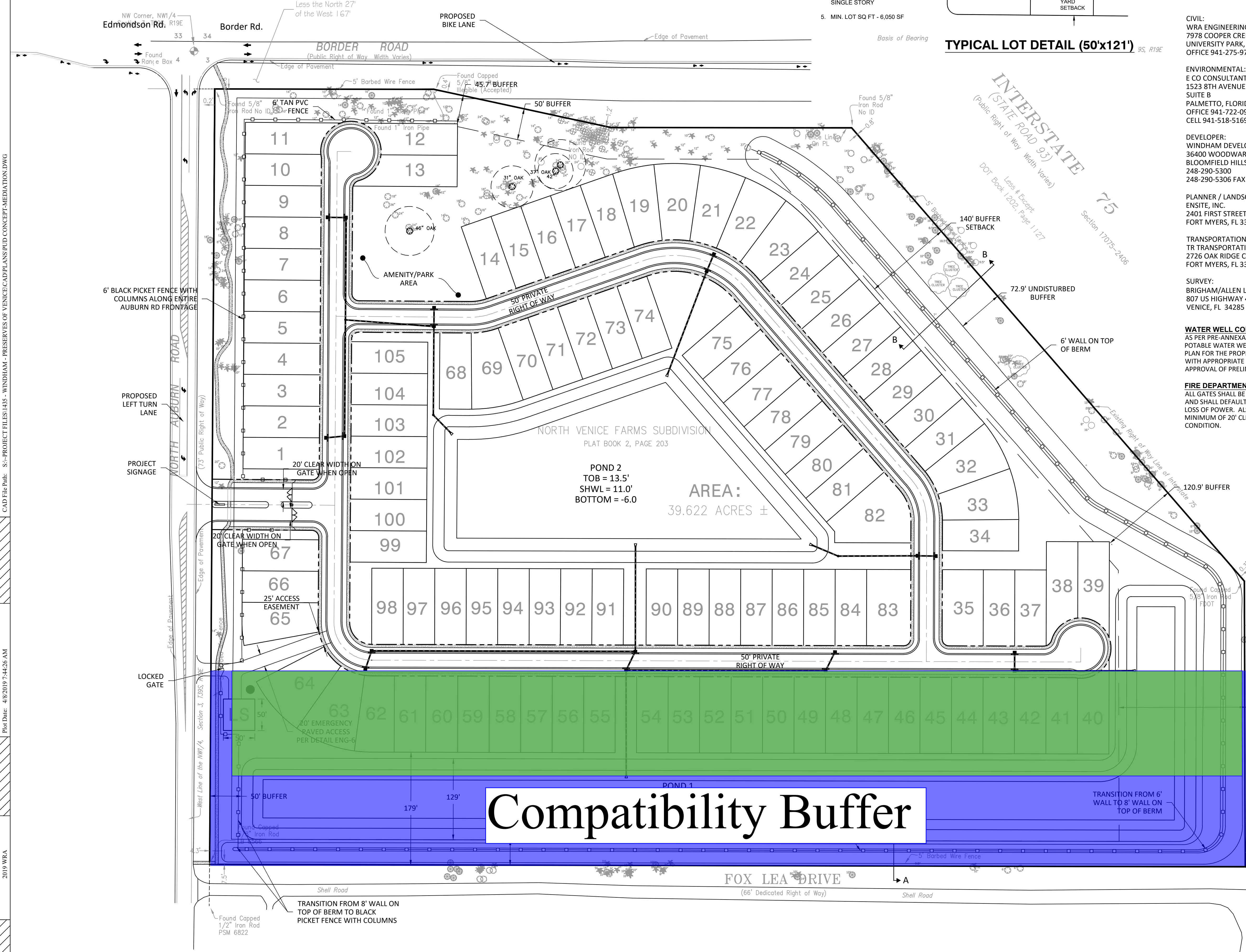


Exhibit "F1"

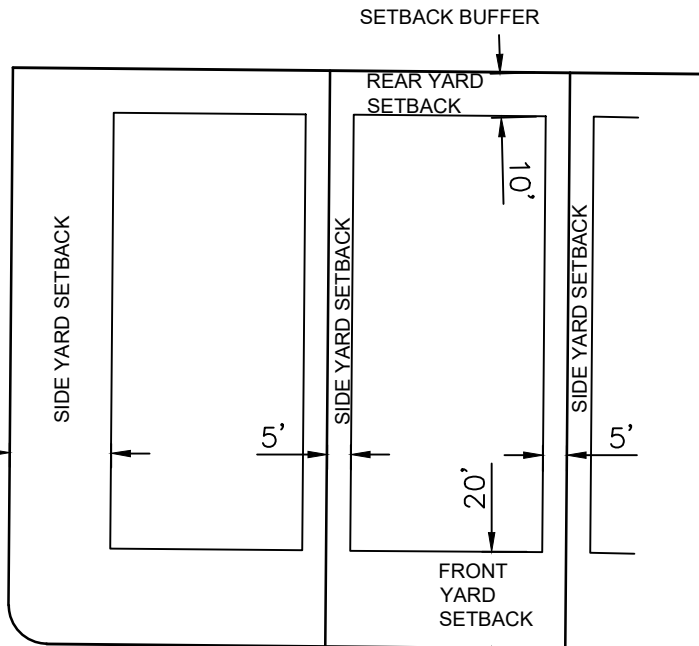
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Plot Date: 4/8/2019 7:44:26 AM

