

ESTEROTOWNHOMES

PATTERN BOOK

09.26.2024

RVi



Toll Brothers

FORTUNE WORLD'S MOST
ADMIRED COMPANIES
10 YEARS IN A ROW

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ESTERO TOWNHOMES



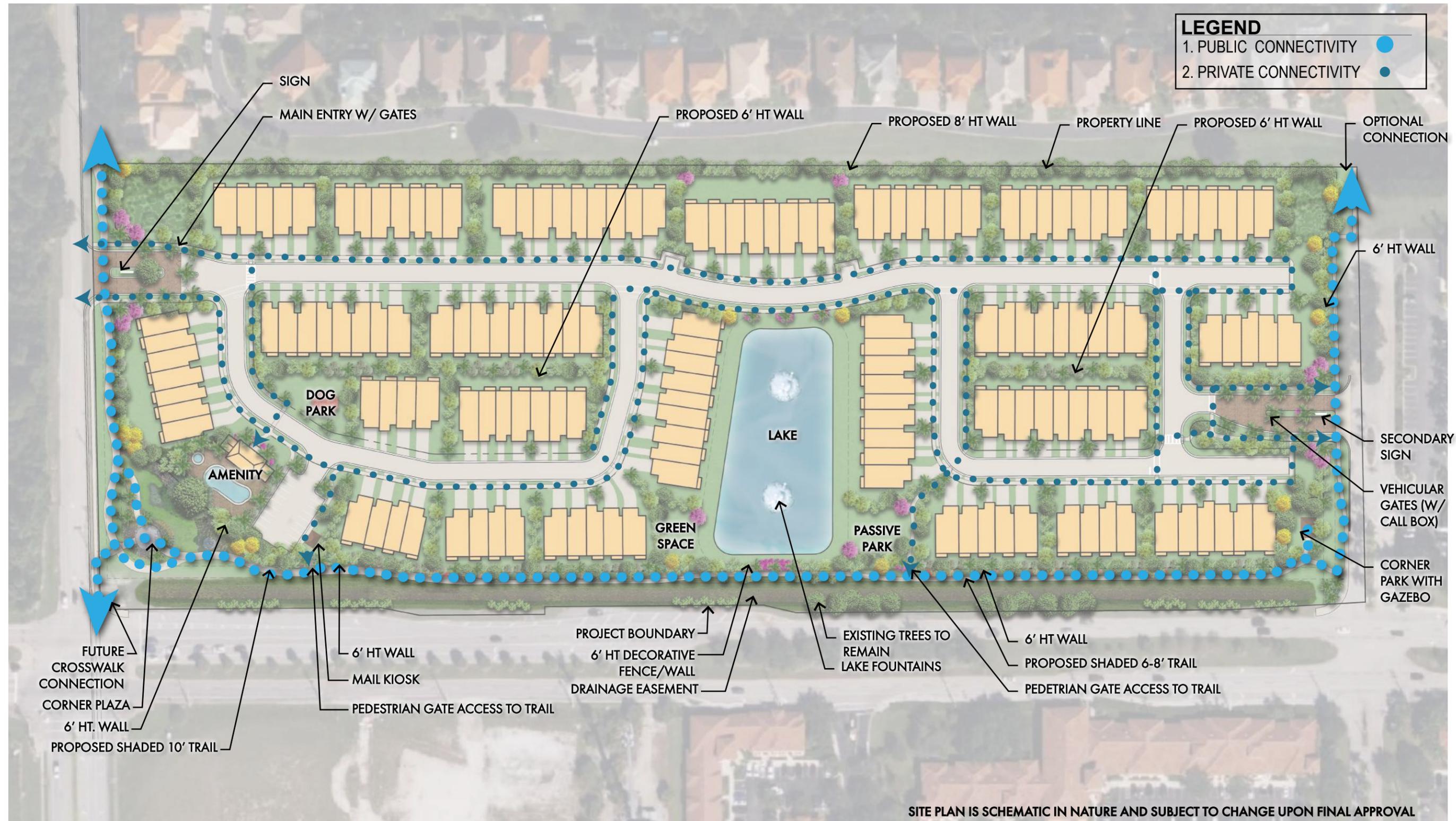
SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

