

EXISTING 16" RECLAIMED WATERLINE

EXISTING 12" WATERLINE

OPEN SPACE MONUMENT SIGN

MAIN ENTRANCE PHEASANT RUN CT.

NOTE: EXISTING FORCEMAIN CONNECTION APPROX. 2,020 FT. TO THE SOUTH ON N. AUBURN ROAD

LEGEND	
	BOUNDARY LINE
	STORMWATER POND
	UNIT COUNTS: 40' x 90' = 43

SITE LOCATION MAP



SCALE 1"=60'	
SEC. - TSP - RING.	10, 39S, 19E
SHEET	OF
1	3

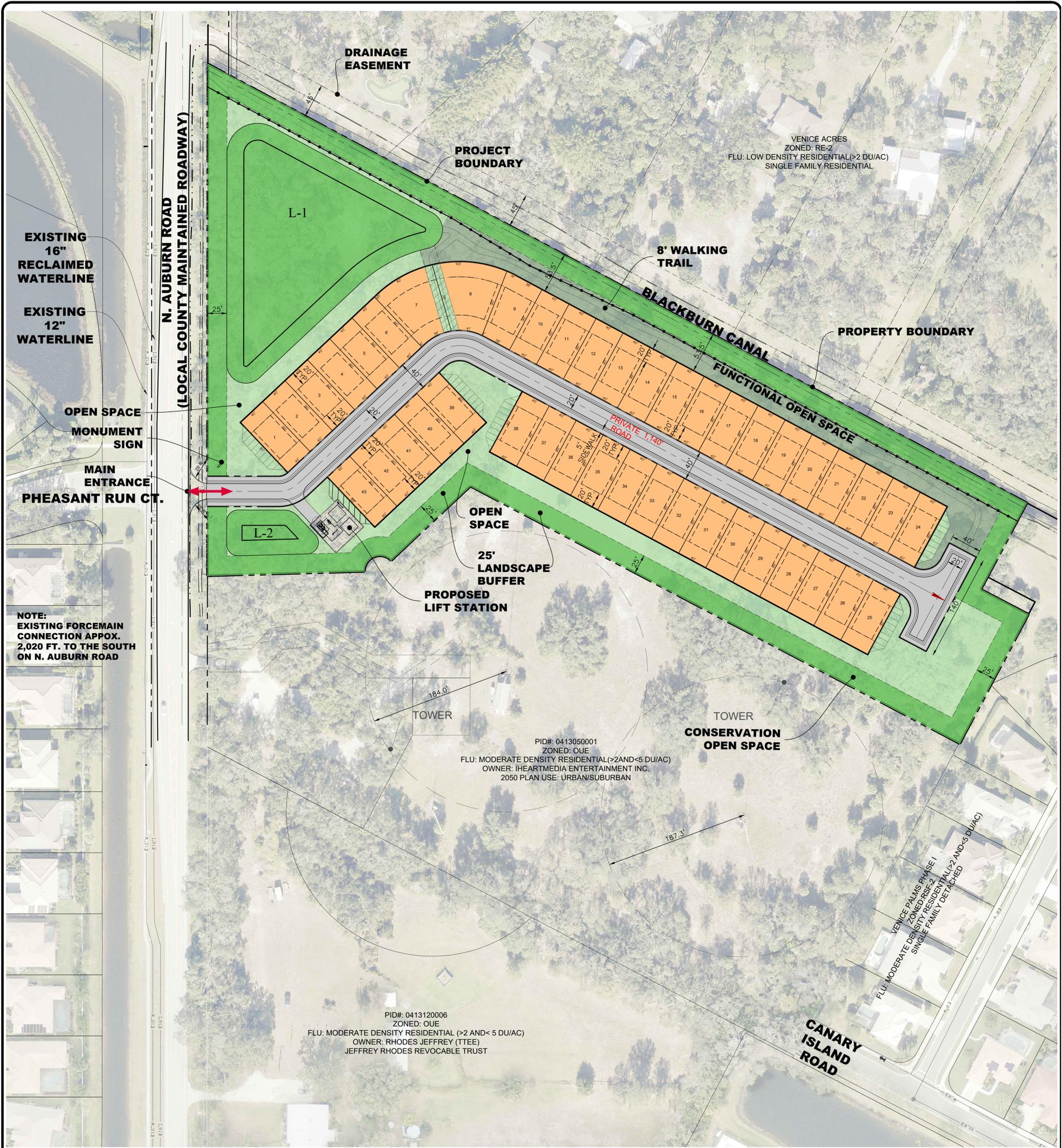
NO.	DATE	REVISION DESCRIPTION	BY



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

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

PLANNED UNIT DEVELOPMENT
CHALETTS OF VENICE
CITY OF VENICE, FLORIDA



LEGEND

- BOUNDARY LINE
- UNIT COUNTS: = 43
- ROW / LIFT STATION
- NON COUNTABLE OPEN SPACE
- TOTAL IMPERVIOUS AND NON COUNTABLE OPEN SPACE = 5.02 AC. (218,551 SQFT) = 49.6%**
- GENERAL OPEN SPACE = 1.23 AC. = (24%)
- CONSERVATION OPEN SPACE = 3.24 AC. = (64%)
- FUNCTIONAL OPEN SPACE = 0.63 AC. = (12%)
CATEGORICAL OPEN SPACE PERCENTAGES ARE BASED ON TOTAL OPEN SPACE
- TOTAL OPEN SPACE = 5.10 AC. (222,355 SQFT) = 50.4%**

