

Attachment I

# CORKSCREW CROSSING RPD

ESTERO, FL

---

PATTERN BOOK  
SEPTEMBER 28, 2018

PREPARED FOR:

**ARGO**  
LAND DEVELOPMENT



JMB TRANSPORTATION ENGINEERING, INC.  
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES



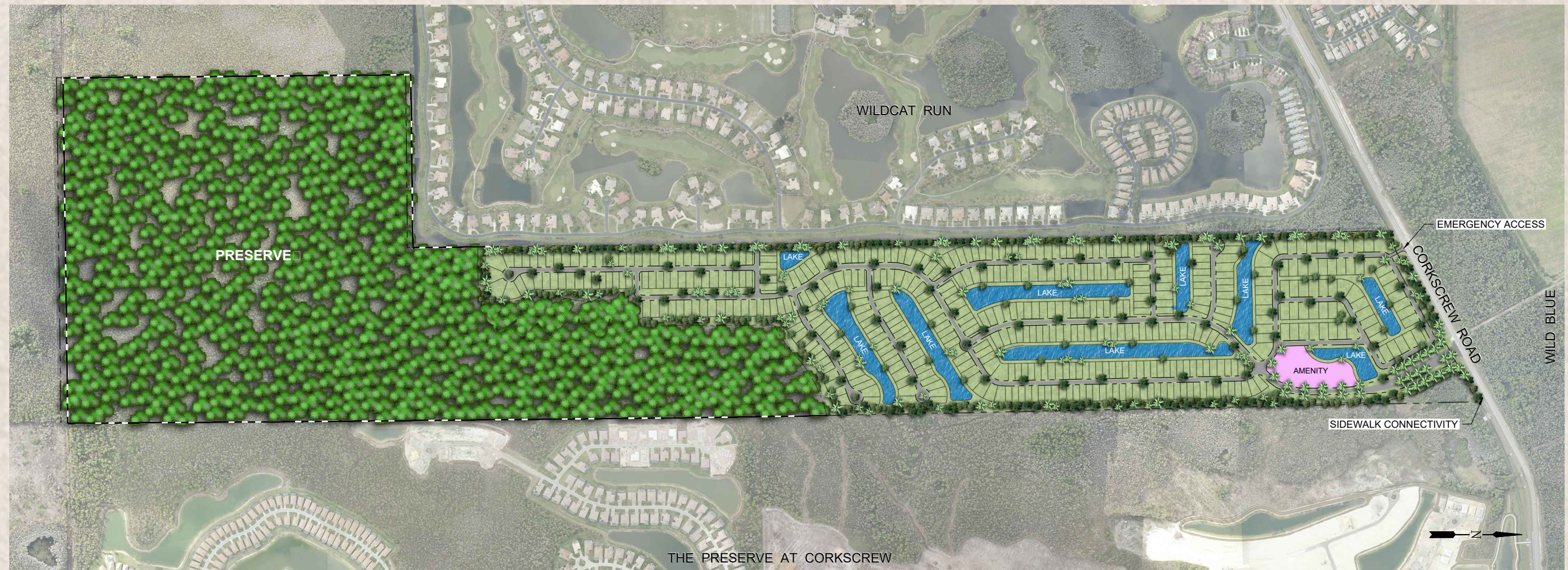


## TABLE OF CONTENTS

<u>PAGE:</u>	<u>DESCRIPTION:</u>
1	CONCEPT SITE PLAN - OVERALL
2	CONCEPT SITE PLAN - ENLARGED
3	CONCEPT SITE PLAN - ENLARGED
4	ENTRANCE FEATURE & GATEHOUSE
5	CORKSCREW ROAD BUFFER
6	WEST BUFFER EXHIBIT & PLANT IMAGES
7	WEST BUFFER EXHIBIT
8	EAST BUFFER EXHIBIT
9	COASTAL, CRAFTSMAN AND MEDITERRANEAN MODELS
10	SAMPLE COLOR PALETTE
11	CLUBHOUSE & AMENITIES SAMPLES
12	PERIMETER WALLS DESIGN & LAKE FOUNTAIN SAMPLES
13	PLANT PALETTE