ESTERO TOWNHOME • RENDERED MASTER PLAN



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ESTERO TOWNHOMES



ESTERO TOWNHOME • CONNECTIVITY PLAN



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ESTERO TOWNHOME • PUBLIC BENEFITS PLAN



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Perspective Views

ESTERO TOWNHOMES • WEST CORNER PARK ENLARGEMENTS

Trees and Palms



Shady Lady Black Olive



Specienn Live Oak



Slash Pine



Tabebuia Tree



Pink Hibiscus Tree



Bismark Palm



Royal Palm



Sabal Palm



Green Buttonwood



Silver Buttonwood

Shrubs and Groundcovers



Silver Saw Palmetto



Muhly



Firebush



Fakahatchee



Clusia rosea



Crinum Lily



Walter's Viburnum



Yellow Flag Iris



Coontie



Blue Plumbago

ESTERO TOWNHOMES • WEST CORNER PARK PLAN & PALETTE

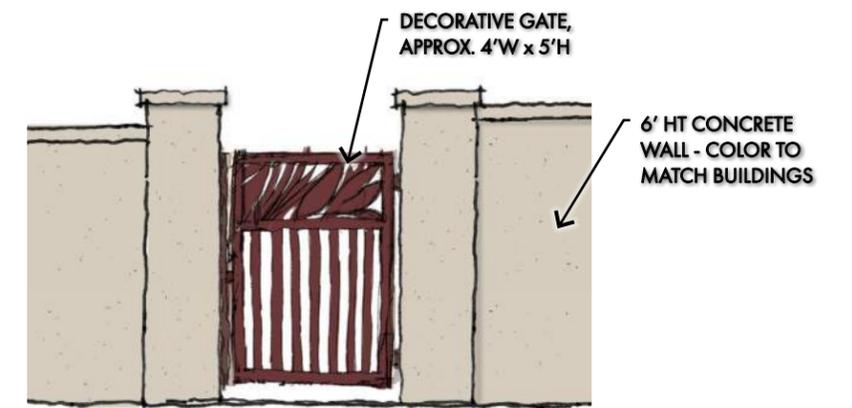
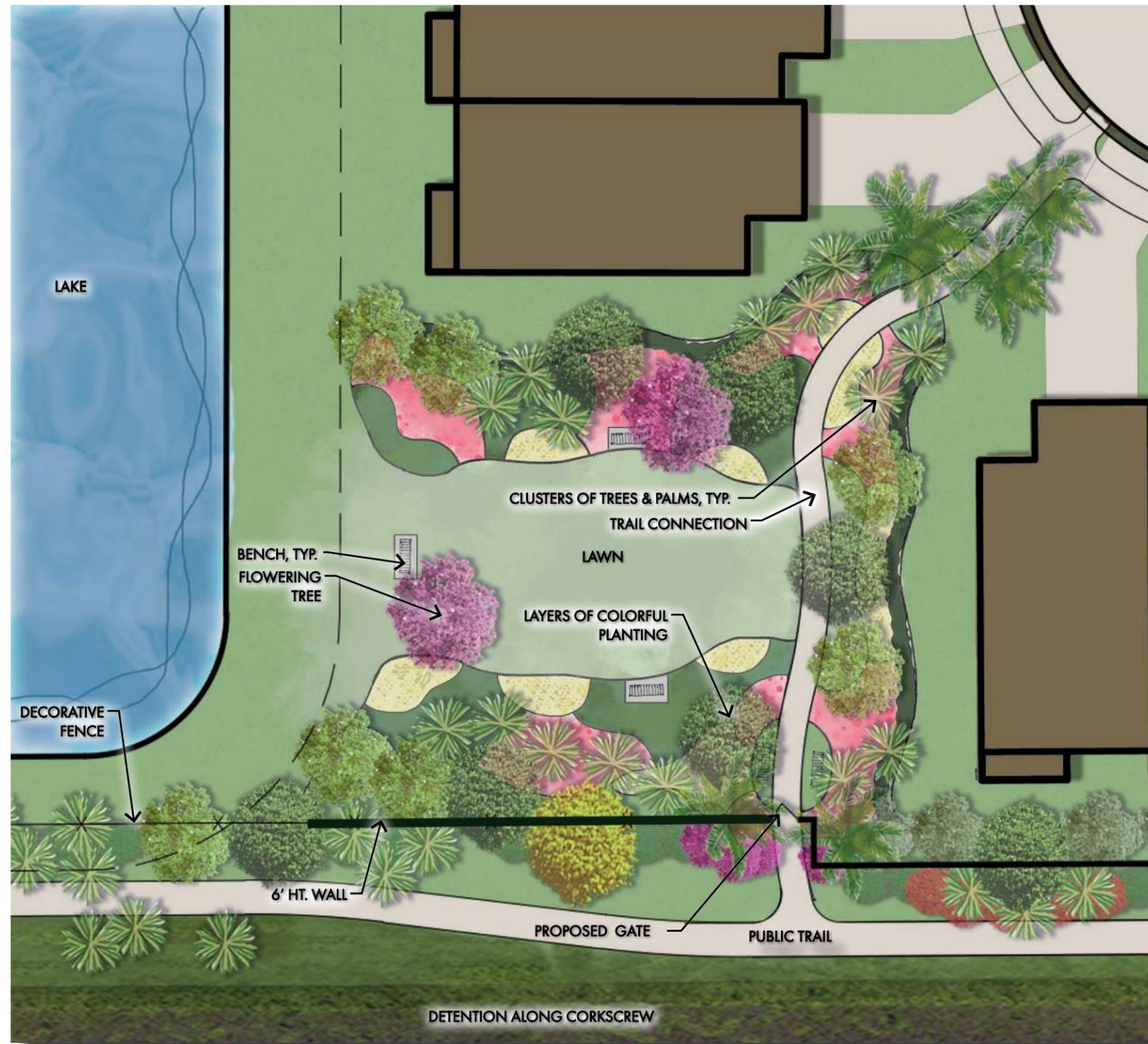


