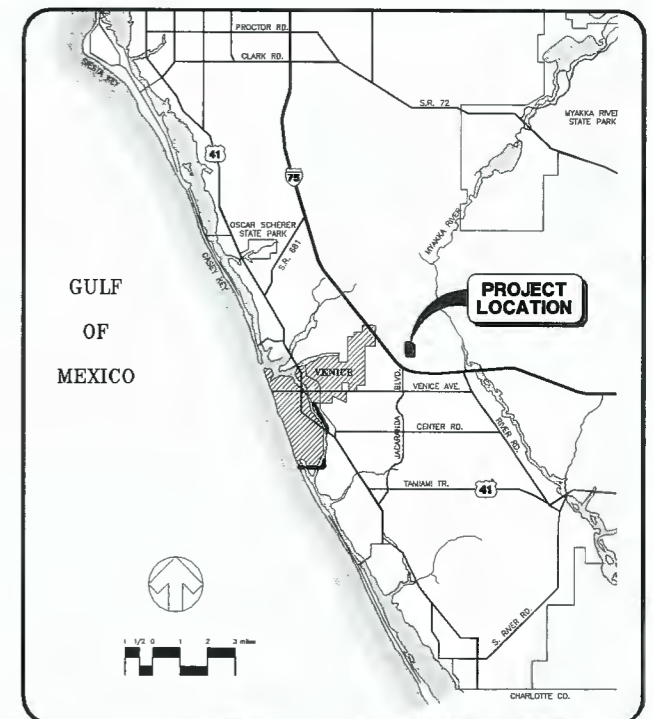


PLANNED UNIT DEVELOPMENT PLANS FOR
SJMR PROPERTY

PART OF SECTION 35 AND 36,
 TOWNSHIP 38 SOUTH,
 RANGE 19 EAST,
 SARASOTA COUNTY, FLORIDA

A DEVELOPMENT BY
**NEAL COMMUNITIES OF
 SOUTHWEST FLORIDA, LLC**
 5800 LAKEWOOD RANCH BOULEVARD NORTH
 SARASOTA, FL 34240
 941-328-1111



LOCATION MAP

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER SITE PLAN
3	CIRCULATION PLAN

PROJECT PLANNER JIM COLLINS	PROJECT DEVELOPER NEAL COMMUNITIES	PROJECT CONSULTANT STANTEC
PROJECT DESIGNER RUSSELL DICKENS	PROJECT ENGINEER TRAVIS J. FLEDDERMAN, P.E. FLORIDA LICENSE NO. 82341	PROJECT MANAGER MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
PROJECT NUMBER 215614167		
DATE SEPTEMBER 2017		INDEX NUMBER 215614167-01C-001CV



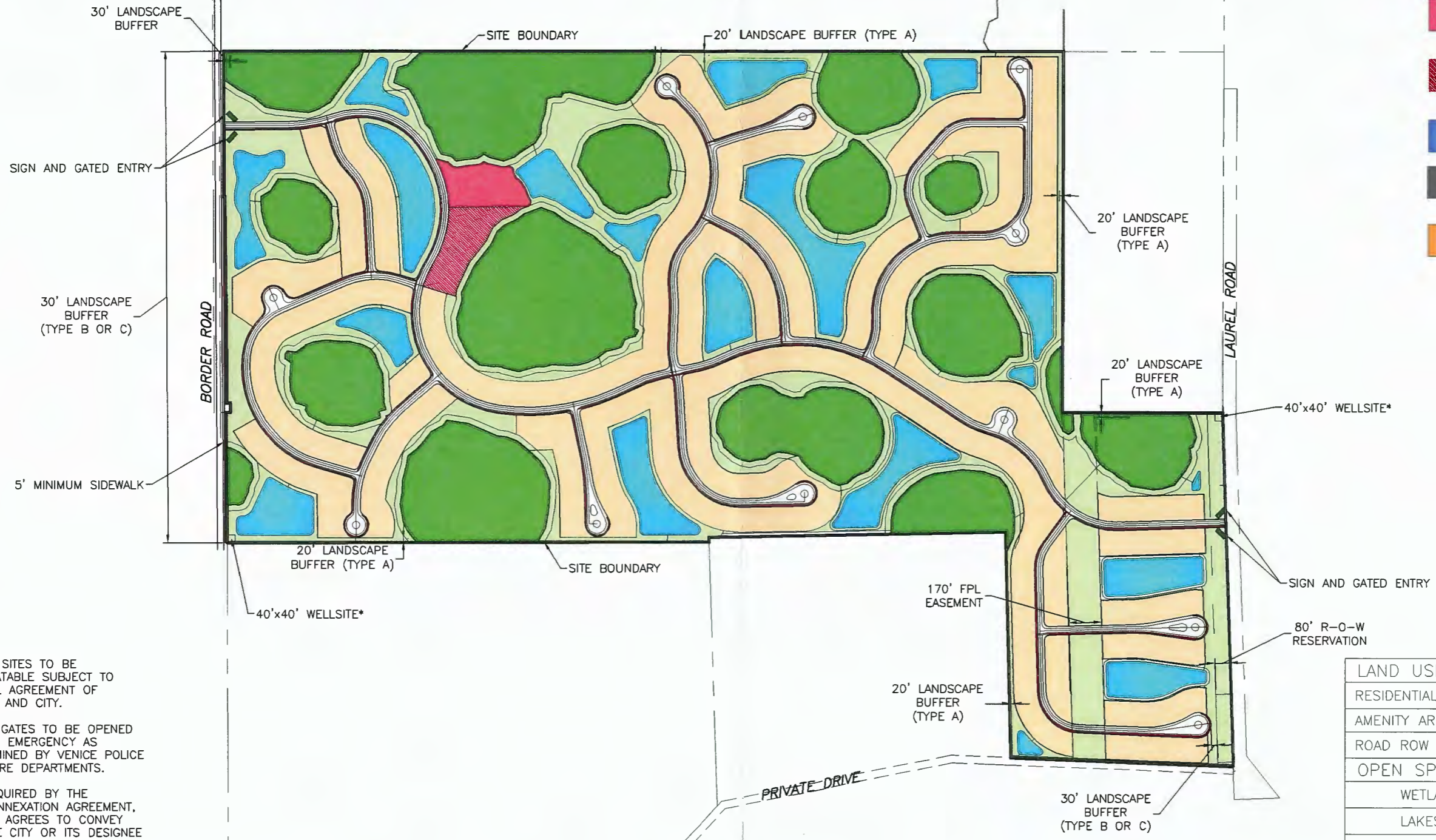
6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com

