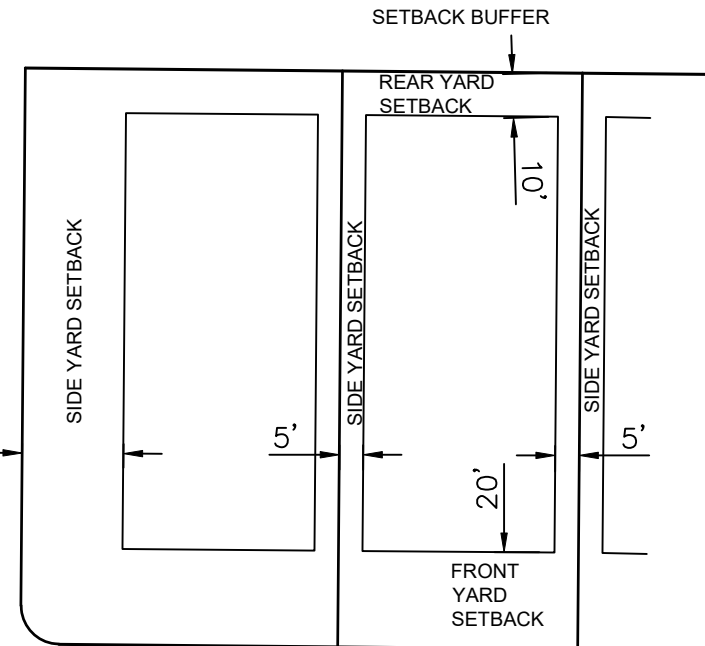


SITE DATA SUMMARY

- PROPERTY ADDRESS: BORDER ROAD, VENICE, FL 34292
- TOTAL REZONE SITE AREA: 1,726,587 SF OR 39.64 ACRES
- FUTURE LAND USE PLAN: AUBURN RD TO I-75 NEIGHBORHOOD (JP/ILSBA AREA NO. 2A)
- EXISTING ZONING: OUE (OPEN USE ESTATE, 1 UNIT PER 5 AC)
- PROPOSED REZONING: PUD
- EXISTING USE: VACANT, PASTURE
- PROPOSED USE: 105 SINGLE FAMILY LOTS
- UTILITIES: WATER - CITY OF VENICE
- SEWER - CITY OF VENICE
- SURROUNDING LAND USES/ZONING:
NORTH: OUR (OPEN USE RESIDENTIAL)
SOUTH: OUR (OPEN USE RESIDENTIAL)
EAST: OUE (OPEN USE ESTATE), INTERSTATE
WEST: RSF-2/PUD
- ROADWAYS: N. AUBURN RD, BORDER RD, FOX LEA DR, INTERSTATE
- OPEN SPACE:
A. * OPEN SPACE REQUIRED: 19.82 AC (50%)
B. * OPEN SPACE PROVIDED: 20.09 AC
- 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.



- LOT CRITERIA**
- SETBACKS
FRONT - 20'
SIDE - 5'
REAR - 10'
CORNER - 15'
 - LOT COVERAGE - 60%
 - BUILDING HEIGHT - 35'
* HOMES RESTRICTED TO BE SINGLE STORY
 - MIN. LOT SQ FT - 6,050 SF

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

Engineering ~ Environmental
Water Resource
4260 W. Linebaugh Ave.
Venice, FL 33592
8043 Cooper Creek Blvd., Suite 210
University Park, Florida 34201
www.wraengineering.com CA 0007652
Phone: 813.263.3130 941.275.9721

WRA

SITE CONCEPT

MURPHY OAKS

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

Plot Date: 11/20/2017
Datum: -

1 OF 1