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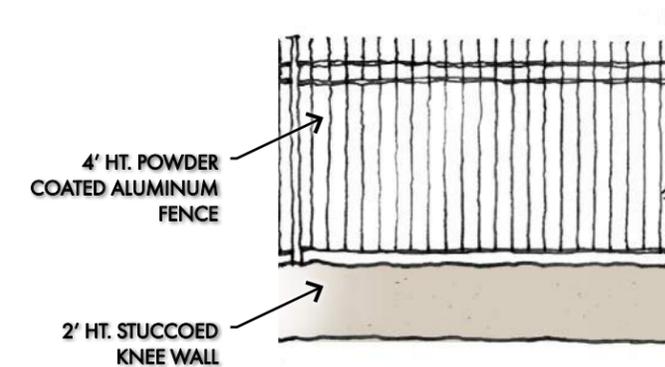
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PROPOSED PEDESTRIAN GATE CONCEPT



PROPOSED DECORATIVE FENCE CONCEPT

SITE PLAN IS SCHEMATIC IN NATURE AND SUBJECT TO CHANGE UPON FINAL APPROVAL

ESTERO TOWNHOMES • PASSIVE PARK, FENCE & GATE CONCEPTS



ESTERO TOWNHOMES • CORKSCREW ROAD VISUALIZATION



ESTERO TOWNHOMES • CORKSCREW ROAD CROSS-SECTION



DECORATIVE ENTRY GATE CONCEPT



ENTRY SIGN CONEPT



PARK BENCH OPTIONS



Concrete Bench



CORNER PARK GAZEBO INSPIRATION

ESTERO TOWNHOME • COMMUNITY & PARK ELEMENTS

Note:
Only for graphic representation, specific color/material subject to change.