SITE LOCATION MAP



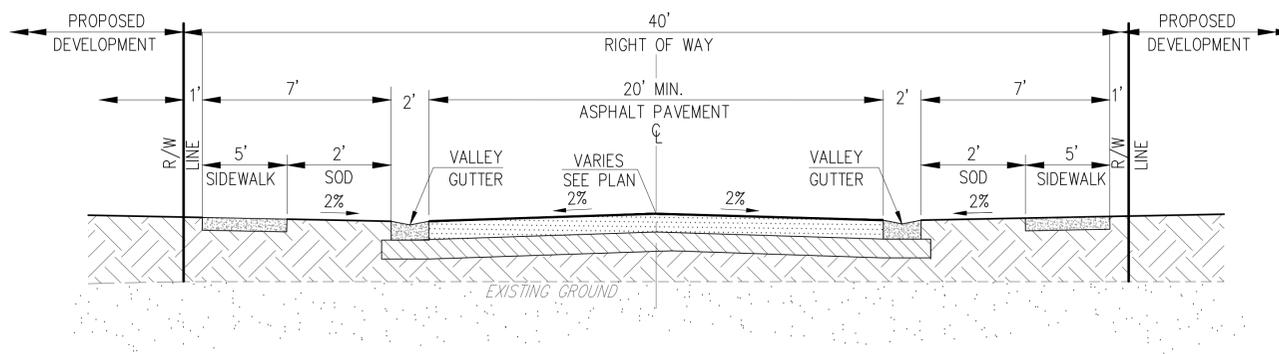
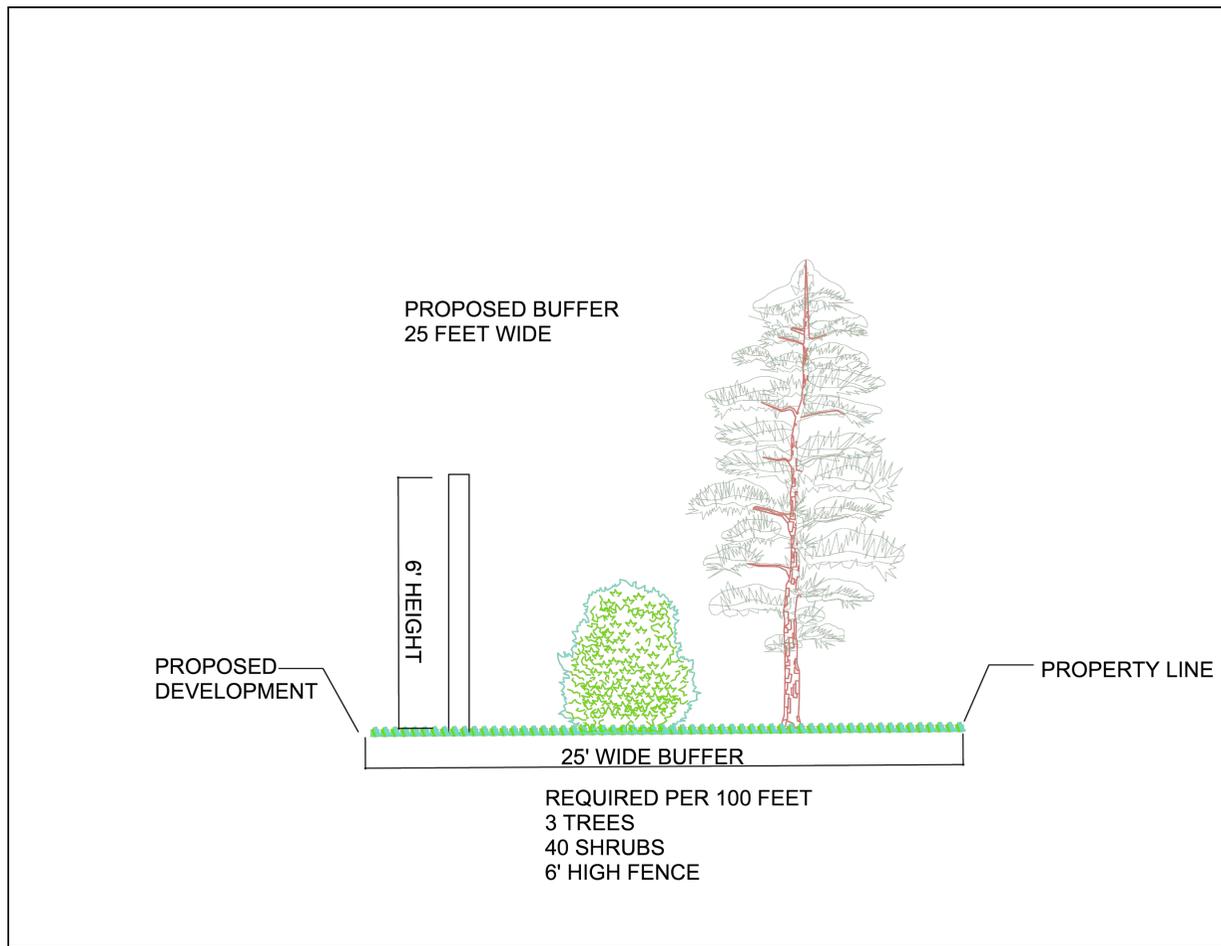
SCALE 1"=60'	
SEC. - TSP - RING. 10, 39S, 19E	
SHEET 2	OF 3

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M MORRIS ENGINEERING AND CONSULTING, LLC
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DATE 2025-11-19
PROJECT CHALETS OF VENICE
DRAWING PUD OPEN
DRAWN KGH
CHECKED MJM

PLANNED UNIT DEVELOPMENT
CHALETS OF VENICE
CITY OF VENICE, FLORIDA



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

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

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M

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PROJECT CHALETTS OF VENICE	
DRAWING SITE DATA	
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CHALETTS OF VENICE
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