2019 WRA



- LOT CRITERIA**
1. SETBACKS
FRONT - 20'
SIDE - 5'
REAR - 10'
CORNER - 15'
 2. MINIMUM LOT WIDTH - 50'
 3. LOT COVERAGE - 60%
(BASED ON ALLOWABLE SETBACKS AND ONLY AREAS UNDER ROOF SO DOES NOT INCLUDE POOL.)
 4. BUILDING HEIGHT - 25'
ALL HOMES ARE TO BE SINGLE STORY
 5. MIN. LOT SQ FT - 6,050 SF



TYPICAL LOT DETAIL (50'x121')

CIVIL:
WRA ENGINEERING
7978 COOPER CREEK BLVD SUITE 102
UNIVERSITY PARK, FL. 34201
OFFICE 941-275-9721

ENVIRONMENTAL:
E CO CONSULTANTS INC. (TODD HERSHFELD)
1523 8TH AVENUE WEST
SUITE B
PALMETTO, FLORIDA 34221
OFFICE 941-722-0901
CELL 941-518-5169

DEVELOPER:
WINDHAM DEVELOPMENT CORPORATION
36400 WOODWARD, SUITE 205
BLOOMFIELD HILLS, MI 48304
248-290-5300
248-290-5306 FAX

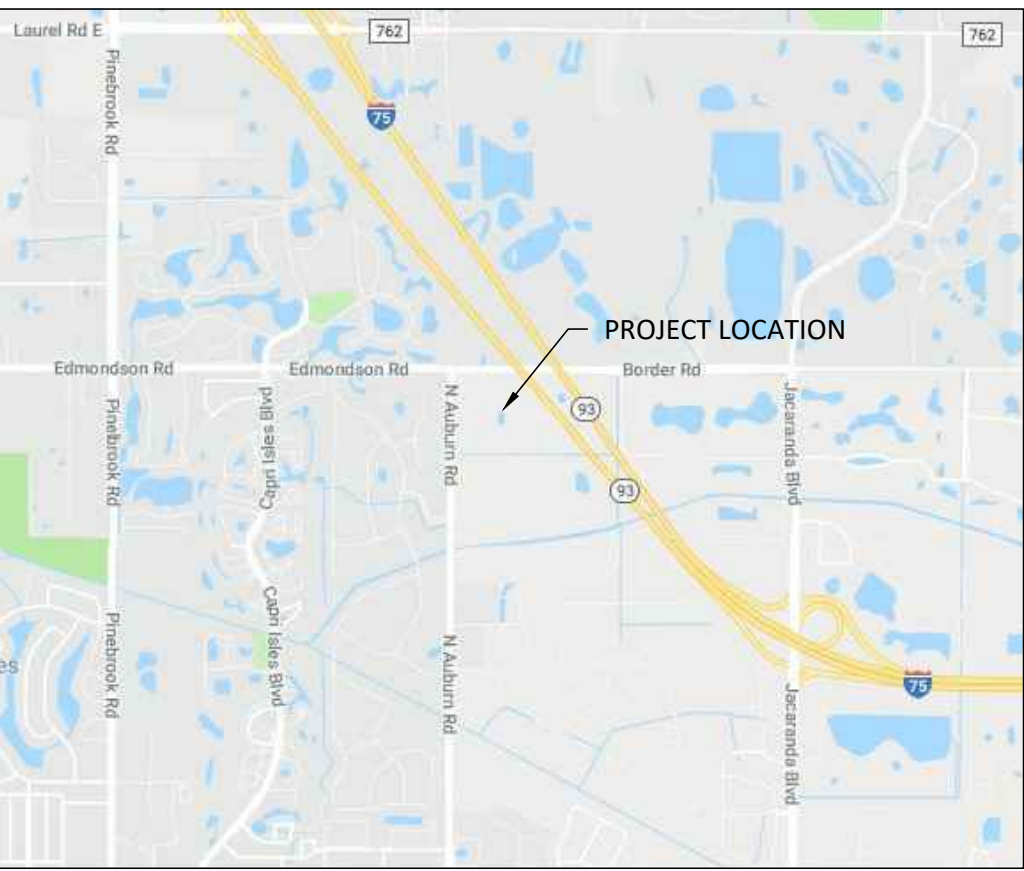
PLANNER / LANDSCAPE ARCHITECT:
ENSITE, INC.
2401 FIRST STREET, SUITE 201
FORT MYERS, FL 33901

