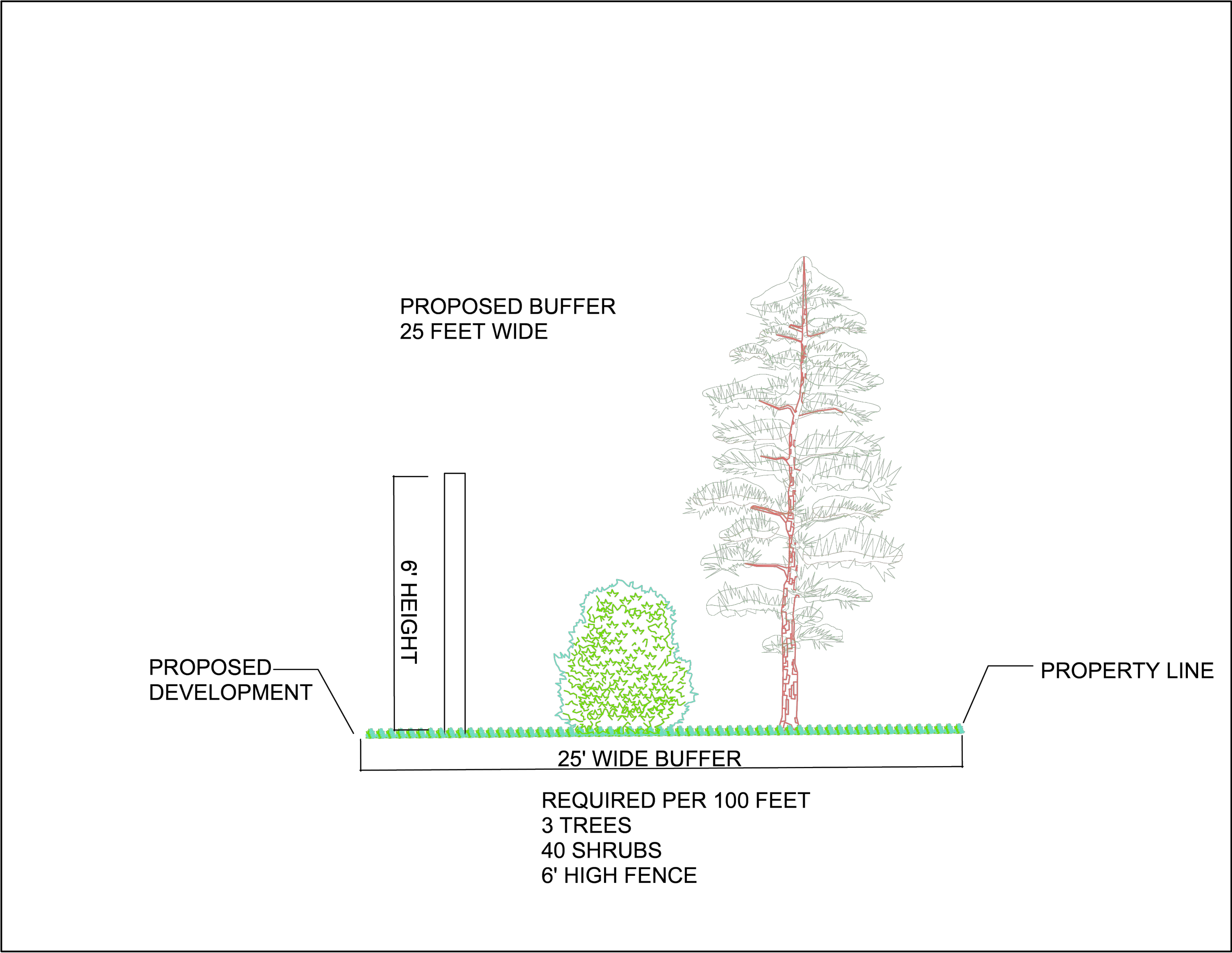
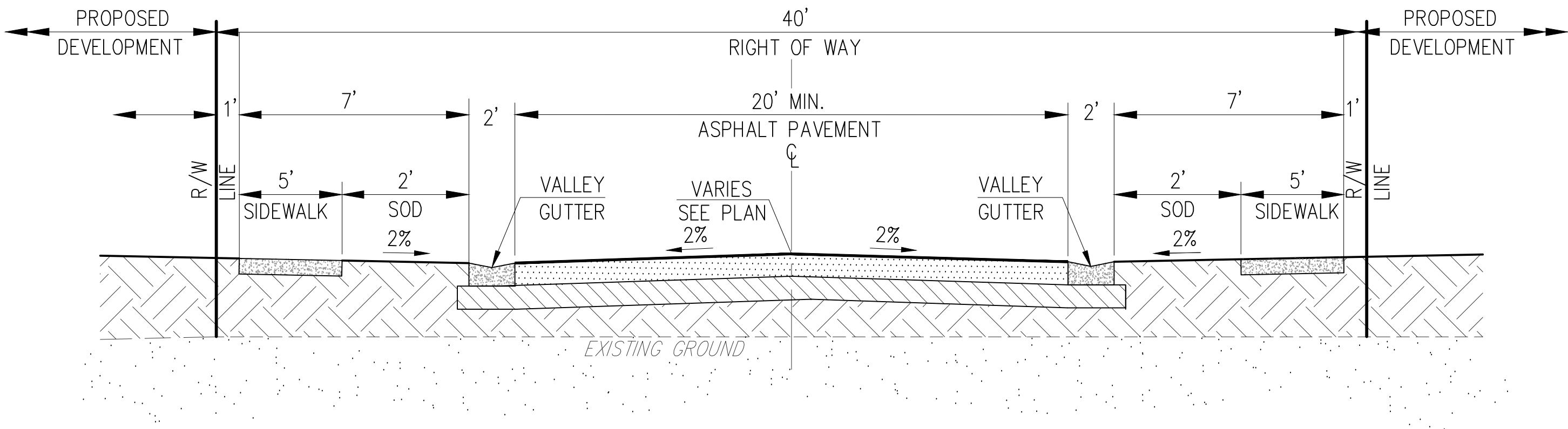