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 5 UNIT



ESTERO TOWNHOMES • SIDE ELEVATIONS - 5 UNIT



ESTERO TOWNHOMES • REAR ELEVATIONS - 5 UNIT

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 7 UNIT

ESTERO TOWNHOMES



ESTERO TOWNHOMES • SIDE ELEVATIONS - 7 UNIT

ESTERO TOWNHOMES



ESTERO TOWNHOMES • REAR ELEVATIONS - 7 UNIT

ESTERO TOWNHOMES



ESTERO TOWNHOMES • FRONT ELEVATIONS - 9 UNIT

ESTERO TOWNHOMES



ESTERO TOWNHOMES • SIDE ELEVATIONS - 9 UNIT

ESTERO TOWNHOMES

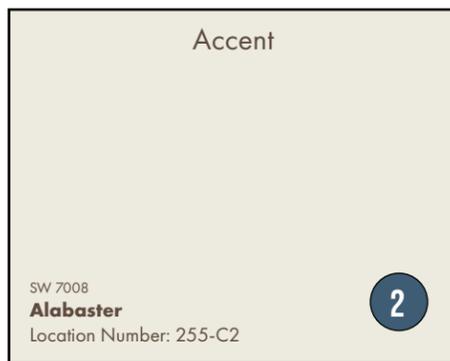
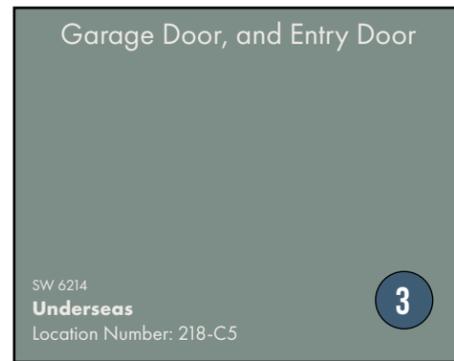


ESTERO TOWNHOMES • REAR ELEVATIONS - 9 UNIT

Architectural Color Palette

Classic Cream Spanish Colonial

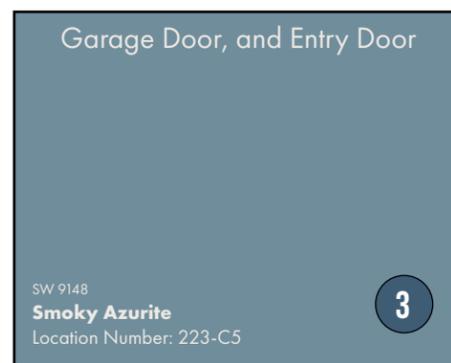
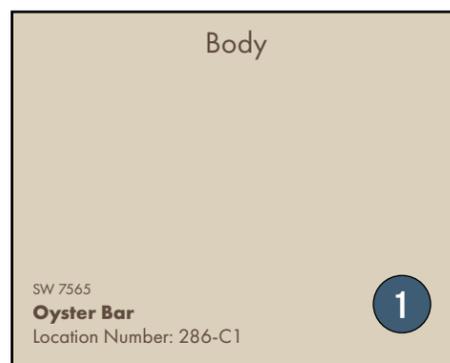
- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sable to look like wood.



Architectural Color Palette

Classic Cream Spanish Colonial

- Classic Cream Spanish Colonial Color Scheme.
- Garage and Entry door will be painted and accent color.
- Brackets and Soffits are painted Sea Mariner to contrast Smoky Azurite.



Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5) foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

