

EXHIBIT B

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

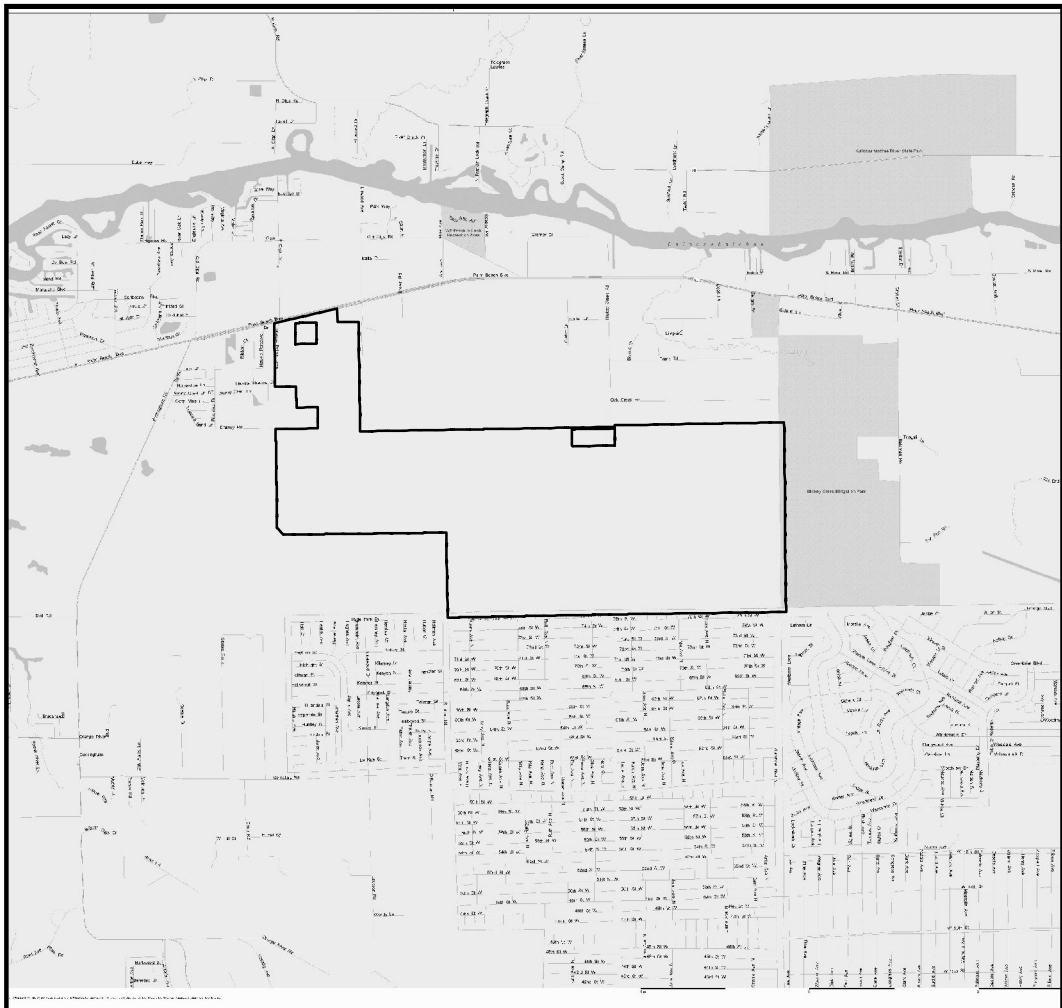
DESIGN TEAM

PROJECT ENGINEER	PROJECT MANAGEMENT
CARL A. BARRACO, P.E.	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	

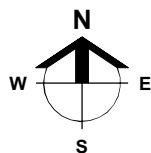
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

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



PROJECT
LOCATION



LOCATION MAP



SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	MASTER CONCEPT PLAN ALTERNATE "A"	B	21998Z02.DWG
3	MASTER CONCEPT PLAN ALTERNATE "B"	-	21998Z02B.DWG
4	PROPOSED DETAILS	-	21998Z03.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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CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