# CONCEPT SITE PLAN - OVERALL



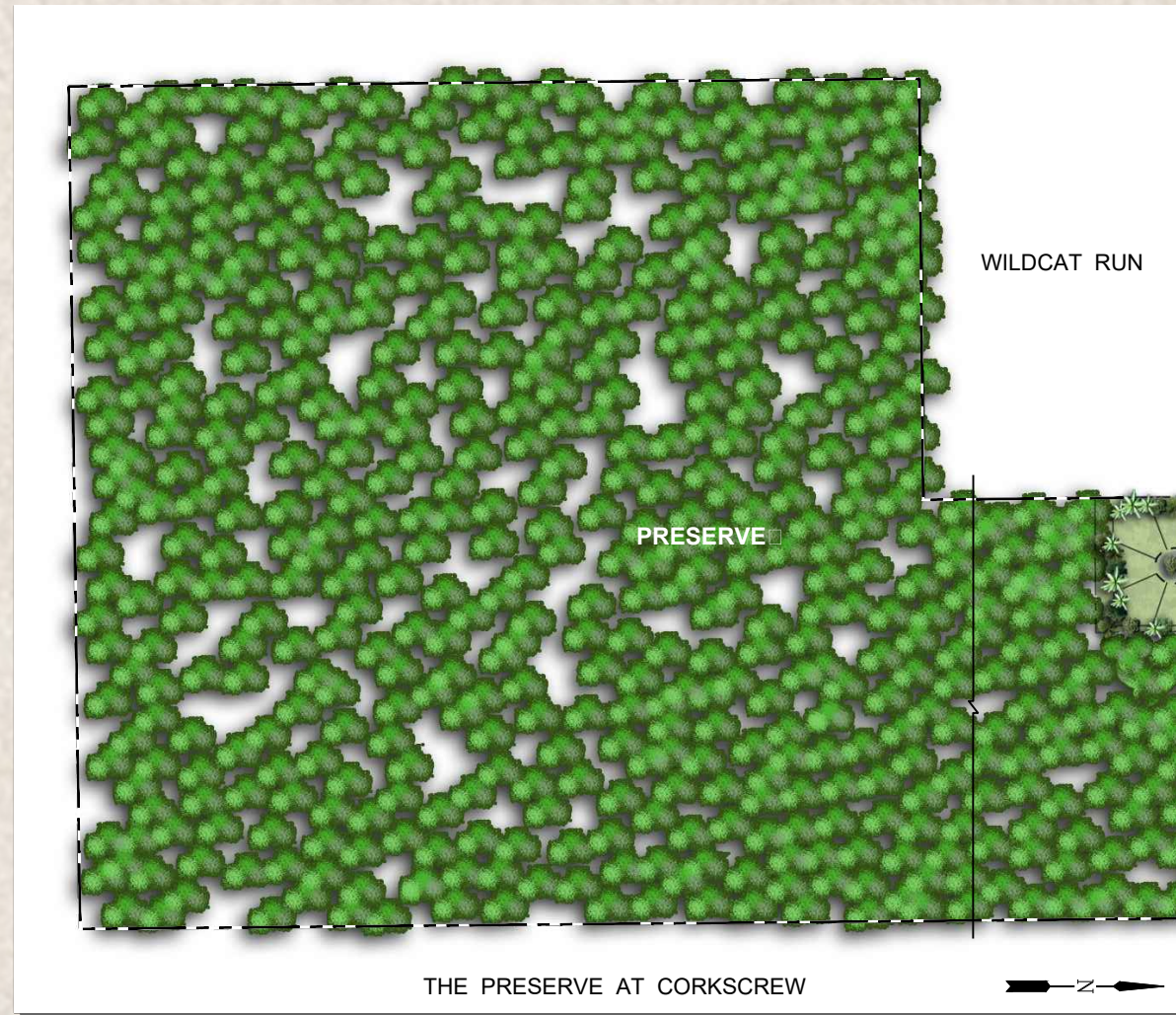


# CONCEPT SITE PLAN - ENLARGED





# CONCEPT SITE PLAN - ENLARGED







# ENTRANCE FEATURE / GATEHOUSE

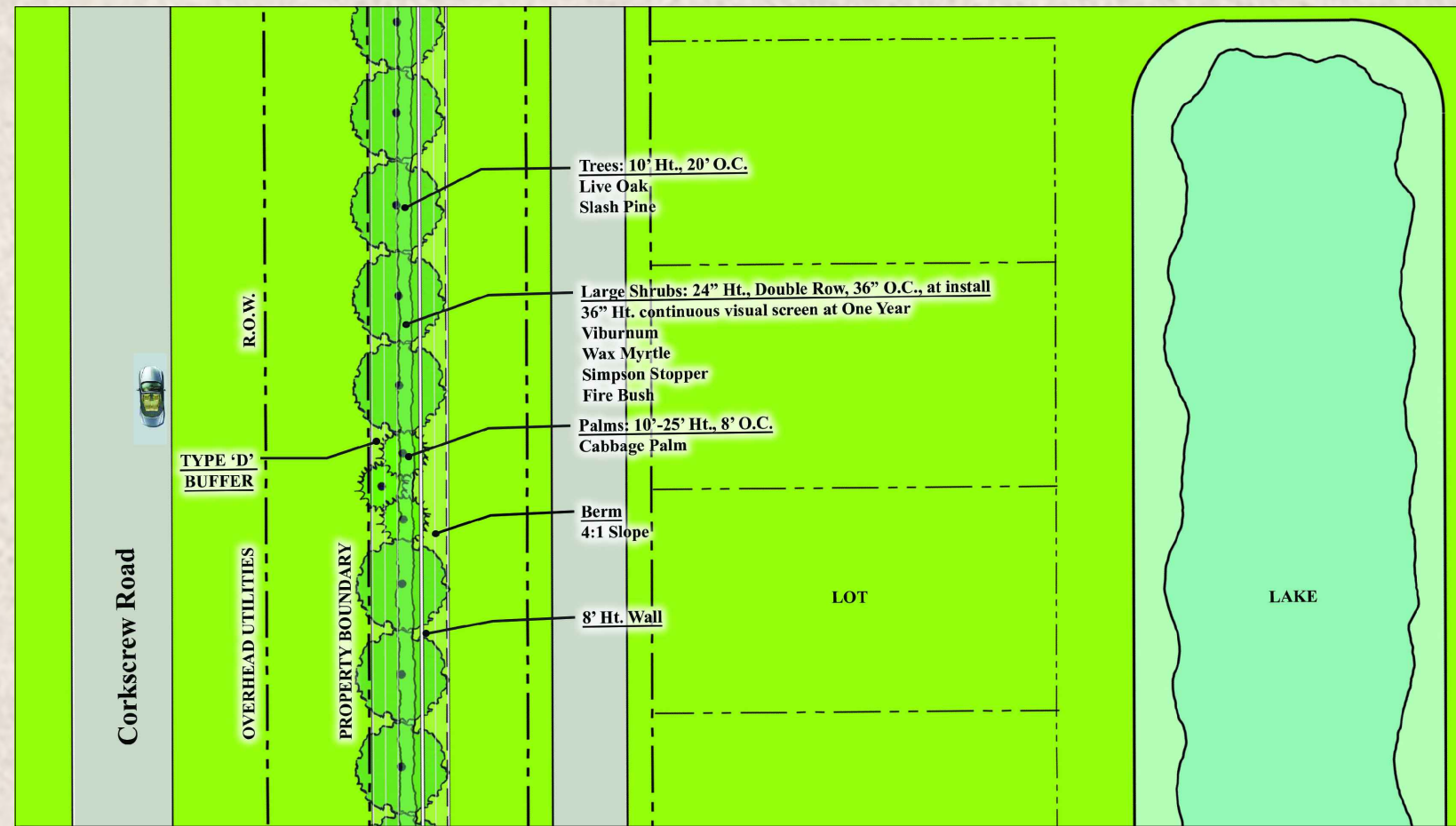




