



City of Venice
 401 West Venice Ave., Venice, FL 34285
 941-486-2626
 DEVELOPMENT SERVICES - PLANNING & ZONING
PRELIMINARY PLAT APPLICATION

16-3 PP

PRELIMINARY PLAT

Project Name: Preserves of Venice

Parcel Identification No.: 0399040001

Address: SE Corner of Border and N. Auburn Road

Parcel Size: 39.5 acres

FLUM designation: Potential Voluntary Annexation Area

Zoning Map designation: OUE-1 (Sarasota County) Proposed Zoning: RSF-2

Property Owner's Name: SSB Land Holdings, LLC, fee owner/seller: Windham Development, Inc., Herbert Lawson, Contract Purchaser

Telephone: 248-290-5300 x.302

Fax:

E-mail: herb@windhamgroupllc.com

Mailing Address: 36400 Woodward, Suite 205, Bloomington Hills, MI 48304

Project Manager: Charles D. (Dan) Bailey, Jr., Esq.

Telephone: 941-329-6609

Mobile / Fax: 941-321-7782

E-mail: dbailey@williamsparker.com

Mailing Address: 200 S. Orange Avenue, Sarasota, FL 34236

Project Engineer : John F. Cavoli, P.E. LEED AP

Telephone: 941-927-3647

Mobile / Fax: 941-927-3647

E-mail: cavoliengineer@aol.com

Mailing Address: 5824 Bee Ridge Road, #325, Sarasota, FL 34233

Project Architect:

Telephone:

Mobile / Fax:

E-mail:

Mailing Address:

Incomplete applications cannot be processed - See reverse side for checklist

Revised 12/10

Applicant Signature / Date: *Charles D Bailey Jr*
 Agent for Applicant

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 PLANNING & ZONING

PROJECT NARRATIVE
Preliminary Plat Approval

PRESERVES OF VENICE

Description of Application: The Applicant, Windham Development, Inc., seeks preliminary plat approval in the City of Venice zoning district of Residential Single Family (RSF-2) for a 39.64-acre parcel located west of I-75; south of Edmondson/Border Road; east of N. Auburn Road; and north of Fox Lea Road, in the City of Venice. The development will be called the “Preserves of Venice”. The Applicant is simultaneously filing an application for zoning map amendment (rezoning) from the Sarasota County zoning district of Open Use Estates (OUE-1) to the City of Venice zoning district of Residential Single Family (RSF-2) at a stipulated maximum density of 3.0 units per acre, and an application for conditional use for a gated community with the request that the applications be processed concurrently with this application.

Identity of Owner, Applicant and Representatives: The property is owned by SSD Land Holdings, LLC, a Florida limited liability company managed by Gregory Berryman, whose address is 1070 S. Lion Drive, Pueblo, CO 81007. The property is under contract to be purchased by the Applicant, Windham Development, Inc. The president of that corporation is Herbert Lawson, 36400 Woodward, Suite 205, Bloomington Hills, MI 48304; (248) 464-4747; herb@windhamgroupllc.com. The Applicant’s agent and attorney for these applications is Charles D. (Dan) Bailey, Jr., 200 S. Orange Avenue, Sarasota, FL 34236; (941) 329-6609, dbailey@williamsparker.com. The project engineer is Cavoli Engineering, Inc., John F. Cavoli, P.E., LEED®AP, President; 5824 Bee Ridge Road, #325; Sarasota, FL 34233; (941) 927-3647; cavoliengineer@aol.com. The project surveyor is Gerald D. Stroop, P.S.M., Florida Certificate No. 4679, of Schappacher Surveying, L.L.C. 3604 53rd Avenue East, Bradenton, Florida 34203, Tel: 941-748-8340, Fax: 941-896-9938, dstroop@schappachereng.com. The landscape architect is Kurt Crist, ASLA, Florida Certificate No. 0001444, of Kurt R. Crist - Landscape Architect, Inc. Landscape Architecture / Construction, 2350 Bern Creek Loop, Sarasota, Florida 34240, Off: (941) 378-8080, Fax: (941) 378-8181, Cell: (941) 809-9571, krclainc@gmail.com. The transportation engineer is Ted Treesh of TR Transportation Consultants, Inc., license no. 61673; 2726 Oak Ridge Ct. STE 503; Fort Myers, FL 33901; 239-278-3090 (o); 239-278-1906 (f); 239-292-6746 (c); tbt@trtrans.net. The ultimate developer will be Preserves of Venice LLC, 1821 Victoria Avenue, Suite 2, Fort Myers, Florida 33901; Office: 239-302-3918; Fax 239-302-3919, a related entity to whom the Applicant proposes to assign its rights under the purchase contract prior to closing.

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PLANNING & ZONING

Location/Dimensions/Features of Subject Property: The subject property (Parcel Identification Number 0399040001) is located west of I-75; south of Border Road; east of N. Auburn Road; and north of Fox Lea Drive, in the City of Venice. A boundary survey, tree survey, and legal description of the site is submitted with this application. The tree survey notes that there are three Grand trees in the northerly portion of the site. The property has 1,230 feet of frontage on the east side of N. Auburn Road; 1,644 feet of frontage along the north side of Fox Lea Drive; 2,006 feet of limited access frontage along an angled boundary to the west of I-75 (and a FDOT retention pond); and 1,018 feet of frontage along the south side of the limited access right-of-way of Border Road. The land cover classification is "Intensive Agriculture". An environmental report prepared by ECo Consultants, Incorporated, is provided herewith. It notes that upland portions of the site are comprised of a mixture of improved pasture and pine flatwoods. There are no areas of jurisdictional wetlands, although there are surface water features consisting of an excavated pond in the center, and a series of shallow ditches, the water quality function of which will be replaced in the course of development, subject to review by the water management district and Sarasota County. No listed species were observed on the site; and, while the site does contain habitat that could support gopher tortoises, no burrows were observed. There are no documented eagle nests on the parcel or within 660 feet of the parcel boundaries. Additionally, a subsurface exploration report prepared by Universal Engineering Sciences, is provided herewith. It addresses the suitability of the site for conventional, shallow foundations to support typical one to two-story residential development.

