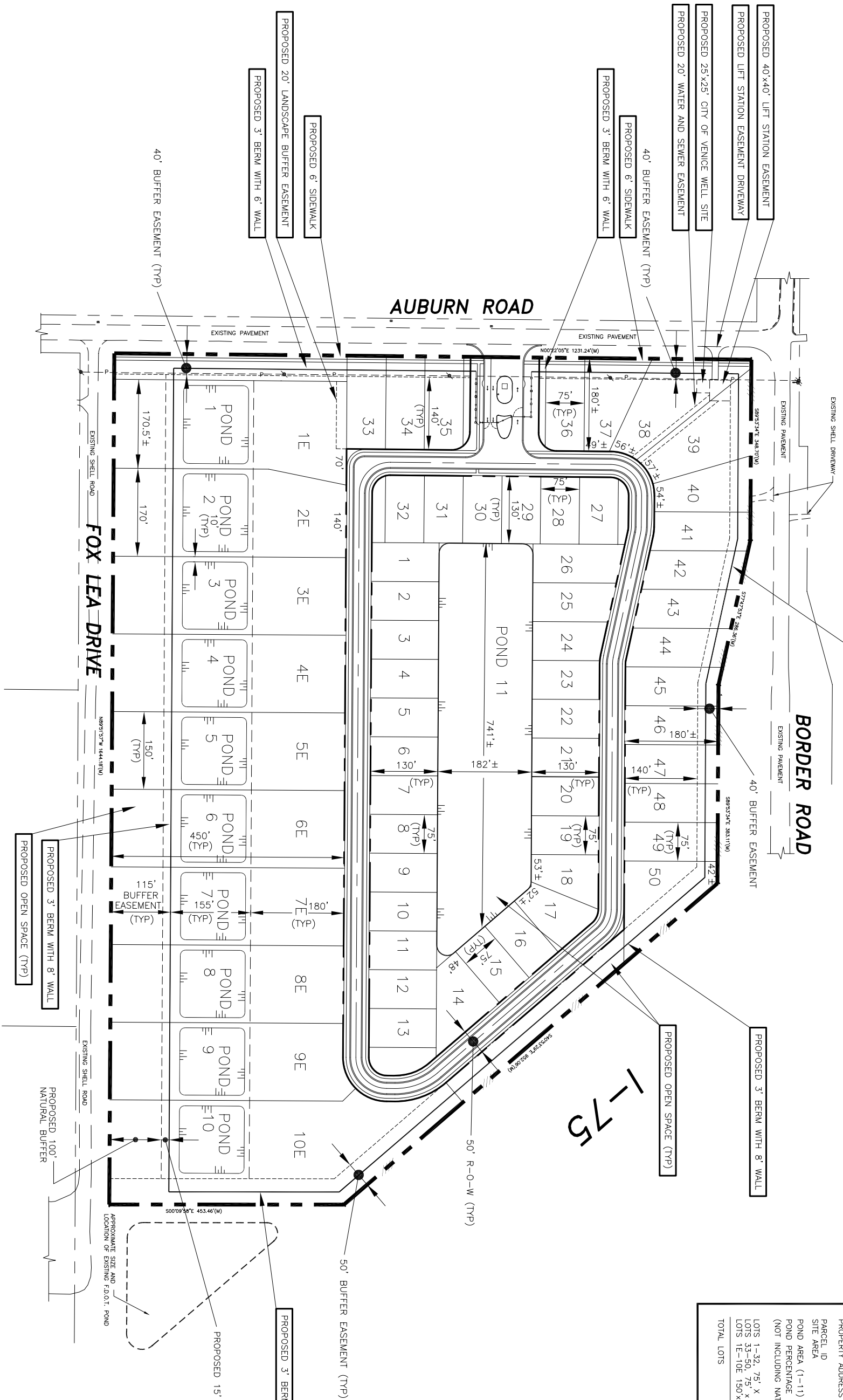




SITE DATA

USE = SINGLE FAMILY SUBDIVISION
 CURRENT ZONING = OUE - OPEN USE ESTATES
 PROPOSED ZONING = RSF-3
 PROPERTY ADDRESS = BORDER ROAD VENICE, FLORIDA, 34292
 PARCEL ID = 0399040001
 SITE AREA = 39.62 AC.±
 POND AREA (1-11) = 6.92 AC.±
 POND PERCENTAGE = 19.22 %
 (NOT INCLUDING NATURAL BUFFER AREA)
 LOTS 1-32, 75' X 130' STANDARD LOTS = 32 EA.
 LOTS 33-50, 75' X 90' STANDARD LOTS = 18 EA.
 LOTS 1E-10E 150' X 450' ES/ME LOTS = 10 EA.
 TOTAL LOTS = 60



CLIENT:
MPS DEVELOPMENT AND CONSTRUCTION, LLC
 625 N. TAMMIAN TRAIL
 VENICE, FL. 34285

PROJECT NAME:
CASSATA OAKS
 CONCEPTUAL SITE PLAN

PROJECT NUMBER	NO.	DATE	BY	REVISIONS
22-2568				

Scale: 1" = 200'

PROFESSIONAL ENGINEERING RESOURCES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER: 4401

DRAWING TYPE	DESIGNED BY	DATE	CHECKED BY	DATE	APPROVED
PRELIMINARY	PVS	2-26-24	PVS		
CONSTRUCTION					
RECORD					

SHEET NUMBER: 1