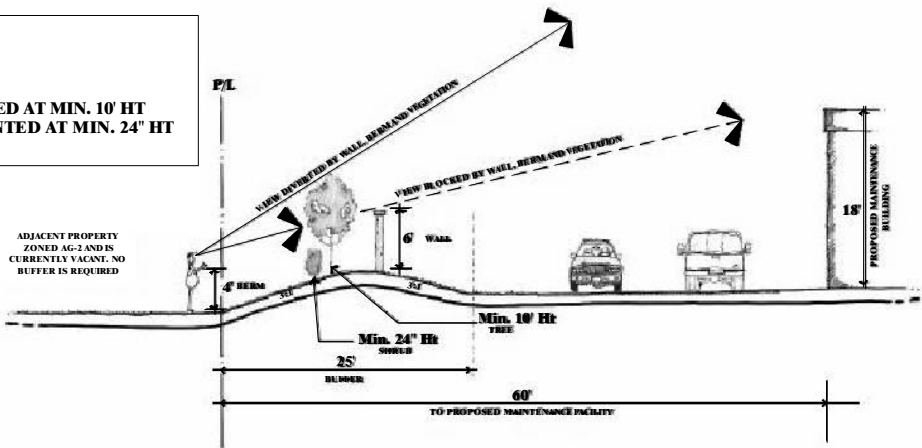
|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| .                  | <b>3</b>     |