Roadways. Border Road is an east/west two lane undivided roadway that borders the site to the north. It has a posted speed limit of 30 MPH along the northern boundary of the subject property, changing to 40 MPH easterly of that point. Border Road is under the jurisdiction of Sarasota County; and it is a limited access facility adjacent to the subject property. West of N. Auburn Road, the name of the roadway name changes to Edmondson Road and it has a posted speed limit of 30 MPH and is under the jurisdiction of the City. N. Auburn Road is a north/south two lane undivided roadway that borders the site on the west. It has a posted speed limit of 35 MPH and is under the jurisdiction of Sarasota County. Fox Lea Drive (originally platted as "Ewing Drive") borders the site on the south. It is a two lane dead-end road with a shell surface. It is under the jurisdiction of Sarasota County. No access to Fox Lea Drive is proposed by the development. Access to the proposed subdivision will be by way of two entrances on Auburn Road. The north entrance will be 350 feet south of Border Road; and the southern entrance, which will be for emergency purposes only, will be 234.94 feet north of Fox Lea Drive. A traffic impact statement prepared by TR Transportation Consultants, Inc. is submitted herewith. It concludes that the proposed development will meet the Level of Service Standards set forth by the City of Venice and Sarasota County on the surrounding roadway system; and that the development is not projected to create adverse transportation impacts on any

adjacent roadways. It also concludes that turn lanes at the two site access drive intersections are not warranted; in that there is insufficient through traffic volume and low turning volumes that do not meet the minimum criteria for turn lanes at these intersections.

Existing/Proposed Zoning: The subject property was annexed into the City of Venice on February 27, 2008, by the adoption of Ordinance No. 2008-04. It is designated as a “Potential Voluntary Annexation Area” on the City of Venice Future Land Use Map, and it is within JPA/ILSBA Area No 2a., in the Auburn Road to I-75 Neighborhood, Subarea No. 1. But, as noted, it still carries the original Sarasota County zoning classification of Open Use Estates (OUE-1). The Applicant proposes to rezone it to the City zoning district of RSF-2, which theoretically permits a maximum density of 3.5 units per acre, but pursuant to Future Land Use and Design Policy 18.4., the maximum residential density may not exceed 3.0 units per acre, calculated on a gross acreage basis. For this reason, the Applicant is proffering a stipulation imposing a cap of 3.0 units per acre. (Proposed development will be at a density of 2.98 units per acre.)

Adjacent Uses/Zoning: To the north, across Border Road, is an 11-acre vacant parcel, designated for Low Density Residential under the City’s Future Land Use Map, though it still has the original Sarasota County zoning classification of Open Use Rural (OUR). To the northwest--north of Border Road and west of N. Auburn Road—is the Waterford golf course, designated as Low Density Residential and zoned PUD. Immediately to the west and southwest, across N. Auburn Road, are “Sawgrass” nine golf holes associated with the Waterford Golf Course and the Sawgrass residential community, also designated for Low Density Residential and zoned Sarasota County RSF-2. To the south, across Fox Lea Drive, there is a single family residence; and an equestrian stable/riding academy and commercial outdoor recreation facilities, including a café, golf cart rental, recreation vehicle camping, commercial concessions, etc., on parcels in unincorporated Sarasota County, which still carry the original Sarasota County zoning classification of Open Use Rural (OUR). These parcels are designated on the City Future Land Use Map as “Potential Voluntary Annexation Area”, JPA/ILSBA Area No 2a., Subarea No. 2 (the area south of Fox Lea Drive and north of Curry Creek), where maximum residential density is likewise limited to 3 units per acre; and equestrian uses are allowed so long as such uses are deemed compatible with adjacent uses (Policy 18.4.B.4.).

Development Plan: Details of the proposed development plan are provided in the Applicant’s preliminary plat application submitted herewith. The Applicant proposes the development of 118 single family lots, encircling a 7.314-acre pond.

Developer Obligations: Pursuant to a pre-annexation agreement dated February 12, 2008, the Applicant will be obligated to convey to the City a 250 square foot potable water well site located on the property. It will also be obligated to pay an extraordinary mitigation fee to mitigate the impacts of the proposed development.

Additionally, the Applicant will be obligated to pay impact fees for general government, justice, libraries, parks and roads (or mobility fees).

Public Workshop. The Applicant held a duly noticed and advertised public workshop on July 14, 2015 at 5 p.m. at Fire Station 3, 5300 E. Laurel Road, Venice. The meeting was attended by ten members of the public, and five representatives of the Applicant. Minutes of the meeting, the sign-in sheet, and copies of the notice and advertisement and materials provided at the workshop, are provided with this application.

Development Plan: The Applicant proposes the development of 118 single family lots encircling a 7.314-acre pond. The preliminary plat can be found consistent with the Comprehensive Plan as it will promote an integrated residential neighborhood consistent with the general goal of Joint Planning Area 2, Subarea A of the Comprehensive Plan. Additionally, the plan complies with the required Land Development Code Chapter 86. Specific features include:

- Two access/egress points to N. Auburn Road. The southern point will be for emergencies only.
- A compact form of development pursuant to Policy 8.1.B., using reduced lot sizes to increase open space, and to achieve wider buffers to the south, adjacent to an existing equestrian use; and to the west, adjacent to I-75.
- Redevelopment, and new growth corridors.
- 19.75 acres of open space (49.82 percent), consisting of stormwater management ponds: 8.50 acres (21.44 percent); landscape buffers: 2.55 acres (6.43 percent); and open space/tract: 11.70 acres (29.52 percent).
- Maximum height will be 35 feet.
- Perimeter landscape buffers will be 10 feet, plus landscaping, except on the south, adjacent to Fox Lea Drive, where the buffer width will be 40 feet, and except on the east, adjacent to I-75, where the buffer width will be 187.37 feet. A total of 863 trees will be required, although existing native trees (in healthy condition) which remain on site will count toward the total number required. Among the trees to be removed, will be Brazilian pepper. New trees will consist of East Palatka holly; slash pine; live oak; and Walter's viburnum. The landscape plan, prepared by Kurt R. Crist - Landscape Architect, Inc., is incorporated to the preliminary plat.
- The minimum width of individual lots will be 52 feet.
- The minimum width of building pads will be 40 feet.
- Individual yards (lot setbacks) will 20 feet in front; 10 feet in the rear; 6 feet on the sides to assure that adjacent structures will be separated by at least 12 feet.
- All site improvements, except where noted on the plans, including streets, are to be owned and maintained by the property owner (delegated to a homeowner association) and will not be dedicated to or maintained by the public.
- Central water, sanitary sewer and reuse facilities will be provided by the City of Venice Utility System. Water distribution and sanitary sewer

collection system construction will be in accordance with the City of Venice Land Development Regulations, latest edition. Utility easements within individual lots will be provided with widths of 10 feet front; 5 feet on the sides, and 8 feet rear.

