

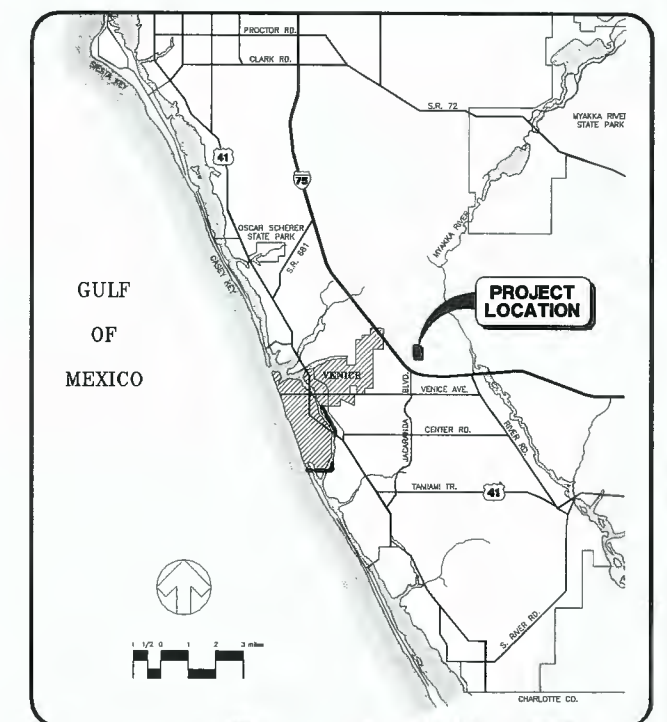


PLANNED UNIT DEVELOPMENT PLANS FOR

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	RECEIVED JAN 12 2018	
2	MASTER SITE PLAN	PLANNING & ZONING	
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	



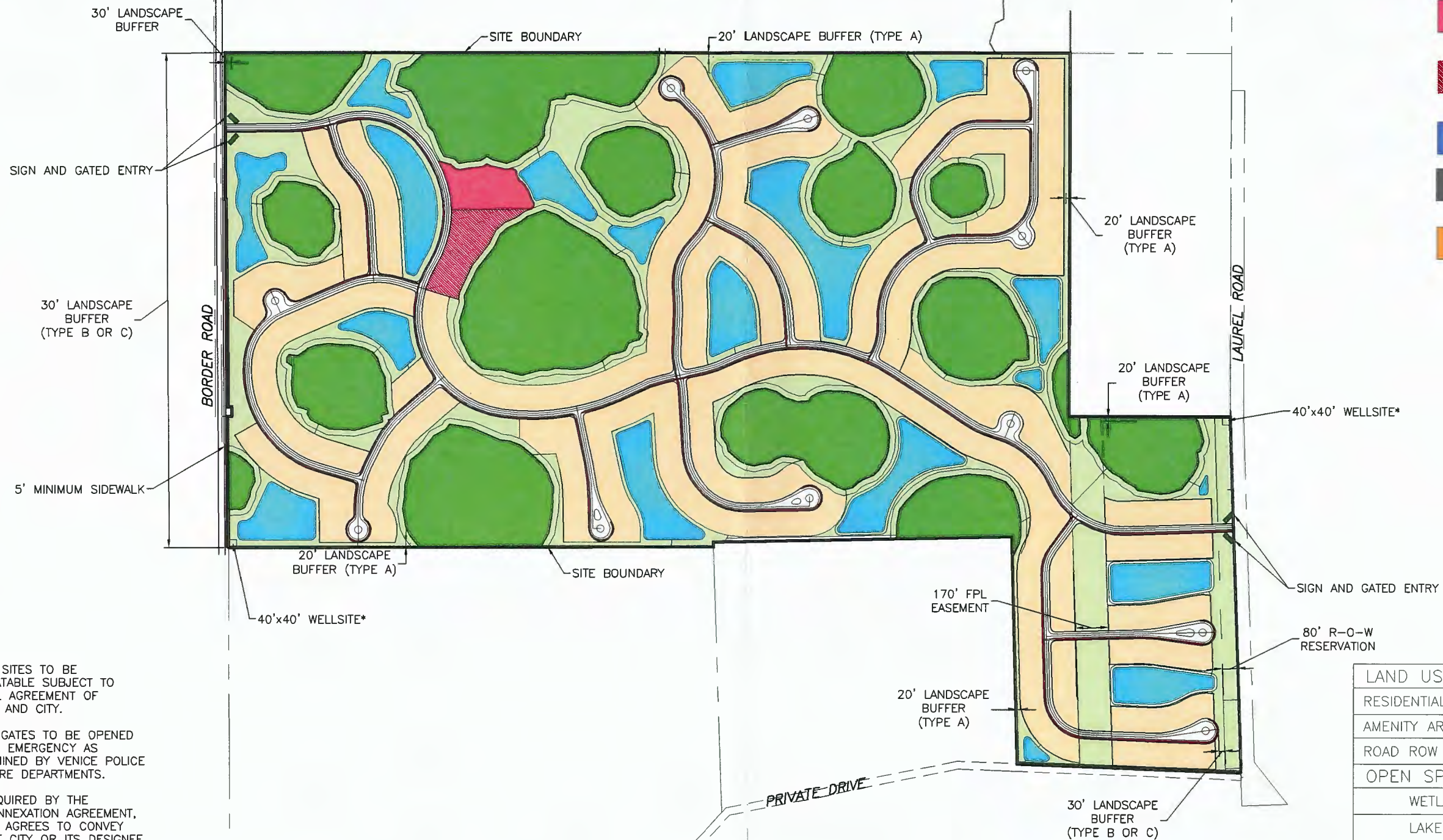
Stantec

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
1	REVISED PER CITY COMMENTS	01-05-18	RSB/115155
2	REVISED PER CITY COMMENTS	11-09-17	RSB/115155

SCALE: 1" = 600'

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



- *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.

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%

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

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

DATE: 8/2016
HORIZONTAL SCALE: 1" = 600'
VERTICAL SCALE:
SEC: TWP: RGE: CROSS REFERENCE FILE NO.:
35 38S 19E
PROJECT NUMBER: 215613459
SHEET NUMBER: 2 OF 3
TITLE: SITE PLAN
MELANIE DELEHANTY SMITH, P.E.
FLORIDA LICENSE NO. 75447
INDEX NUMBER: 215614167-01C-102SP

SCALE: 1" = 600'

- 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

BORDER ROAD

LAUREL ROAD

EXISTING TWO LANE ROAD

MAIN ENTRANCE (NORTH)

SIGN AND GATED ENTRY

80' R-O-W RESERVATION

40' PRIVATE DRIVE

JACKSON ROAD

RECEIVED
JAN 12 2018
PLANNING & ZONING

REV. NO.	REVISION	DATE	DRAWN BY / D.P. NO.	CHECKED BY / E.M.P. NO.	WM. APPROVED BY:	ACTIVITY	INITIALS/EMP. NO.	DATE	CLIENT:	PROJECT:	DATE:	TITLE:	SEC:	TWP:	ROE:	CROSS REFERENCE FILE NO.:	PROJECT NUMBER:	SHEET NUMBER:
B	REVISED PER CITY COMMENTS	01-05-18	RSB/115155			DESIGNED BY:	RTD/89450	8/2016	NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC	SJMR PROPERTY	8/2016	CIRCULATION PLAN	35	38S	19E		215613459	3 OF 3
A	REVISED PER CITY COMMENTS	11-09-17	RSB/115155			DRAWN BY:												
						CHECKED BY:												
						CONTRACT ADMIN. BY:												



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