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2271 MCGREGOR BLVD., SUITE 100
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FORT MYERS, FLORIDA 33902-2800
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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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	21988Z01.DWG
LOCATION	J:\21988\DWG\ZONING\2019\
PLOT DATE	THU 2-13-2020 - 3:28 PM
PLOT BY	ANGELICA HARDY

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

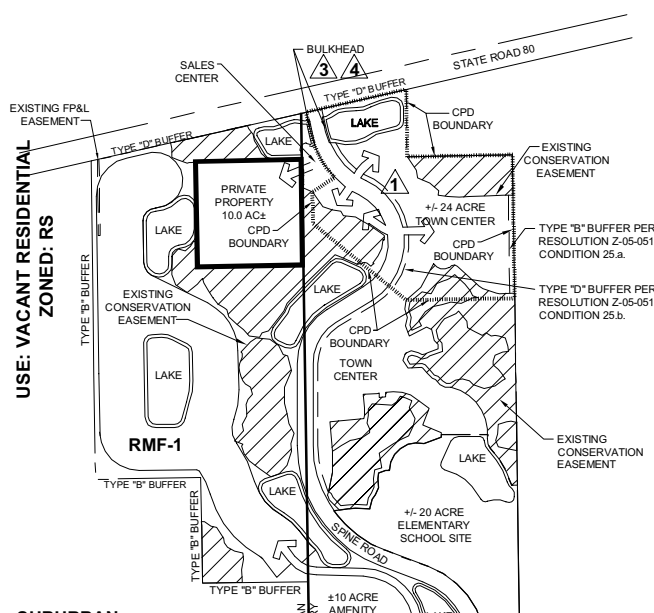
PLAN STATUS

FOR EXHIBIT USE ONLY

**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
21988	1

USE: VACANT RESIDENTIAL
ZONED: RPD



SUBURBAN

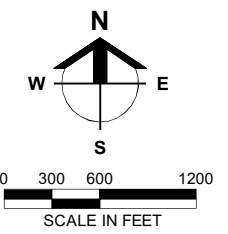
USE: AGRICULTURAL
ZONED: AG-2

USE: AGRICULTURAL
ZONED: RPD

USE: AGRICULTURAL
ZONED: AG-2
RURAL

USE: AGRICULTURAL
ZONED: AG-2
OUTLYING SUBURBAN
(2 UNITS/ACRES)

USE: VACANT RESIDENTIAL
ZONED: RS-1
URBAN COMMUNITY



OPEN SPACE CALCULATIONS:

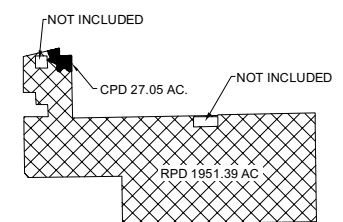
ENTIRE PROJECT TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.99 ACRES

CPD TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.05 ACRES

NOTES:

- OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.I.
- GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.



PROPOSED ZONING KEY MAP

DEVIATIONS:

- DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
- WITHDRAWN.
- DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
- DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE

USE: INSTITUTIONAL
ZONED: RM-2

USE: INSTITUTIONAL
ZONED: AG-2
OUTLYING SUBURBAN 2
UPLAND CONSERVATION
LANDS

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
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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:	21988Z02A.DWG
LOCATION:	J:\21988\DWG\ZONING\2019\
PLOT DATE:	THU, 2-13-2020 - 3:29 PM
PLOT BY:	ANGELICA HARDY

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988Z00.DWG

PLAN REVISIONS	
4-17-07	AMEND MCP
1-23-15	REVISED PER HEX, 5PG (Z-15-003)
5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS
FOR EXHIBIT USE ONLY

PREVIOUSLY APPROVED MASTER CONCEPT PLAN	
PROJECT / FILE NO.	SHEET NUMBER
21988	2

**GREENPOINTE
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LLC**

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PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