- The site lies within the boundaries of flood zone 'X' per FIRM map #125144 0332e, revised date September 3, 1992.
- The development will be constructed in one phase.
- A subdivision identification sign is proposed. Plans will be permitted through the building department.
- No free-standing lighting is proposed for the development at this time.
- There appear to be no wells located on the site, but any existing wells discovered will be plugged by a licensed well contractor in accordance with all pertinent regulations.
- There appear to be no septic tanks on the site, but any existing septic tanks discovered will be abandoned and removed in accordance with all pertinent regulations.
- Sediment and erosion control/best management practices (bmp's) will be observed.
- There are no known historic sites or historic buildings located on the site, and no foundation mounds or midden areas of historic origin are located on the site, but if evidence of the existence of historic resources is discovered or observed at development sites or during development activities after final approval, all work will cease in the area of effect and appropriate measures will be taken.

Comprehensive Plan Consistency.

The proposed development conforms to Policy 8.2 of the Future Land Use & Design Element in that the character, design, building heights, setbacks and density (3 units per gross acre) of the proposed development will be compatible with existing surrounding neighborhoods. To the north, across Border Road, is an 11-acre vacant parcel, designated for Low Density Residential under the City's Future Land Use Map, though it still has the original Sarasota County zoning classification of Open Use Rural (OUR). To the northwest--north of Border Road and west of N. Auburn Road—is the Waterford golf course, designated as Low Density Residential and zoned PUD. Immediately to the west and southwest, across N. Auburn Road, are the "Sawgrass" nine golf holes associated with the Waterford Golf Course and the Sawgrass residential community, also designated for Low Density Residential, and zoned Sarasota County RSF-2. To the south, across Fox Lea Drive, there is a single family residence and equestrian facility on parcels which still carry the original Sarasota County zoning classification of Open Use Rural (OUR). The latter parcels are designated on the City Future Land Use Map as "Potential Voluntary Annexation Area", JPA/ILSBA Area No 2a., Subarea No. 2 (the area south of Fox Lea Drive and north of Curry

Creek), where maximum residential density is likewise limited to 3 units per acre; and equestrian uses are allowed so long as such uses are deemed compatible with adjacent uses (Policy 18.4.B.4.). The Applicant proposes to promote further compatibility with respect to the equestrian center by providing a landscape buffer of 40 feet along the north side of Fox Lea Drive. Moreover, the development proposes no access/egress to Fox Lea Drive, the commercial access utilized by the equestrian center.

The development will be consistent with Policy 18.3, relating to the Auburn Road to I-75 Neighborhood (JPA/ILSBA Area No 2a). Subarea No. 1 (north of Fox Lea Drive) by ensuring the timely development of urban services and facilities that are compatible with natural resources and community character. This is because the proposed residential density will not exceed 3.0 units per acre, calculated on a gross acreage basis; it will provide a transition from residential to non-residential uses (the existing commercial equestrian use to the south); and because adjacent equestrian uses are allowed so long as such uses are deemed compatible with adjacent uses. Structures within the development will observe a maximum height of 3 stories. The plan will include 19.75 acres of open space (49.82 percent), consisting of stormwater management ponds: 8.50 acres (21.44 percent); landscape buffers: 2.55 acres (6.43 percent); and open space/tract: 11.70 acres (29.52 percent). The proposed density is also compliant with Policy 13.1 as it is adjacent to single family uses to the northwest and west; it is adjacent to I-75; and it is adjacent to single family and commercial recreational uses to the south.

The plan will likewise be consistent with Policy 18.4 relating to the Auburn Road to I-75 Neighborhood Standards. Specifically, maximum density will not exceed 3 units per acre, calculated on a gross acreage basis. Although Policy 18.4.B permits up to 10% of the acreage in the area to be devoted to non-residential uses, no non-residential uses are proposed by this plan. Maximum height will be 35 feet, which will comply with the maximum of 3 stories or 42 feet permitted by Policy 18.4C.1.a. As noted previously, the adjacent equestrian use (south of Fox Lea Drive) will continue to be allowed so long as it is deemed compatible with adjacent uses. The plan will set aside open space of 19.75 acres, well in excess of the minimum 7.4 acres required for the entire area per Policy 18.4.D., and every effort has been made to conserve existing environmental features, including upland habitat.

Moreover, the map amendment will be consistent with the provisions of the Amended and Restated Joint Planning and Interlocal Service Boundary Agreement dated October 26, 2010 with respect to Planning Area No. 2A (Auburn Road to I-75). For the reasons stated below, the land use compatibility reviews of the map amendment will address and meet all of the requirements of subparagraph 10.I. of the foregoing agreement in terms of

land use density, intensity, character or type of use proposed, and on evaluation of site and architectural mitigation design techniques. Accordingly, consistent with the requirements of Policy 13.1, it provide the City Council with competent substantial evidence to find that each consideration set forth in Policy 8.2 E through H, that is relevant to the rezoning, has been met. Specifically:

- *Land use density and intensity:* Density will not exceed 3 units per gross acre;
- *Building heights and setbacks:* Building heights will not exceed 35 feet; and a 40-foot setback is being observed on the south;
- *Character or type of use proposed.* The proposed use (single family residential), is consistent with the existing single family uses to the west, and northwest, and the existing home to the south.
- *Site and architectural mitigation design techniques.*
 - The development plan proposes a 40-foot buffer on the south, and no access onto Fox Lea Drive.
- *Mitigation of potential incompatibilities.*
 - The proposed single family uses will be the same use as those to the west and northwest, and, therefore, are inherently compatible;
 - No commercial or industrial uses are proposed;
 - The project will phase out existing incompatible agricultural uses;
 - The proposed intensity (single family residential) will reduce the current (agricultural) intensity.
 - The proposed plan will mitigate potential incompatibility by providing excess open space, and enhanced buffers, and landscaping;
 - The enhanced buffers and landscaping will screen sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas on the adjacent equestrian/commercial recreational facility; and
 - Adverse impacts will be minimized by providing no access from Fox Lea Drive.