**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"**

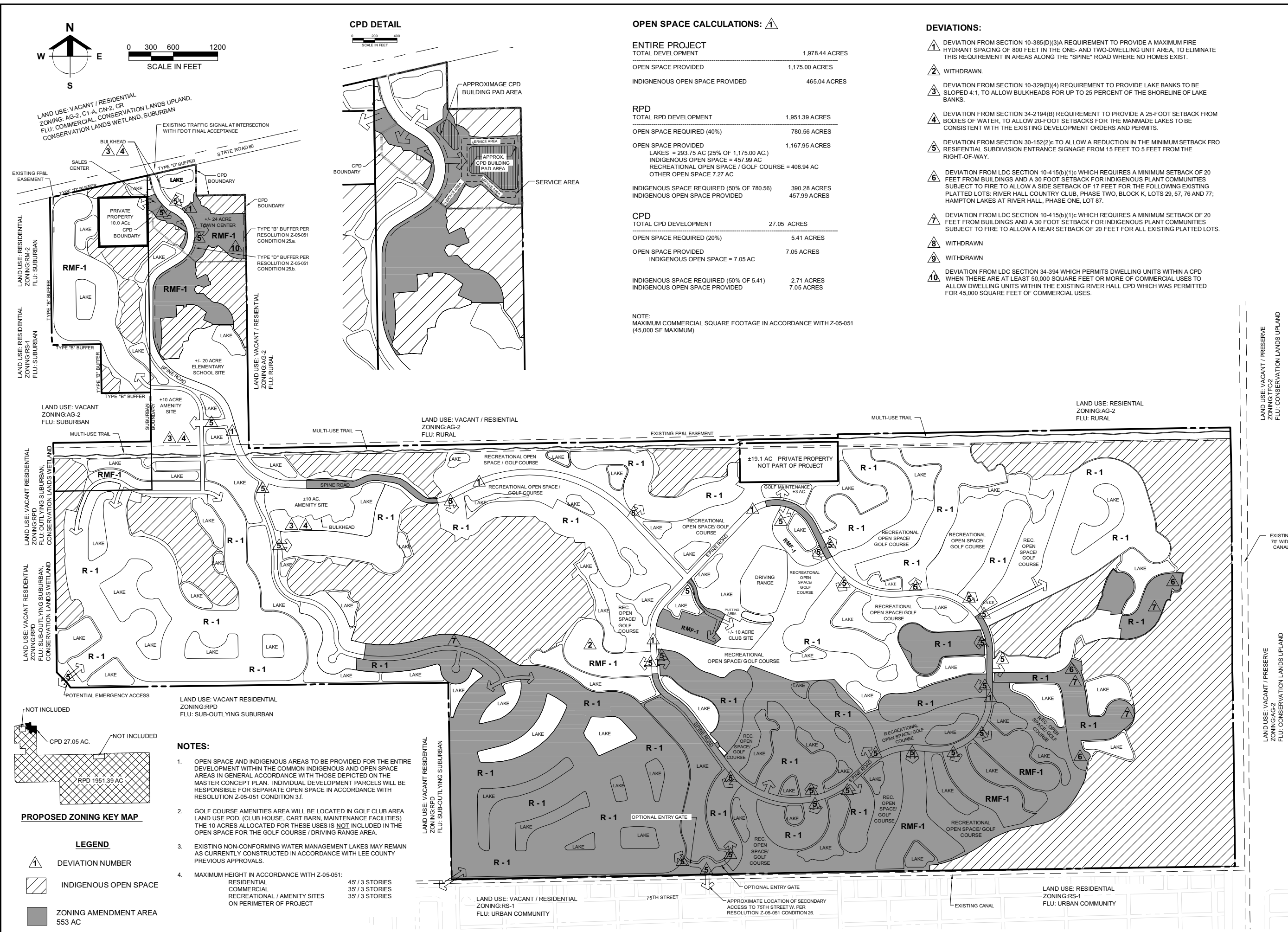


**PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)**  
NTS

**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



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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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PROJECT DESCRIPTION

**RIVER HALL**  
FORMERLY KNOWN AS  
HAWKS HAVEN  
PART OF SECTIONS 27, 34, 35 AND 36  
TOWNSHIP 43 SOUTH  
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LEE COUNTY, FLORIDA

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FILE NAME: 211982202.DWG  
LOCATION: J:\211982202\DWG\ZONING\2016\REZONES  
PLOT DATE: TUE, 5-25-2016 4:05 PM  
PLOT BY: ANGELICA HIRNEY