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

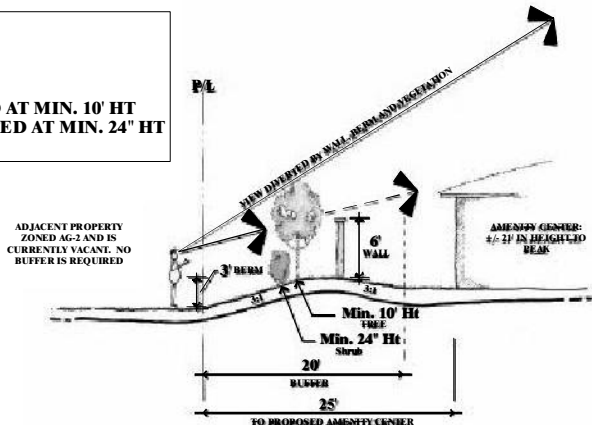
PLAN STATUS

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**PREVIOUSLY
APPROVED TYPICAL
SECTIONS**

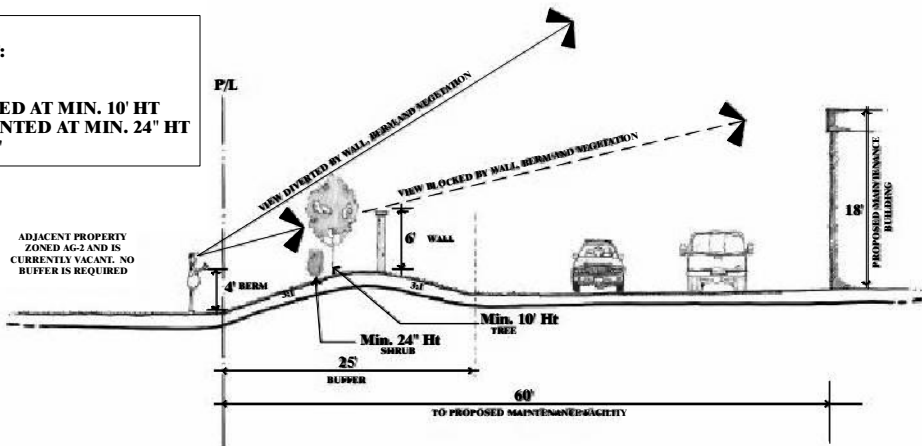
PROJECT / FILE NO.	SHEET NUMBER
21988	3

**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"**

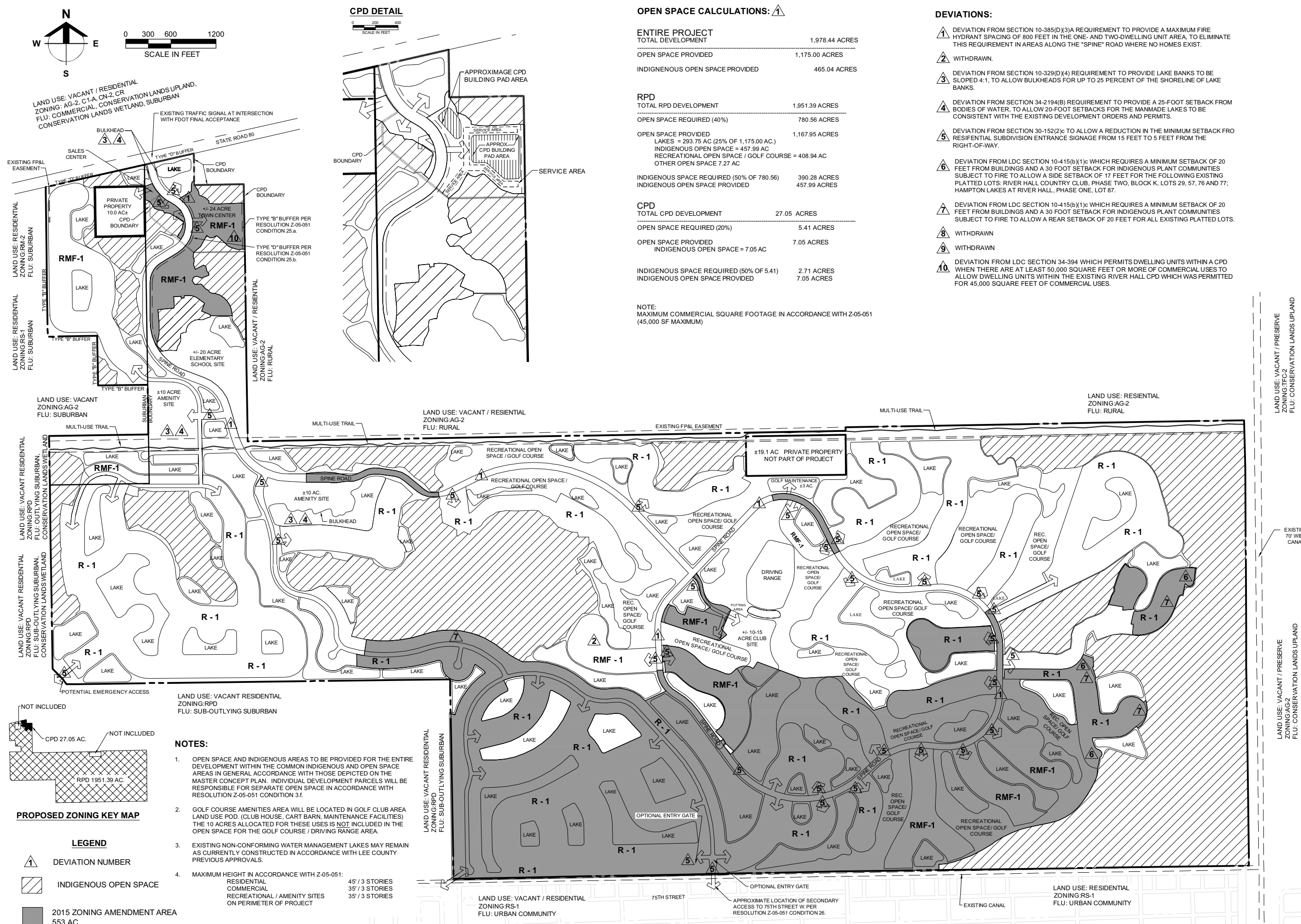


PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

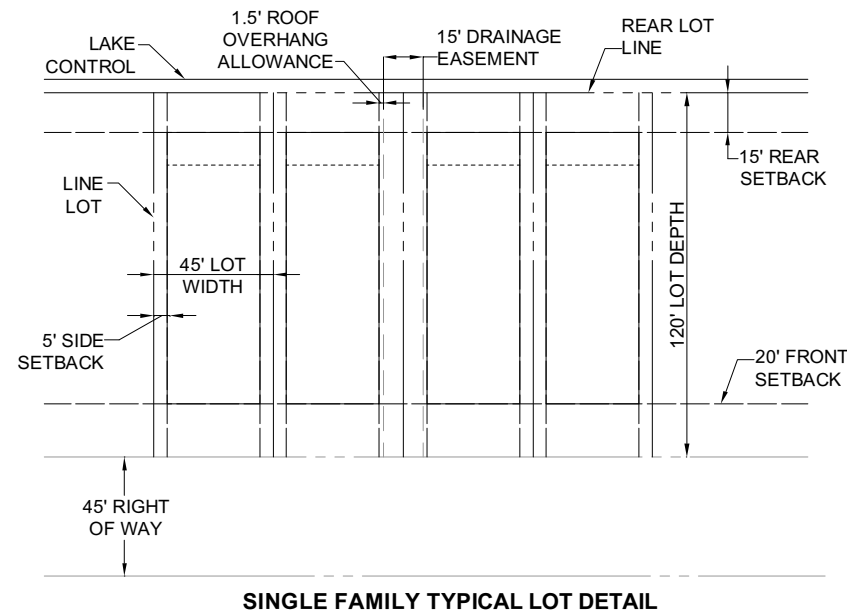
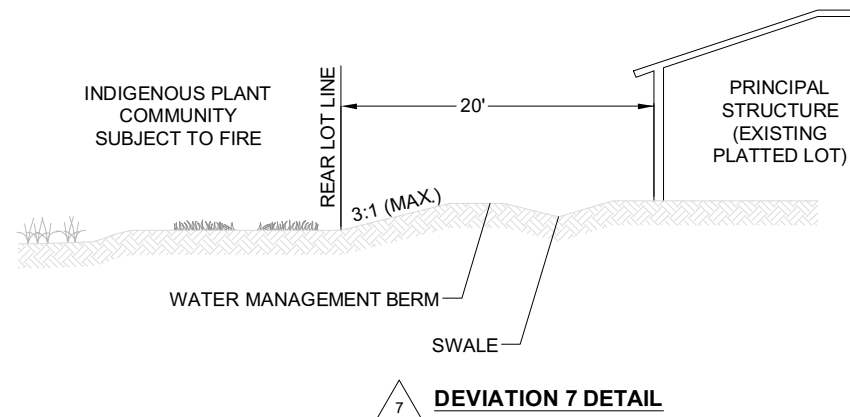
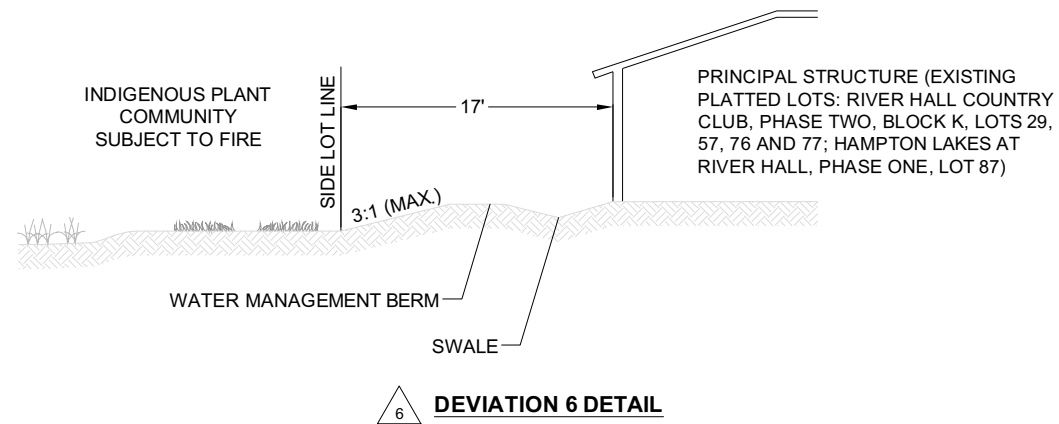
**PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT
AND MAINTAINED AT 36"**



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS



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FILE NAME	21988202-NEW.DWG																
LOCATION	JA(21988)DWG(ZONING)(2019)																
PLOT DATE	THU, 2-13-2020 - 3:29 PM																
PLOT BY	ANGELICA HARDY																
CROSS REFERENCED DRAWINGS BASEPLAN = 21988200.DWG																	
PLAN REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">4-17-07</td> <td style="padding: 5px;">AMEND MCP</td> </tr> <tr> <td style="padding: 5px;">1-23-15</td> <td style="padding: 5px;">REVISED PER HEX.5 PG (2-15-003)</td> </tr> <tr> <td style="padding: 5px;">5-29-18</td> <td style="padding: 5px;">AMEND MCP & COND. (ADD2018-00058)</td> </tr> <tr> <td style="padding: 5px;">2-13-20</td> <td style="padding: 5px;">EXPAND CLUB</td> </tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td><td style="padding: 5px;"> </td></tr> </table>		4-17-07	AMEND MCP	1-23-15	REVISED PER HEX.5 PG (2-15-003)	5-29-18	AMEND MCP & COND. (ADD2018-00058)	2-13-20	EXPAND CLUB								
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PLAN STATUS FOR EXHIBIT USE ONLY																	
MASTER CONCEPT PLAN																	
PROJECT / FILE NO.	SHEET NUMBER																
21988	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: 21988Z03.DWG
LOCATION: J:\21988\DWG\ZONING\2019\I
PLOT DATE: THU, 2-13-2020 - 3:30 PM
PLOT BY: ANGELICA HARDY

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5-29-18	AMEND MCP & COND.(ADD2018-00058)
2-13-20	EXPAND CLUB

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PROPOSED DETAILS

PROJECT / FILE NO. SHEET NUMBER

21988 5