Requested Variances/Modifications. Section 86-230(d) empowers the City Council to “vary or modify” the district standards whenever the property is of “unusual size or shape, or is surrounded by such development or unusual conditions, that a strict application of the requirements would result in unusual difficulties or substantial hardship or injustice...”

In order to achieve enhanced compatibility with adjacent uses, greater compactness, more open space, and preservation of more trees, the Applicant proposes narrower residential lots, making it possible to have wider buffers on the south (40 feet instead of only 10 feet) adjacent to Fox Lea Drive and the existing equestrian activities; and on the

east (187.37 feet instead of 20 feet) adjacent to I-75. Thus, pursuant to Section 86-230(d), the Applicant respectfully requests the following variances or modifications:

1. A variance or modification of 28 feet from the minimum lot width requirement of 80 feet to allow lot widths of 52 feet;
2. A variance or modification of 3,760 square feet from the minimum lot area requirement of 10,000 square feet to allow lot area of 6,240 square feet;
3. A variance or modification of 28% from the maximum lot coverage requirement of 30% to allow lot coverage of 58% (The 58% will consist of the lot area that is covered or occupied by buildings, including accessory buildings, or that percentage of a lot that may be covered or occupied by buildings, including accessory buildings);
4. A variance or modification of 2 feet from the minimum side yard setback of 8 feet, to permit side yards of 6 feet; and
5. A variance or modification of 6 feet from the minimum combined side yard requirement of 18 feet to permit combined side yards of 12 feet.

Additionally, the Applicant requests the following variances or modifications from side walk requirements. These waivers are sought pursuant to s. 86-520(c), which authorizes the planning commission to recommend to the city council waiver of the sidewalk requirement when the property owner can demonstrate that the required sidewalk will not be reasonably beneficial or useful because of the location of the subject property and the characteristics of the immediate neighborhood. Accordingly, the cash deposit in lieu of construction, that might otherwise be required per s. 86-520(b), is not, in this instance, warranted.

1. A variance or modification to omit a sidewalk along the north side of Fox Lea Drive. **Justification:** Fox Lea Drive is a County road that is not constructed to current standards, and the Applicant proposes no access to Fox Lea Drive. Moreover, the topography (a deep ditch) and heavy tree line, make construction of a sidewalk impractical at that location. Additionally, if a sidewalk were constructed at this location, it would lead to nowhere.
2. A variance or modification to omit a sidewalk on the south side of Border Road. **Justification:** This segment of roadway is a limited access facility, meaning that it falls into the same category as I-75 insofar as not permitting direct pedestrian access to it from the proposed subdivision. Moreover, there is no shoulder to support a sidewalk on the approach to I-75. If a sidewalk were constructed at this location, it would lead to nowhere. However, in lieu of a sidewalk, the construction of a 5-foot bicycle path along the roadway is proposed.

Compliance with Land Development Code Sec. 86-231. The requested preliminary plat will also comply with the provisions of Sec. 86-231(b)(2) of the Land Development Code, relating to subdivision plans, and the provisions of Sec. 86-231(c)(1), relating to preliminary plats. References to the Preliminary Plat (certified as of February 20, 2017) prepared by Cavoli Engineering, will by use of the word "Plat" followed by the applicable page number. References to the boundary survey and topography and tree

survey prepared by Gerald D. Strop of Schappacher Surveying, L.L.C., dated July 7, 2015, as superimposed on Sheet 3 of the Plat, will be by use of the word "Survey". Additionally, reference will be made to the landscape plan updated as of January 3, 2017, revised February 20, 2017, prepared by Kurt R. Crist - Landscape Architect, Inc., which will be referred to as the "Landscape Plan" The Plat, Survey and Landscape Plan contain the following specific information:

1. The title of the project and the names of the project planner, providers of utility services, date and north arrow. **[Applicant Comment: The title of the project appears on each page of the Plat. The name of the project planner, Cavoli Engineering, Inc., is shown on each page of the preliminary plat. The provider of utility services appears in "General Notes" on Plat page 1. The date and north arrow appear on Plat pages 2-10. The plat is based on an exact survey of the property, submitted with this application, and drawn to scale.]**
2. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; **[Applicant Comments: These features appear on the Survey]**
3. Exact location of all existing and proposed buildings and structures; **[Applicant Comment: The exact location of existing buildings is depicted on Plat page 3. There are no proposed buildings to be used in common. However, structures such as roads, curbs, sidewalks, utilities, etc. are depicted on various pages of the Plat, and, in particular, on the Paving, Grading and Drainage Plans, Plat pages 7 and 8.]**
4. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; **[Applicant Comment: These features are depicted on Plat pages 4-8.]**
5. Off-street parking and off-street loading areas; **[Applicant Comments: No common loading areas are proposed.]**
6. Recreation facility locations; **[Applicant Comment: An amenity center is proposed in the northwest corner of the site. It will be separately permitted.]**
7. All screens and buffers; **[Applicant Comment: These features are depicted on Plat pages 4-8.]**
8. Refuse collection areas; **[Applicant Comment: As noted on in General Notes on Plat page 1, refuse and recyclables to be curbside pickup on designated trash pick up days.]**