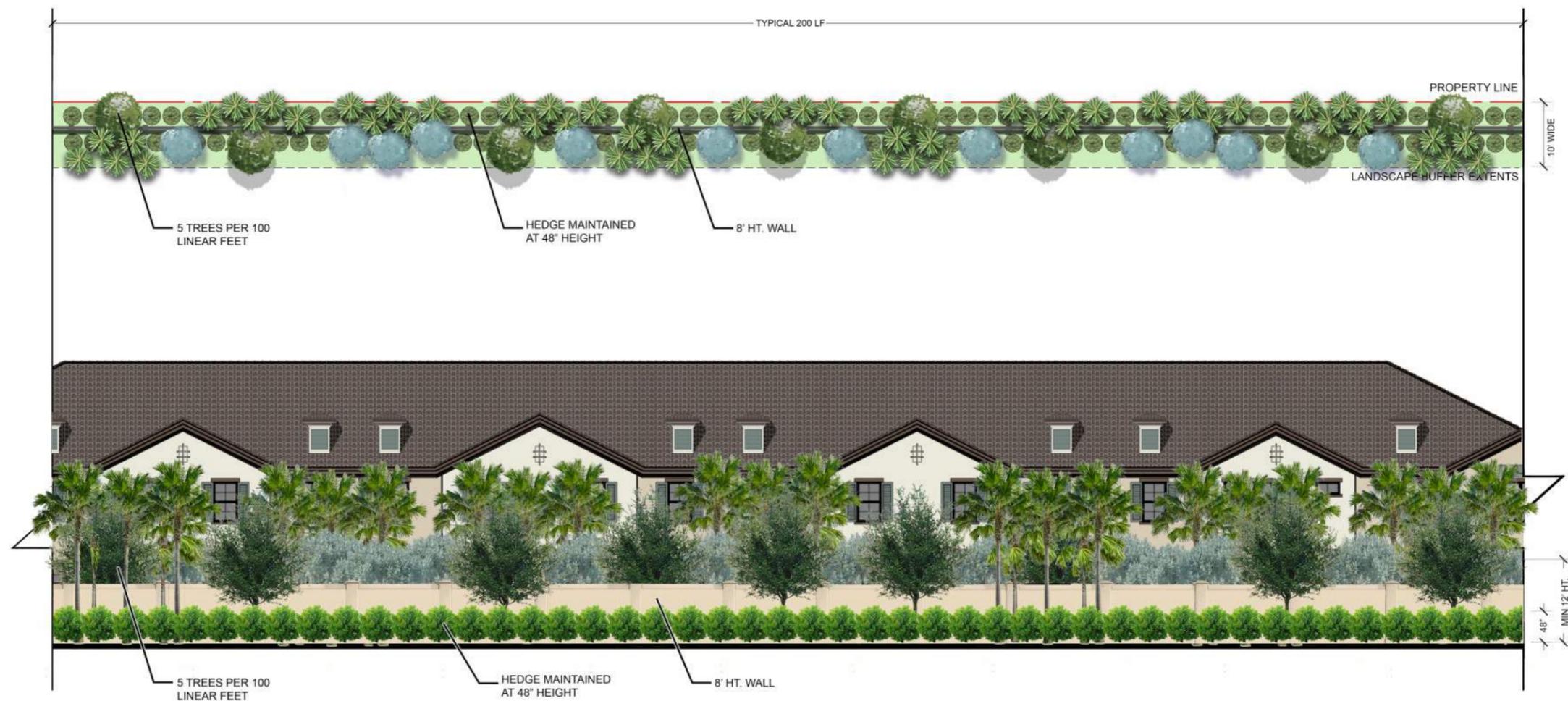
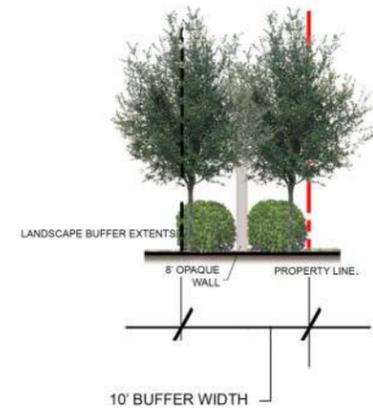
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be double staggered and spaced 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.

- Planting proposed on both sides of wall.

- Enhancements: 6 additional canopy trees and 22 additional palms per 100 LF. Palm height to be enhanced to 10'-14' CT.