TRANSPORTATION:
TR TRANSPORTATION CONSULTANTS, INC.
2726 OAK RIDGE CT. STE 503
FORT MYERS, FL 33901

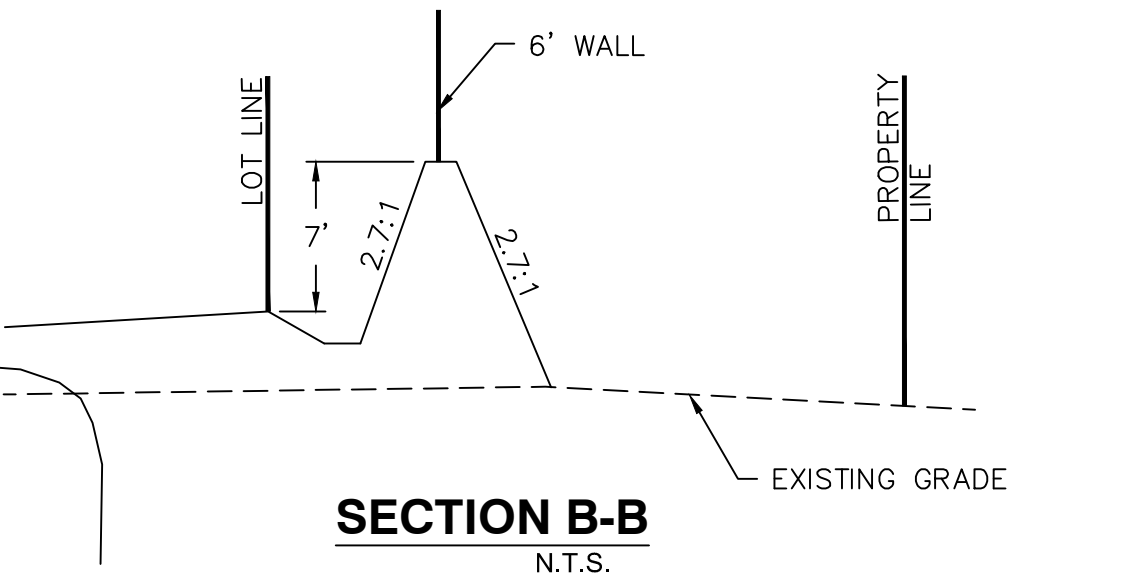
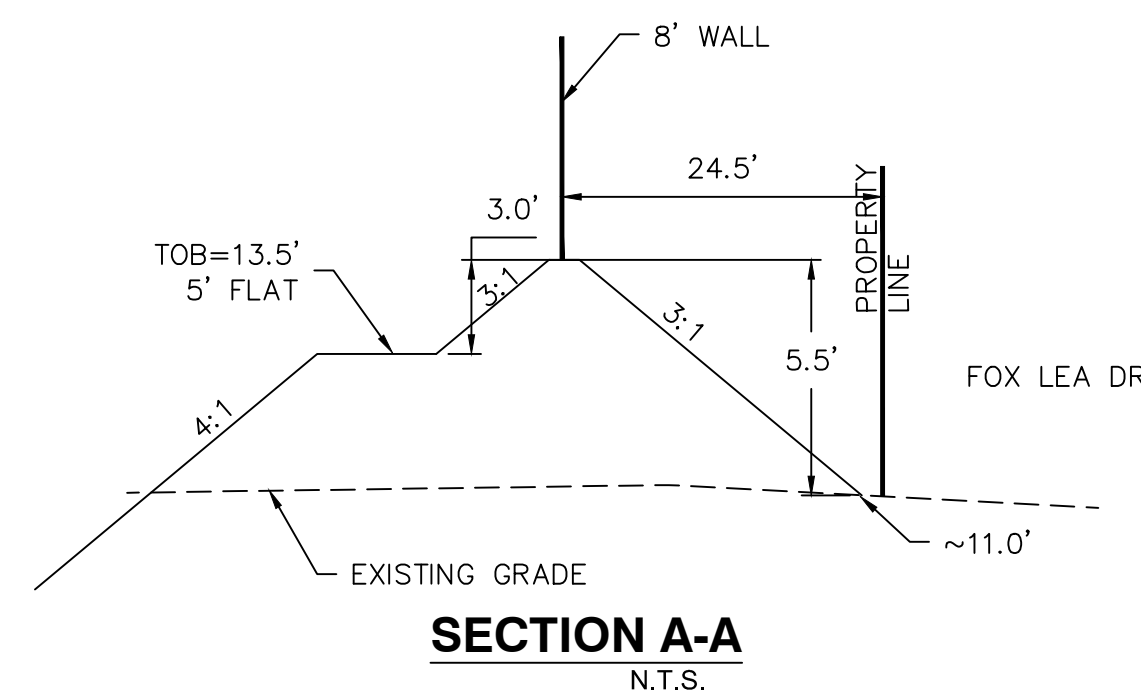
SURVEY:
BRIGHAM/ALLEN LAND SURVEYING
807 US HIGHWAY 41 BYPASS SOUTH, SUITE E
VENICE, FL 34285