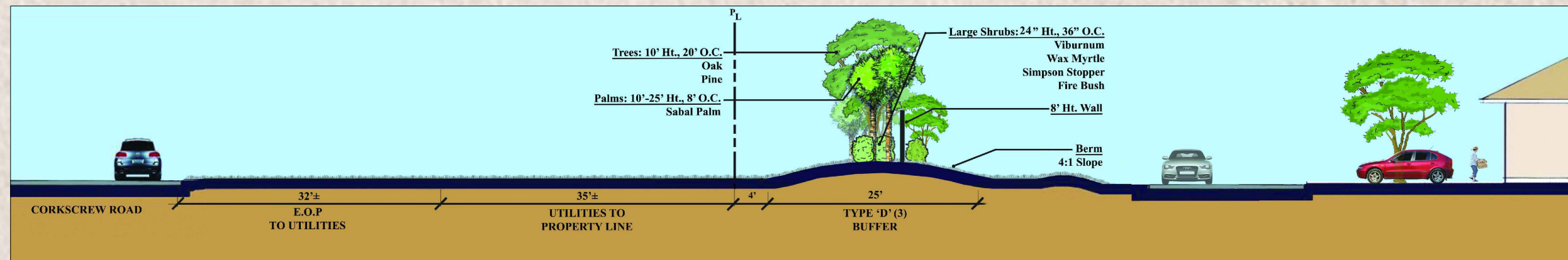


# CORKSCREW ROAD BUFFER EXHIBIT

SITE PLAN



SECTION

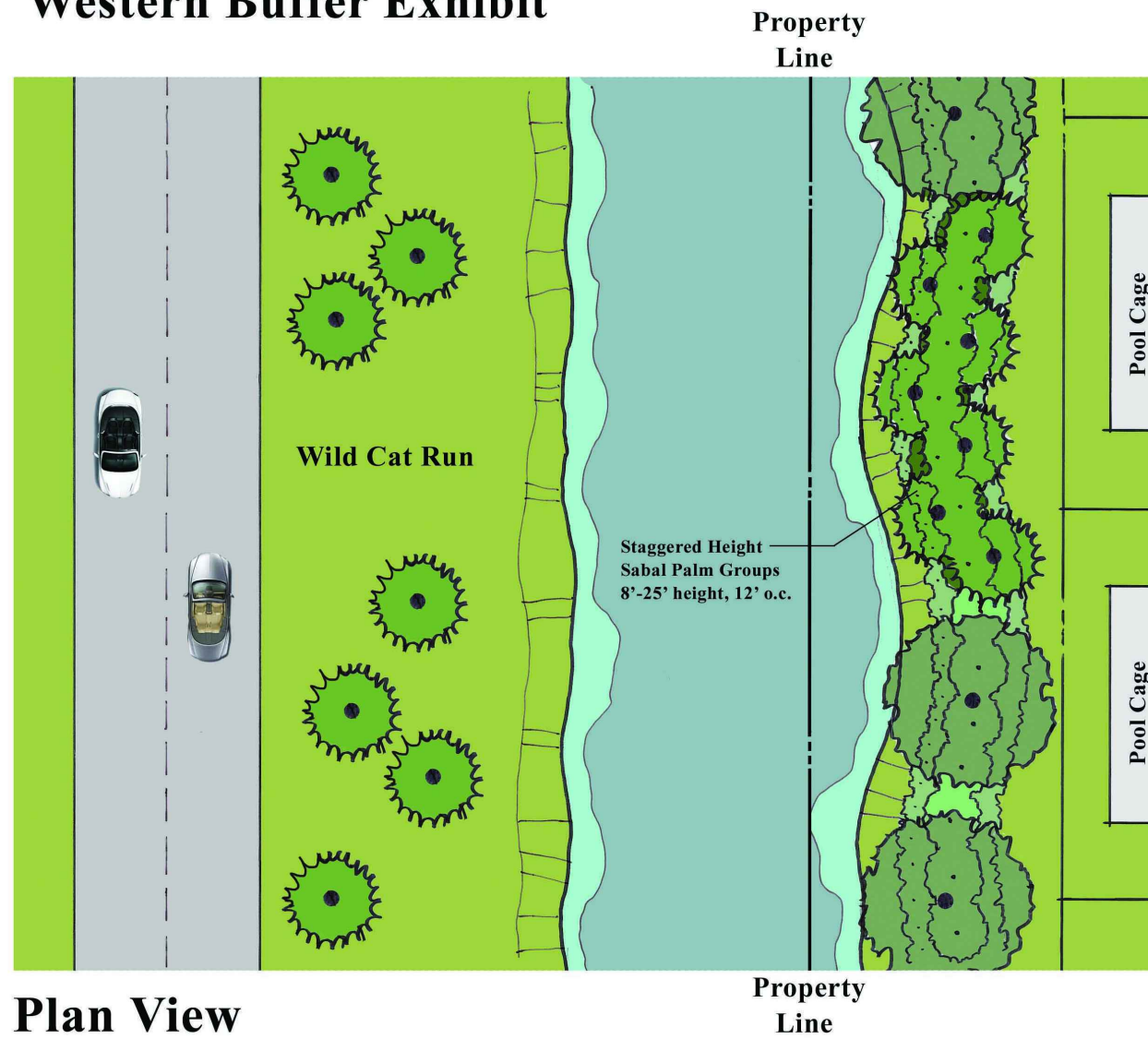






# WEST BUFFER EXHIBIT & PLANT IMAGES

## Western Buffer Exhibit



Plan View

### Plant List

**Trees:**

- Oak
- Pine