9. Access to utilities and points of utility hookups; **[Applicant Comment: These features are depicted on the Master Utility Plan, Plat pages 9 and 10.]**
10. Land use of adjacent properties. **[Applicant Comment: These uses are noted on Plat page 4.]**
11. Tabulation of the total gross acreage in the project and the percentages devoted to the various permitted uses, ground cover by structures, and other impervious surface coverage. Designation of impervious surfaces should be designated such as pavement, pool, pond, etc. **[Applicant Comment: These tabulations are noted in the General Notes on Plat page 1, and impervious surfaces are depicted on the Paving, Grading and Drainage Plans, Plat pages 7 and 8.]**
12. Tabulations showing the derivation of numbers for off-street parking and off-street loading spaces as on site plan and the total project density in dwelling units per acre. **[Applicant Comment: No common areas for off-street parking or off-site loading are proposed, as these activities will take place on individual homesites. Total project density, which is 2.98 units per acre, is noted in the General Notes on Plat page 1.]**
13. Statements as to how such common facilities are to be provided and permanently maintained. **[Applicant Comment: The General Notes on Plat page 1 contains a statement saying, "All site improvements, except as noted on the plans, are to be owned and maintained by the property owner and shall not be dedicated to or maintained by the public." This maintenance function will be delegated by the owner/developer to a homeowners' association.]**
14. Stormwater drainage, potable water, reclaimed water and wastewater collection plans. **[Applicant Comment: These features are depicted on the Master Utility Plan on Plat pages 9 and 10.]**
15. Existing and proposed elevations or land contours at 0.5-foot intervals based on NGVD or NAVD88. Datum basis must be clearly stated. **[Applicant Comment: Existing elevations are noted on Plat page 3. Proposed elevations are noted on Plat pages 5-10.]**
16. Existing and proposed utility lines and fire hydrants. **[Applicant Comment: These features are depicted on the Master Utility Plan on Plat pages 9 and 10.]**
17. Plans for signs, if any, together with an exterior lighting plan. **[Applicant Comment: Subdivision identification signage will be separately permitted. No other signage is proposed; and no common exterior lighting is proposed.]**

18. Landscaping plan, including types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed. **[Applicant Comment: These features are noted on the Landscape Plan.]**
19. Plans for recreation facilities, if any, including buildings for such use. **[Applicant Comment: An amenity center is proposed in the northwest corner of the site.]**
20. The location of present property and section lines, boundaries of incorporated areas, streets, buildings and existing easements. **[Applicant Comment: These features are noted on the Existing Conditions/Demolition Plan, Plat page 3, and other pages.]**
21. Any existing wastewater collection systems, storm sewers, water mains, reclaimed water lines, and culverts within the tract or immediately adjacent and within 150 feet thereof. The location, size and invert elevations of the nearest water main, wastewater collection system, reclaimed water lines, storm sewer or outlet are to be indicated on the plat. **[Applicant Comment: These features are depicted on the Master Utility Plan on Plat pages 9 and 10.]**
22. The proposed location and width of streets, alleys and easements, all lot dimensions and proposed street names. **[Applicant Comment: These features are noted on the Paving, Grading and Drainage Plans, Plat pages 7 and 8.]**
23. Natural features, such as lakes, marshes, swamps, watercourses, land subject to flooding and wooded areas. **[Applicant Comment: These features are noted on the Existing Conditions/Demolition Plan, Plat page 3.]**
24. A flood hazard report including the location of the proposed project boundary and the flood designations from the Federal Emergency Management Agency Flood Insurance Rate Map. **[Applicant Comment: The flood designations are noted in General Comments on Plat page 1.]**
25. The title under which the proposed subdivision is to be recorded and the name of the owner platting the tract. **[Applicant Comment: This information is noted on Plat page 1.]**
26. The names and adjoining boundaries of all adjoining subdivisions and names of recorded owners of adjoining parcels or unsubdivided land. **[Applicant Comment: This information is noted on Plat page 3 and 4.]**

27. The north point, scale (numerical and graphic) and date. **[Applicant Comment: This information is noted on all Plat pages.]**
28. General information and specifications regarding the grades of proposed streets, the facilities for stormwater drainage, proposed finished floor elevations, and any other proposed improvements within the subdivision. If a drainage well for the disposal of surface drainage water is proposed, a written statement from the state department of health and rehabilitative services shall be submitted indicating that agency's approval. **[Applicant Comment: This information is noted on a combination of Plat pages 3-10. No drainage area for the disposal of surface water is proposed.]**
29. A topographical survey signed and sealed by a state-licensed professional land surveyor indicating the property boundary, existing improvements, natural features, and topographic elevations of the tract to be subdivided and the property immediately adjacent to the parcel. The map indicating ground elevations of the tract to be subdivided shall show contours with an elevation interval of one foot based on the NGVD or the NAVD88. Datum basis must be stated on the survey. **[Applicant Comment: The survey is submitted herewith.]**
30. Location and results of soil boring tests with relation to subsurface soil, rock and groundwater conditions. **[Applicant Comment: A subsurface exploration report prepared by Universal Engineering Sciences, is submitted herewith.]**
31. Recommendations as to suitability for development purposes by a state-licensed professional engineer based on the results of these tests. Land determined by a state-licensed professional engineer to be unsuitable for development due to poor soil quality, flooding, inadequate drainage or other unacceptable characteristics shall not be subdivided. **[Applicant Comment: Section 4.0 of the aforementioned subsurface exploration report contains the engineer's recommendations.]**
32. The names, addresses and telephone numbers of the utility suppliers, the engineer of record and the surveyor of record. **[Applicant Comment: This information is reflected in General Notes on Plat page 1.]**

The Applicant(s) acknowledges the following:

1. The Applicant(s) must coordinate Site Preparation Permit and Construction Plan Review with the Engineering Department prior to engaging in site development activity.
2. Upon approval of the Preliminary Plat, the engineer or agent for the Applicant(s) is required to maintain the approved design and facilities through site preparation permit, construction plan submittal, and final plat submittal.