TYPE 'B' BUFFER
10' WIDE
5 TREES / 100 LF
DOUBLE 48" HEDGE



'A' 10' TYPE 'B' BUFFER - VIEW FROM THE ESTATES AT ESTERO RIVER
SCALE: 1" = 10'-0"

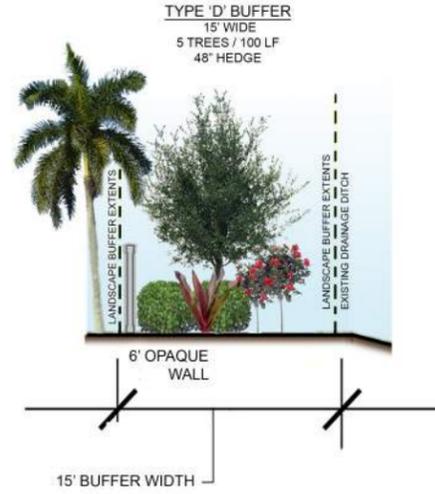
ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



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- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



'B' 15' TYPE 'D' BUFFER - VIEW FROM SANDY LANE
SCALE: 1" = 10'-0"

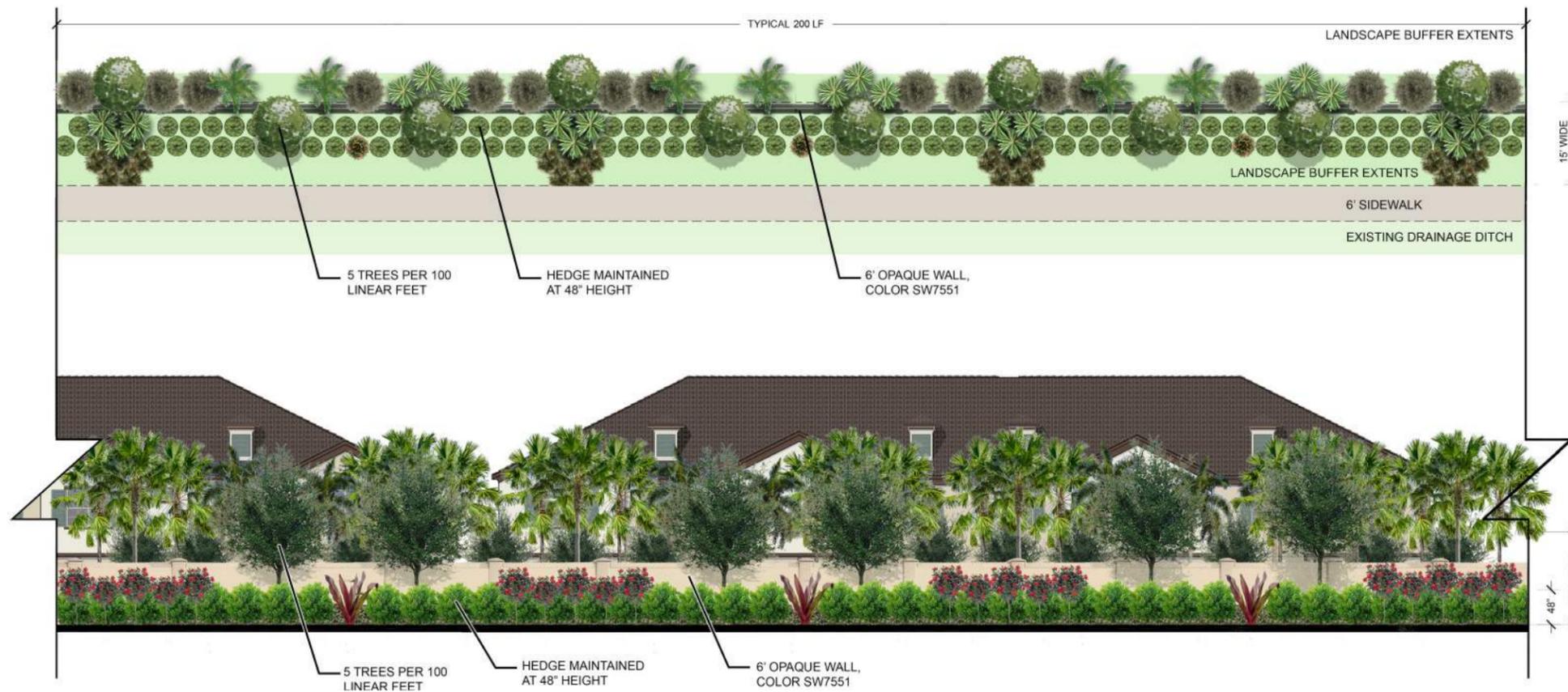
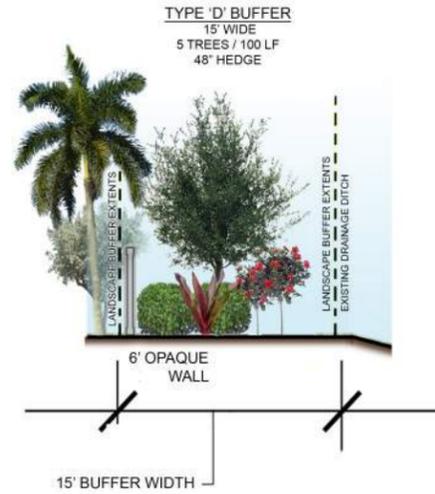
ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