**Palms:**

- Sabal Palm

**Large Shrubs :**

- Viburnum
- Wax Myrtle
- Simpson Stopper
- Fire Bush



Live Oak



Slash Pine



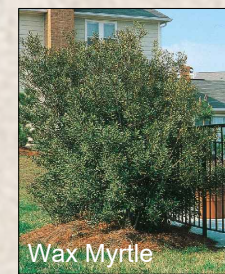
Cabbage Palm



Sweet Viburnum



Firebush



Wax Myrtle

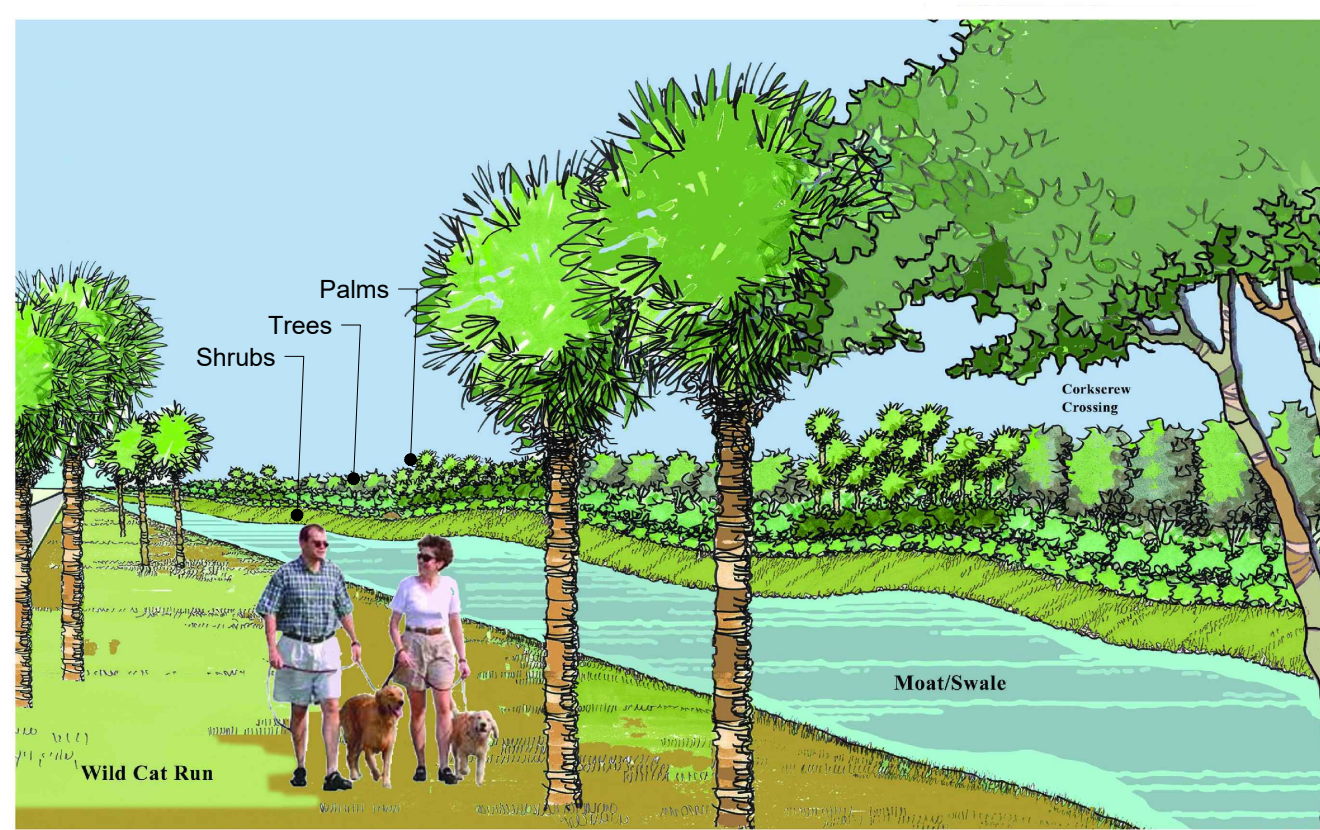


Simpson's Stopper

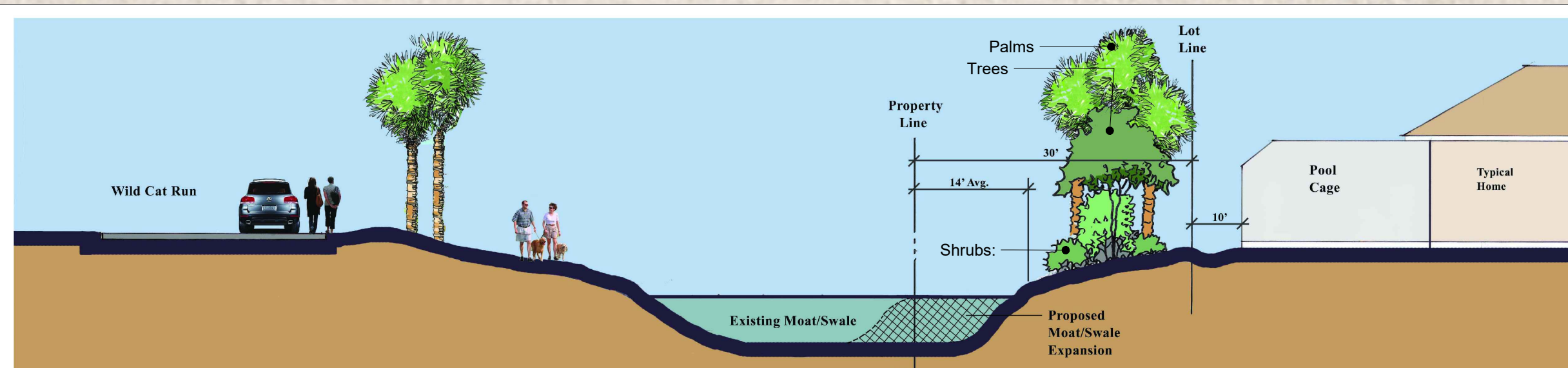




# WEST BUFFER EXHIBIT & PLANT IMAGES



**Perspective** Looking North from Wild Cat Run

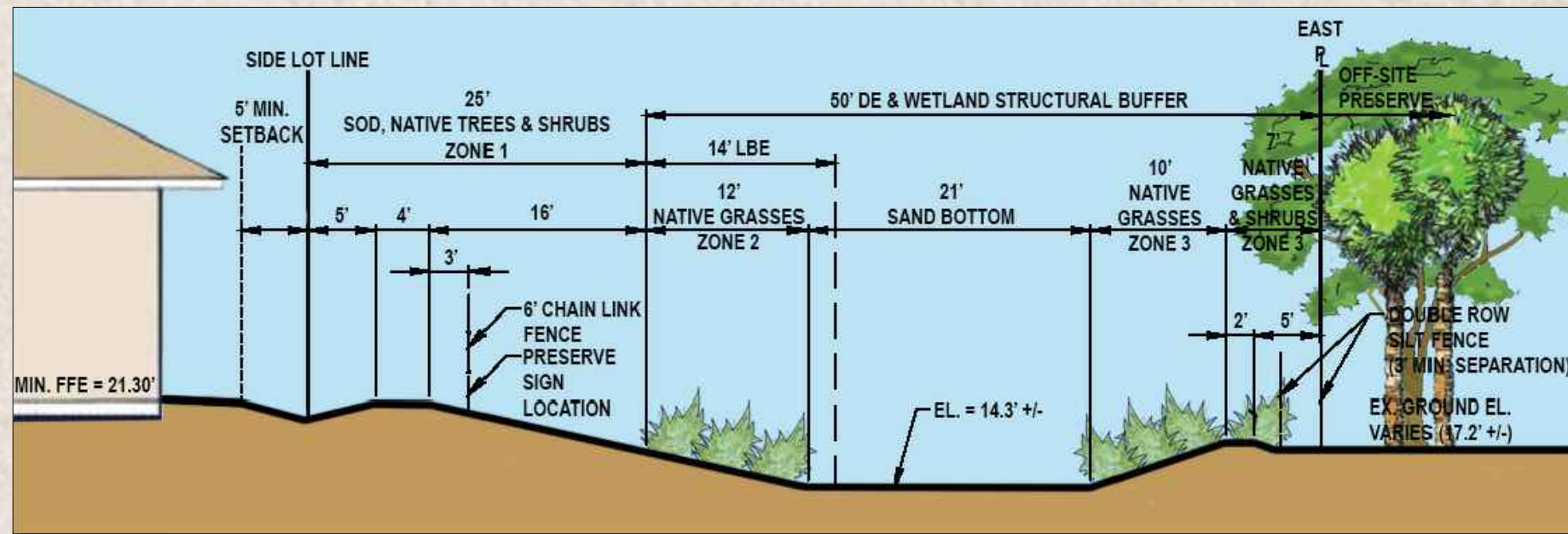