CROSS REFERENCED DRAWINGS  
BASEPLAN = 211982200.DWG

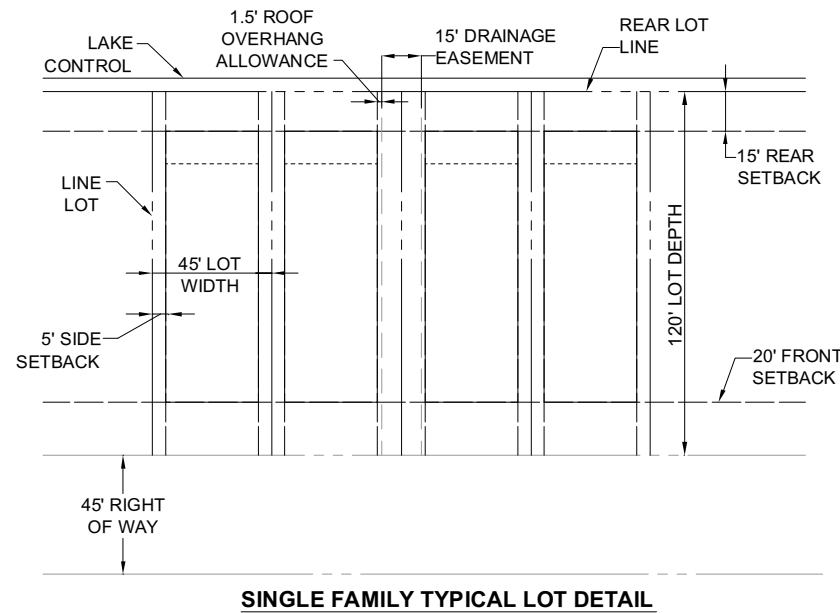
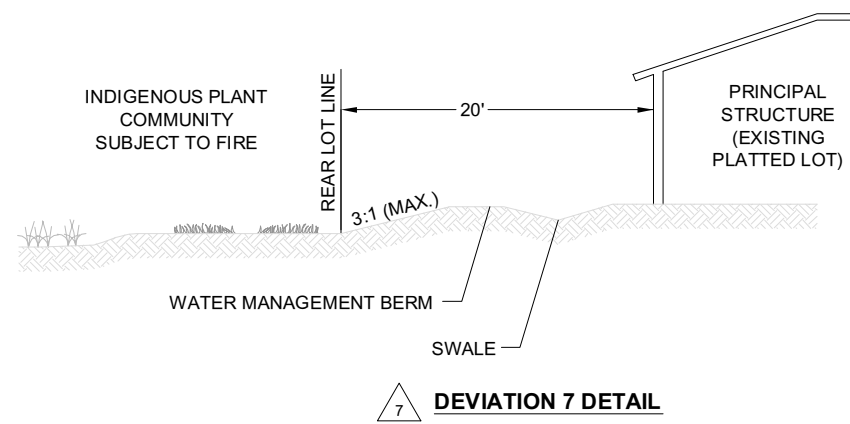
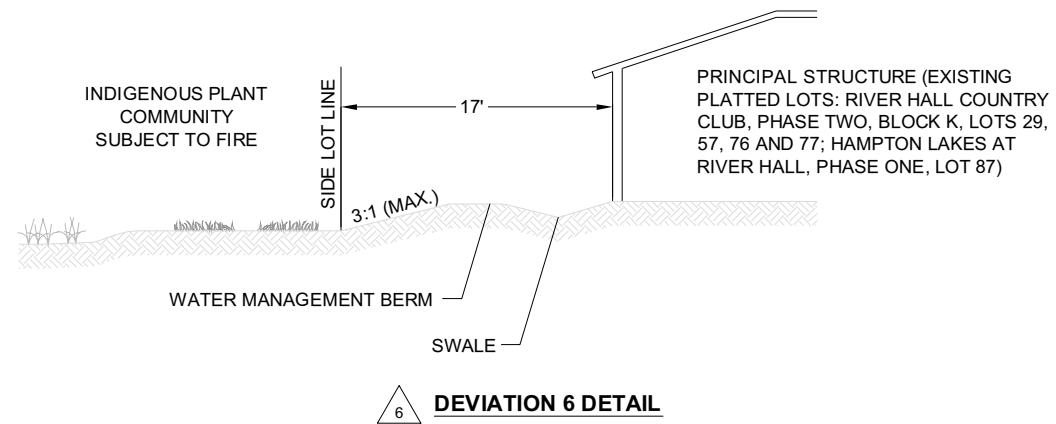
PLAN REVISIONS  

| DATE    | DESCRIPTION                   |
|---------|-------------------------------|
| 1-2-12  | NOTE CHANGES                  |
| 4-1-13  | REVISED AMENDMENT AREA        |
| 7-19-13 | NOTE CHANGES                  |
| 9-12-13 | REVISED AMENDMENT AREA        |
| 1-5-14  |                               |
| 1-23-15 | REVISED PER HEX               |
| 2-15-16 | TRAFFIC SIGNAL ADDED          |
| 5-29-16 | PER LEE COUNTY ADDED 2 SHEETS |

PLAN STATUS

MASTER CONCEPT PLAN

| PROJECT / FILE NO. | SHEET NUMBER |
|--------------------|--------------|
| .                  | 4            |



**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.

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|           |                                   |
|-----------|-----------------------------------|
| FILE NAME | 21988203.DWG                      |
| LOCATION  | J:\21988\DWG\ZONING\G2018 REZONE\ |
| PLOT DATE | TUE, 5-29-2018 - 4:09 PM          |
| PLOT BY   | ANGELICA HARDY                    |

**CROSS REFERENCED DRAWINGS**

| PLAN REVISIONS |                               |
|----------------|-------------------------------|
| 3-20-13        | REVISED AMENDMENT AREA        |
| 12-17-14       | REVISED AMENDMENT AREA        |
| 1-23-15        | REVISED PER HEX               |
| 2-15-18        | TRAFFIC SIGNAL ADDED          |
| 5-29-18        | PER LEE COUNTY ADDED 2 SHEETS |
|                |                               |
|                |                               |
|                |                               |
|                |                               |

PLAN STATUS

**PROPOSED DETAILS**

|                    |              |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| .                  | <b>5</b>     |