WATER WELL CONDITION:
AS PER PRE-ANNEXATION AGREEMENT ONE 25' X 25' POTABLE WATER WELL SITE SHALL BE SHOWN ON THE SITE PLAN FOR THE PROPERTY, AT AN APPROVED LOCATION, WITH APPROPRIATE EASEMENTS AND ACCESS, PRIOR TO APPROVAL OF PRELIMINARY PLAT.

FIRE DEPARTMENT CONDITION:
ALL GATES SHALL BE SIREN ACTIVATED USING YELP MODE AND SHALL DEFAULT TO THE OPEN POSITION IN CASE OF LOSS OF POWER. ALSO, ALL GATES SHALL HAVE A MINIMUM OF 20' CLEAR WIDTH WHEN IN OPEN CONDITION.



- SITE DATA SUMMARY**
1. PROPERTY ADDRESS: BORDER ROAD, VENICE, FL. 34292
 2. TOTAL REZONE SITE AREA: 1,726,587 SF OR 39.64 ACRES
 3. FUTURE LAND USE PLAN: LOW DENSITY RESIDENTIAL / AUBURN RD TO I-75 NEIGHBORHOOD (JP/ILSBA AREA NO. 2A)
 4. EXISTING ZONING: OUE (OPEN USE ESTATE, 1 UNIT PER 5 AC)
 5. PROPOSED REZONING: PUD
 6. EXISTING USE: VACANT, PASTURE
 7. PROPOSED USE: 105 SINGLE FAMILY LOTS
 8. UTILITIES: WATER - CITY OF VENICE
SEWER - CITY OF VENICE
ALL ROADWAYS AND STORM WATER MANAGEMENT SYSTEMS WILL BE PRIVATE.
 9. SURROUNDING LAND USES/ZONING:
NORTH: OUR (OPEN USE RURAL)
SOUTH: OUR (OPEN USE RURAL)
EAST: OUE (OPEN USE ESTATE), INTERSTATE
WEST: RSF-2/PUD
 10. ROADWAYS: N. AUBURN RD, BORDER RD, FOX LEA DR, INTERSTATE
 11. OPEN SPACE:
A: *OPEN SPACE REQUIRED: 19.82 AC (50%)
B: *OPEN SPACE PROVIDED: 20.09 AC
 12. LOTS: 15.22 AC (38.4%)
STORM WATER MANAGEMENT FACILITIES: 10.13 AC (25.6%)
RIGHT OF WAY AND LIFT STATION: 4.33 AC (10.9%)
OPEN SPACE LEFT NATURAL: 9.96 AC (25.1%)
 13. IMPERVIOUS SURFACES
A. EXISTING IMPERVIOUS AREA = 0.57 AC
B. EXISTING IMPERVIOUS TO BE REMOVED = 0.57 AC
C. NEW IMPERVIOUS AREA = 11.06 AC
D. TOTAL NET IMPERVIOUS AREA = 10.49 AC
- * TOTAL OPEN SPACE ALSO INCLUDES BUFFERS AND POND AREAS.



REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE
6			
5			
4			
3			
2			
1			

Engineering ~ Environmental
Water Resource
4360 W. Linebaugh Ave.
Tampa, FL 33624
7978 Cooper Creek Blvd., Suite 102
University Park, Florida 34201
www.wraengineering.com CA 0007652
Phone: 813.265.3130 941.275.9721

WRA

PLANNED UNIT DEVELOPMENT BINDING MASTER PLAN

MURPHY OAKS

ISSUED FOR: PERMITTING
JOB #1435 SEC. 3 TOWN: 39S RANG: 19E DESIGNED: XX DRAWN: XX APPROVED: XX

Plot Date: 4/8/2019
Datum: -

1 OF 1