**Future Swale Expansion - Cross Section**





# EAST BUFFER EXHIBIT



**NOTE:**

1. No South Buffer required due to preserve.
2. Deviation # 7 to not require buffer adjacent to preserve.





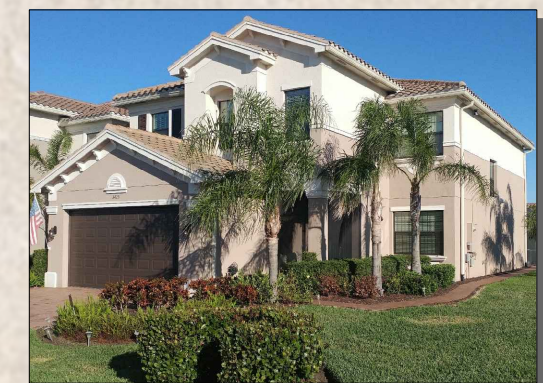
## COASTAL / WEST INDIES MODEL SAMPLES



## CRAFTSMAN MODEL SAMPLES



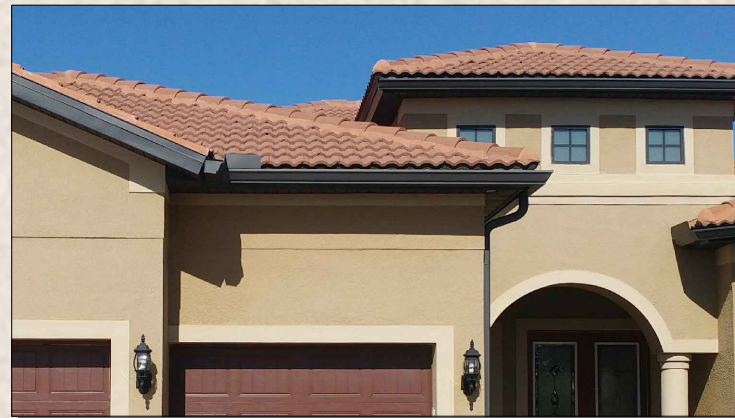
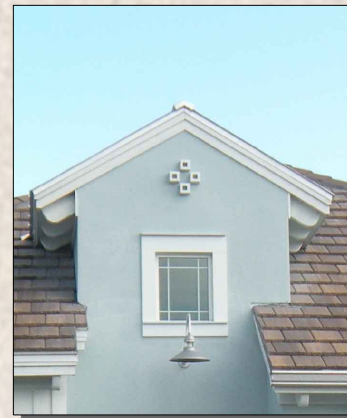
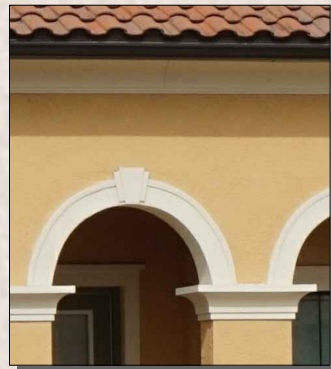
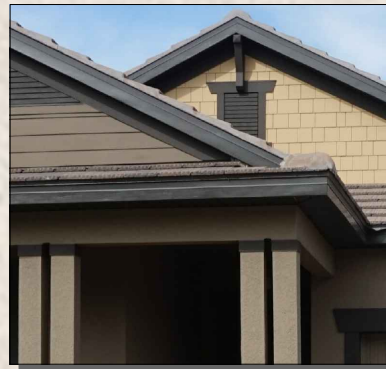
## MEDITERRANEAN MODEL SAMPLES