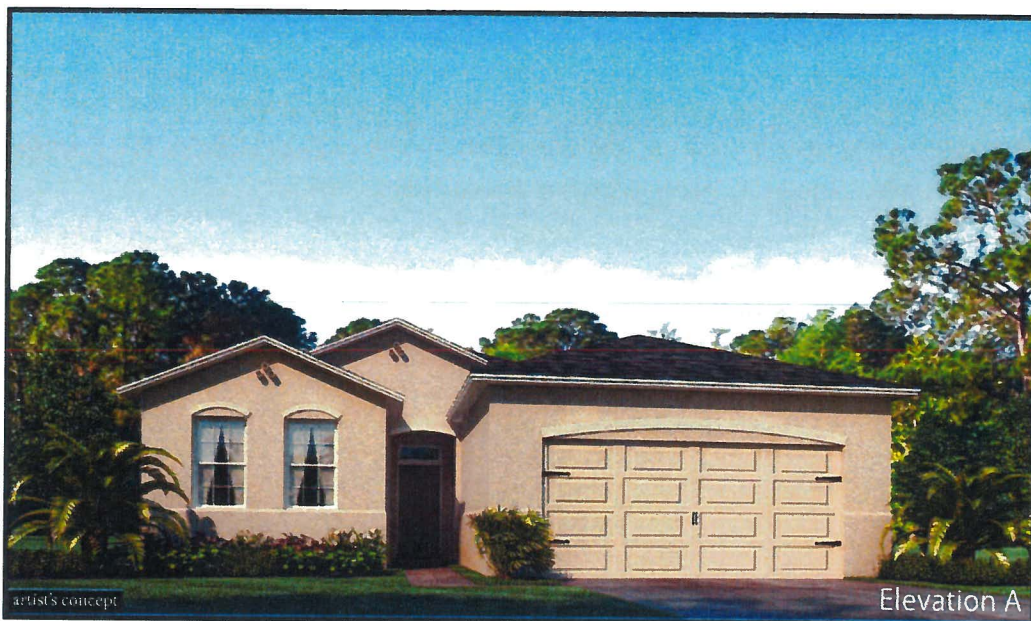
3. The Applicant(s) must coordinate with the Utility Department regarding the pre-annexation agreement requirement to provide a potable well site on the subject property. If the Utility Department requires the provision of a well site, the location of the well site as well as other associated improvements (e.g. access) will need to be shown on the preliminary plat drawings.

4. On the Final Plat, include the final approved code modifications must be included on the cover sheet.

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AVON

One Story, 2 Bedrooms, 2 Baths & 2 Car Garage



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America's Builder

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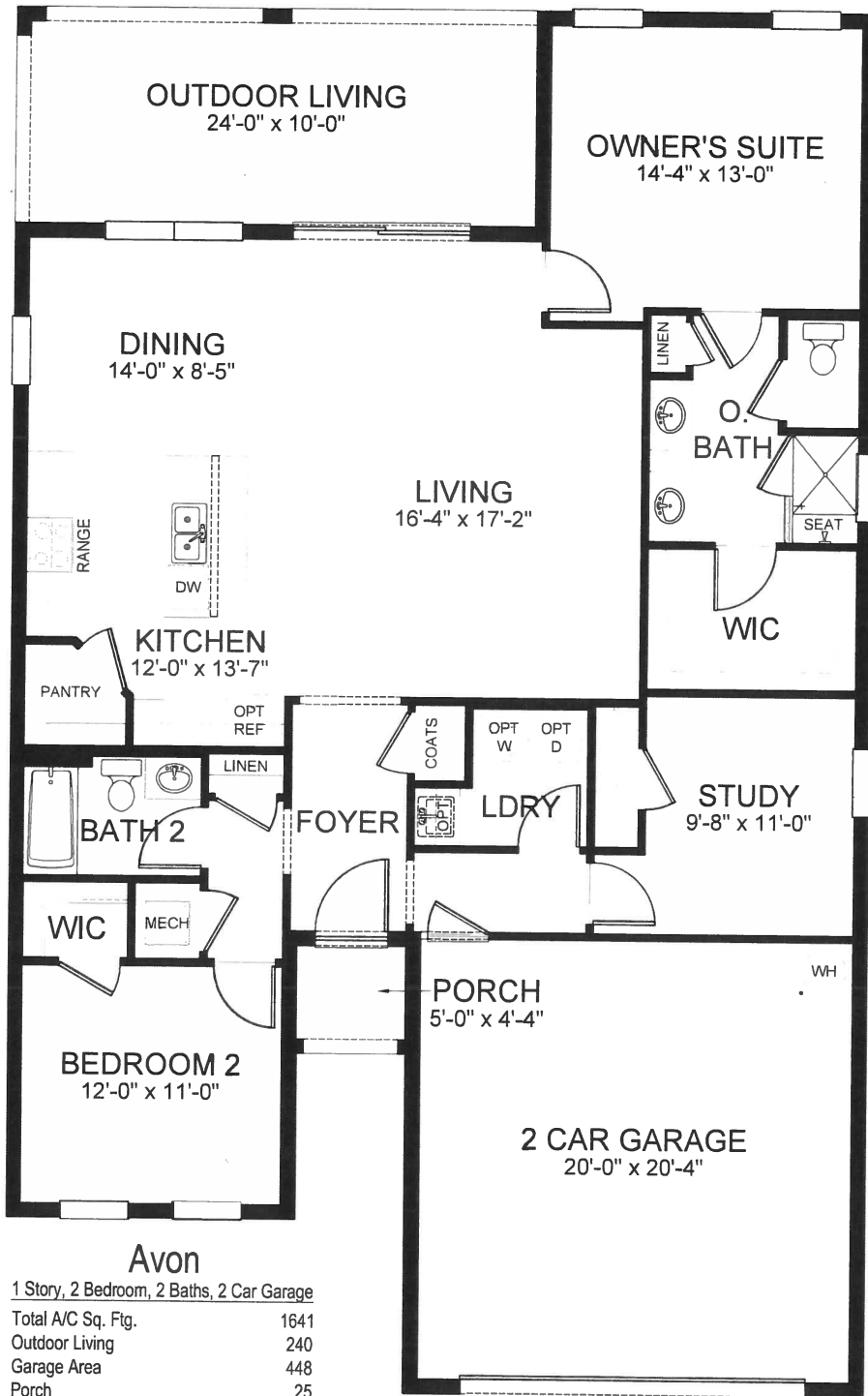
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SEP 12 2016