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Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.
- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.
- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



'C' 15' TYPE 'D' BUFFER - VIEW FROM CORKSCREW ROAD
SCALE: 1" = 10'-0"

ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



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Plant Material Specifications (per LDC)

- Code required canopy trees must be a minimum of twelve (12) feet in height, have a two & one-half inch (2-1/2") caliper (at 12 inches above the ground), a five (5') foot spread, and forty-five gallon (45G) or field grown (FG) at the time of installation. Palms may be used to substitute trees within a buffer, but all palms must have a minimum of ten (10) feet of clear trunk at time of planting. All substitutions must adhere to LDC Sec. 5-412.

- Shrubs must be a minimum of 24 inches in height, at time of planting. All shrubs must be a minimum three-gallon container size and be spaced 18 to 36 inches on center. They must be at least 36 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 36 inches.

- Required hedges must be planted and maintained so as to form a continuous, unbroken, solid visual screen within a minimum of one year after time of planting.



'D' 15' TYPE 'B' BUFFER - DESIGN PARC LANE
SCALE: 1" = 10'-0"



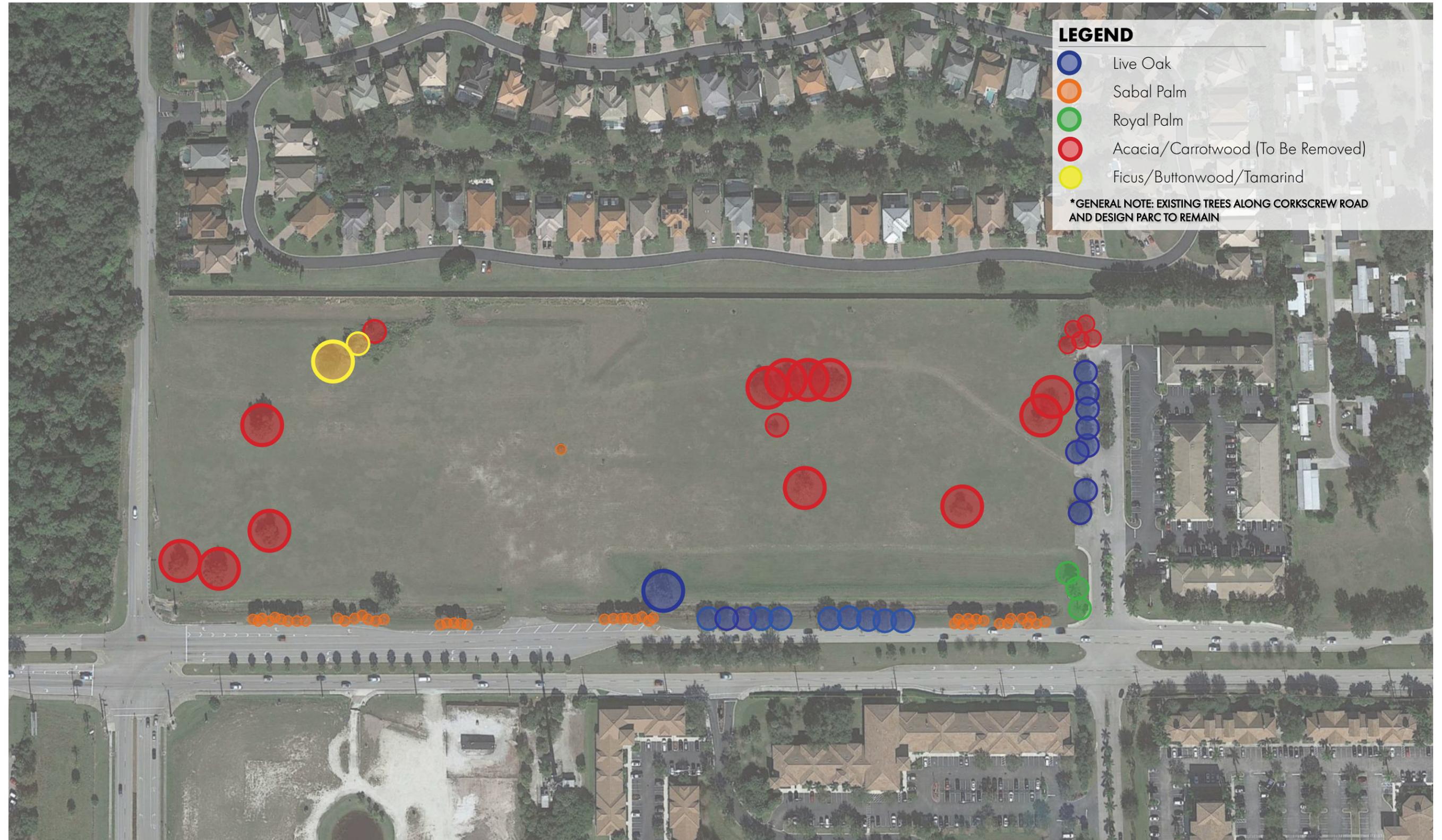