PROPOSED BUFFER CROSS SECTION DETAIL
NTS

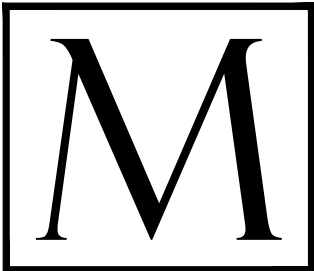


TYPICAL ROW ROAD CROSS SECTION DETAIL
NTS

SITE NOTES:

- 1. ADDRESS: 282 N. AUBURN ROAD, VENICE, FLORIDA 34292
- 2. P.I.D.: 0413050001
- 3. AREA: 440,906 ± S.F.
10.1218 ± AC.
- 4. EXISTING COUNTY ZONING: OUE-1
- 5. PROPOSED ZONING: PUD
- 6. EXISTING COUNTY FUTURE LAND USE: MODERATE DENSITY RESIDENTIAL (MODR) (>2 TO 5<) UNITS/AC
- 7. PROPOSED FUTURE LAND USE: MIXED USE RESIDENTIAL
- 8. FLOOD ZONE: "AE" & "X" (DATED 03/27/2024) FLOOD MAP 12115C033G.
- 9. EXISTING LAND USE: VACANT
- 10. VENICE JOINT PLANNING AREA #7. DENSITY MAX. 5.0 DU/AC.
- 11. OPEN SPACE 5.10 ACRES = 50.4% OF TOTAL PROJECT AREA
 - CONSERVATION OPEN SPACE (OF REQUIRED OPEN SPACE) = 3.24 AC. (64%)
 - FUNCTIONAL OPEN SPACE (OF REQUIRED OPEN SPACE) = 0.63 AC. (12%)
 - REMAINING OPEN SPACE = 1.23 AC. (24%)
- 12. DENSITY: 4.25 DU/AC
- 13. MAXIMUM BUILDING HEIGHT = 35' OR 2 STORIES
- 14. PROPOSED USE: SINGLE FAMILY DETACHED
- 15. MINIMUM LOT AREA: 3,600 SF.
- 16. SETBACKS:
 - FRONT: 20 FEET
 - SIDE: 5 FEET
 - REAR: 20 FEET

NO.	DATE	REVISION DESCRIPTION	BY



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DATE 2025-11-19	PROJECT CHALETTS OF VENICE
DRAWING SITE DATA	DRAWN KGH
CHECKED MJM	

PLANNED UNIT DEVELOPMENT
CHALETTS OF VENICE
CITY OF VENICE, FLORIDA

SCALE AS NOTED	
SEC. - TSP - RING. 10, 39S, 19E	
SHEET 3	OF 3