REV. NO.	DESCRIPTION	DATE	DRAWN BY
A	REVISED PER CITY COMMENTS	01-05-18	RSB/115155
B	REVISED PER CITY COMMENTS	11-09-17	RSB/115155

EXISTING FIRE STATION



- OPEN SPACE
- WETLANDS
- AMENITY SITE
- AMENITY SITE OR HOMES
- PROPOSED LAKES
- PAVEMENT
- SINGLE FAMILY LOTS, PAIRED VILLAS
- SIGNS (GENERALIZED LOCATIONS)



RECEIVED
JAN 12 2018
PLANNING & ZONING

LAND USE	ACRES	%
RESIDENTIAL	113	39%
AMENITY AREA	2	1%
ROAD ROW	24	8%
OPEN SPACE		
WETLANDS	79	
LAKES	30	
OTHER OPEN SPACE	43	
TOTAL OPEN SPACE	152	52%
TOTAL ACREAGE	292	100%

- *NOTE:**
- WELLS SITES TO BE RELOCATABLE SUBJECT TO MUTUAL AGREEMENT OF OWNER AND CITY.
 - ENTRY GATES TO BE OPENED DURING EMERGENCY AS DETERMINED BY VENICE POLICE AND FIRE DEPARTMENTS.
 - AS REQUIRED BY THE PRE-ANNEXATION AGREEMENT, OWNER AGREES TO CONVEY TO THE CITY OR ITS DESIGNEE A CONSERVATION EASEMENT OVER PRE-IDENTIFIED WETLAND AREAS.

REV. NO.	REVISION	DATE	DRAWN BY / DWP. NO.	CHECKED BY / DWP. NO.	WM APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE
B	REVISED PER CITY COMMENTS	01-05-18	RSB/115155			DESIGNED BY:	RTD/89450	8/2016
A	REVISED PER CITY COMMENTS	11-09-17	RSB/115155			CHECKED BY:		
						CONTRACT ADMIN. BY:		
						WM APPROVED BY:		

Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-8900 • Fax 941-907-8910
Certificate of Authorization #27013 • stantec.com

CLIENT: **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**

PROJECT: **SJMR PROPERTY**

DATE: 8/2016
HORIZONTAL SCALE: 1" = 600'
VERTICAL SCALE:

TITLE: **SITE PLAN**

CROSS REFERENCE FILE NO.:
PROJECT NUMBER: **215613459**
SHEET NUMBER: **2 OF 3**

MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447
INDEX NUMBER: 215614167-01C-102SP
SHEET NUMBER: 2 OF 3



- OPEN SPACE
- WETLANDS
- AMENITY SITE
- AMENITY OR HOMES
- PROPOSED LAKES
- PAVEMENT
- PROPOSED 5' SIDEWALKS
- SINGLE FAMILY LOTS, PAIRED VILLAS

MAIN ENTRANCE (SOUTH)
SIGN AND GATED ENTRY
EXISTING TWO LANE ROAD



LAUREL ROAD
EXISTING TWO LANE ROAD
MAIN ENTRANCE (NORTH)
SIGN AND GATED ENTRY
80' R-O-W RESERVATION

RECEIVED
JAN 12 2018
PLANNING & ZONING

REV. NO.	REVISION	DATE	DRAWN BY / D.P. NO.	CHECKED BY / D.P. NO.	WM APPROVED BY:
B	REVISED PER CITY COMMENTS	01-05-18	RSB/115155		
A	REVISED PER CITY COMMENTS	11-09-17	RSB/115155		

Stantec
 4900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com

The Contractor shall remain responsible for all dimensions. DO NOT scale from drawing - any errors or omissions shall be reported to Stantec immediately. The Contractor shall design and construct as the majority of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

CLIENT: **NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC**
 PROJECT: **SJMR PROPERTY**

DATE: 8/2016	TITLE: CIRCULATION PLAN	MELANIE DELEHANTY SMITH, P.E. FLORIDA LICENSE NO. 75447
HORIZONTAL SCALE: 1" = 600'		INDEX NUMBER: 215614167-01C-103SP
VERTICAL SCALE:		SHEET NUMBER: 3 OF 3
SEC: TWP: ROE: 35 38S 19E	CROSS REFERENCE FILE NO.:	PROJECT NUMBER: 215613459