'D'

ESTERO TOWNHOMES • BUFFER PLAN & ELEVATIONS



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ESTERO TOWNHOMES



ESTERO TOWNHOMES • EXISTING TREE LOCATION MAP



Shady Lady Black Olive



Live Oak



Green Buttonwood



Royal Poinciana



Yellow Tabebuia Tree



Southern Magnolia



Royal Palm



Sabal Palm



Hong Kong Orchid



Silver Buttonwood

Shrubs and Groundcovers



Red Tip Cocoplum



Muhly Grass



Firebush



Fakahatchee



Crinum Lily



Walter's Viburnum



American Beautyberry



Coontie



Clusia rosea



Cordgrass

Proposed Landscape Material

Trees and Palms (90% Native/Drought Tolerant)

Bucida buceras ~ Shady Lady Black Olive

Quercus virginiana ~ Live Oak

Pinus elliottii ~ Slash Pine

Cordia ~ Orange Geiger

Magnolia grandiflora ~ Southern Magnolia

Roystonea regia ~ Royal Palm

Sabal palmetto ~ Sabal Palm

Conocarpus erectus ~ Green Buttonwood

Conocarpus erectus var. sericeus ~ Silver Buttonwood

Shrubs and Groundcovers (90% Native/Drought Tolerant)

Chrysobalanus icaco 'Red Tip' ~ Red Tip Cocoplum

Clusia rosea 'Pitch Apple' ~ Pitch Apple Clusia

Muhlenbergia capillaris ~ Muhly Grass

Hamelia patens ~ Firebush

Tripsacum dactyloides ~ Fakahatchee Grass

Serenoa repens 'Cinerea' ~ Silver Saw Palmetto

Viburnum obovatum ~ Walter's Viburnum

Callicarpa americana ~ American Beautyberry

Zamia pumila ~ Coontie

Psychotria nervosa ~ Wild Coffee

Spartina bakerii ~ Cordgrass