PLANNING & ZONING



AVON



Avon

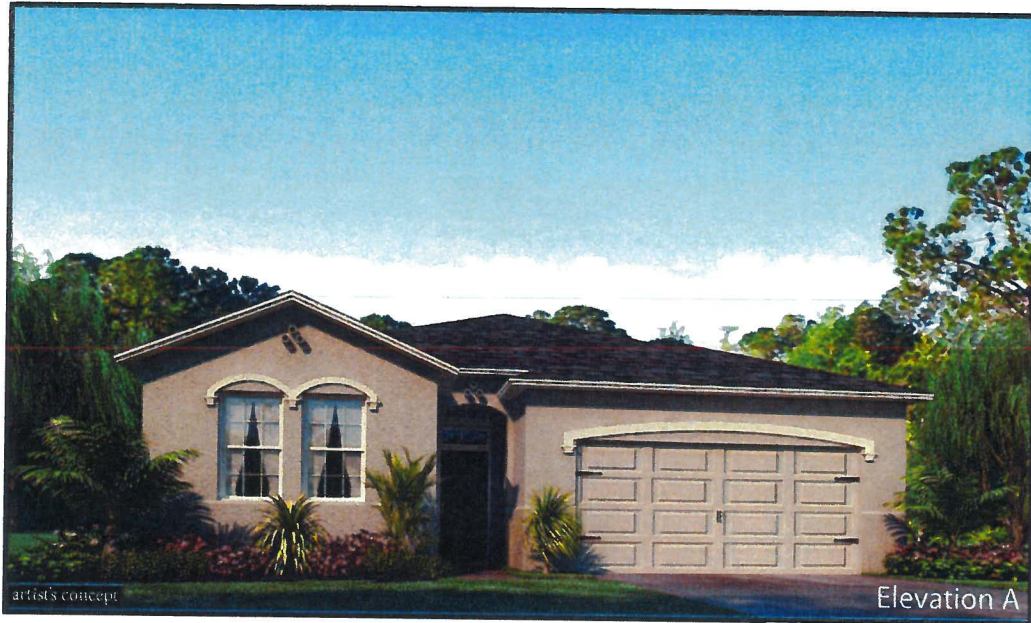
1 Story, 2 Bedroom, 2 Baths, 2 Car Garage	
Total A/C Sq. Ftg.	1641
Outdoor Living	240
Garage Area	448
Porch	25
Total Area	2354



Dimensions on the floorplans are approximate. Builder reserves the right to make reasonable modifications to the plans and specifications, including house orientation on lot and reversal. All drawings are the artist's concept. MAY 2016

BRISTOL

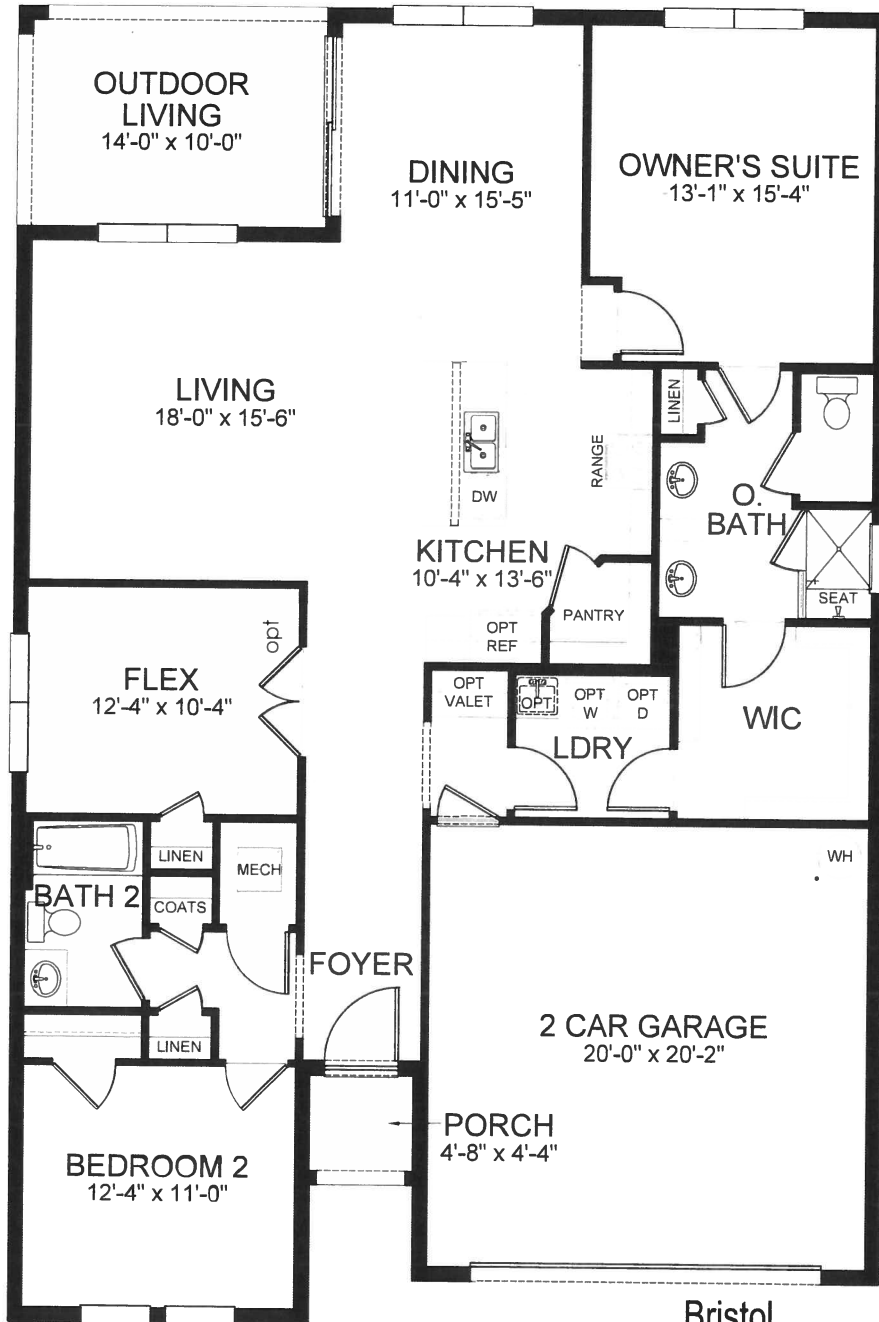
One Story, 2 Bedrooms, 2 Baths & 2 Car Garage



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BRISTOL



Bristol

1 Story, 2 Bedroom, 2 Baths, 2 Car Garage	
Total A/C Sq. Ftg.	1714
Outdoor Living	140
Garage Area	437
Porch	23
Total Area	2314



Dimensions on the floorplans are approximate. Builder reserves the right to make reasonable modifications to the plans and specifications, including house orientation on lot and reversal. All drawings are the artist's concept. MAY 2016

CLIFTON

One Story, 2 Bedrooms, Flex Space, 2 Baths & 2 Car Garage

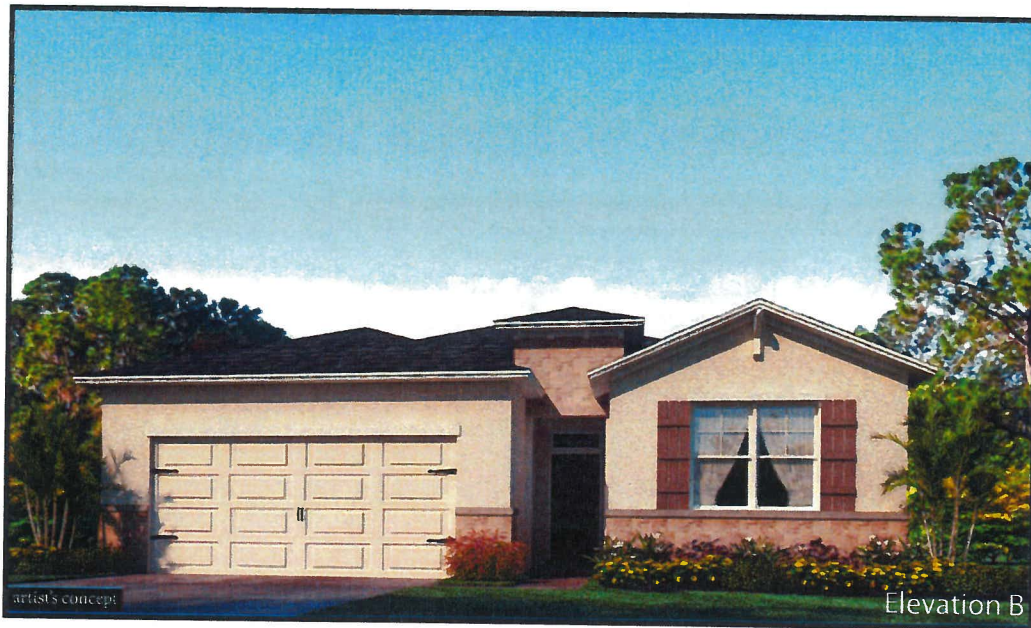


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DELRAY

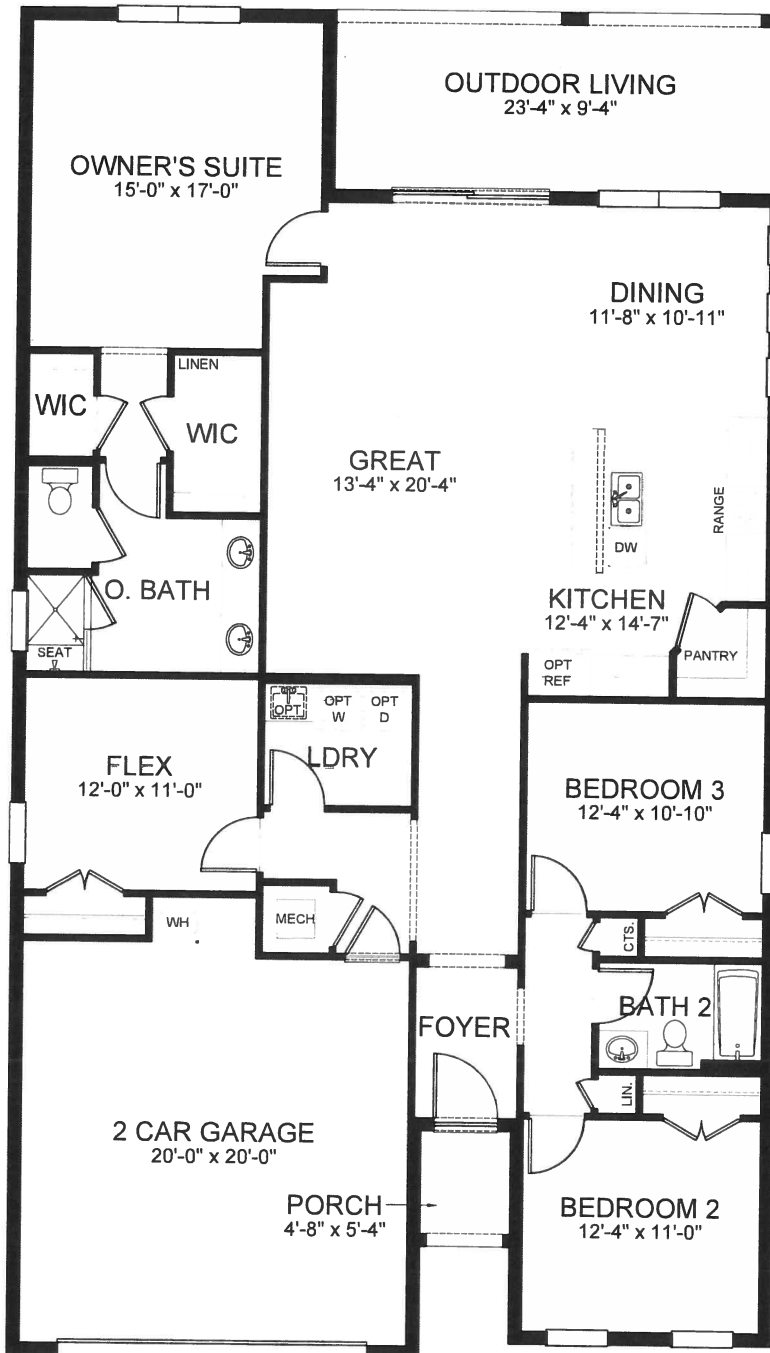
One Story, 3 Bedrooms, 2 Baths & 2 Car Garage



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DELRAY



Delray

1 Story, 3 Bedroom, 2 Baths, 2 Car Garage	
Total A/C Sq. Ftg.	2034
Outdoor Living	218
Garage Area	458
Porch	28
Total Area	2738



Dimensions on the floorplans are approximate. Builder reserves the right to make reasonable modifications to the plans and specifications, including house orientation on lot and reversal. All drawings are the artist's concept. MAY 2016