# SAMPLE COLOR PALETTE




BEIGETONE Color Combinations

Sample Color Palette





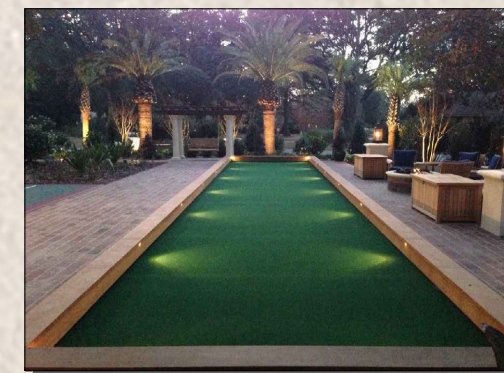
# CLUBHOUSE & AMENITIES SAMPLES



Pool



Tennis and Pickleball



Bocce





# PERIMETER WALLS DESIGN & LAKE FOUNTAIN SAMPLES



Fence



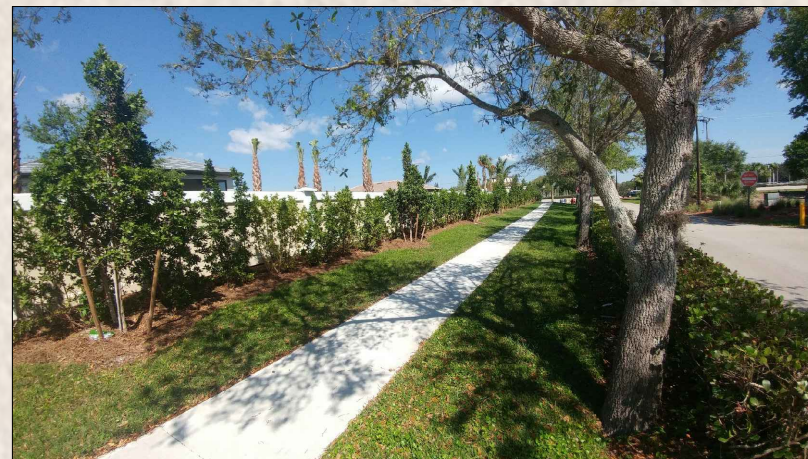
Fence



Geyser Fountain



Perimeter Walls



Perimeter Walls



Coralina Fountain



Perimeter Walls





# PLANT PALETTE



Live Oak



Green Buttonwood



Shady Lady Black Olive



Verawood



Eagleston Holly



Magnolia



Hong Kong Orchid



Natchez Crape Myrtle



Royal Palm



Cabbage Palm



Everglades Palm



Muskogee Crape Myrtle



Ligustrum



Cocoplum



Clusea



Sand Cord Grass



Sweet Viburnum



Dwarf Firebush



Muhly Grass



Walter's Viburnum



**ARGO**  
LAND DEVELOPMENT

 **PASSARELLA**  
Consulting Ecologists  
**& ASSOCIATES** INC.

 **Grady Minor**

JMB TRANSPORTATION ENGINEERING, INC.  
TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES