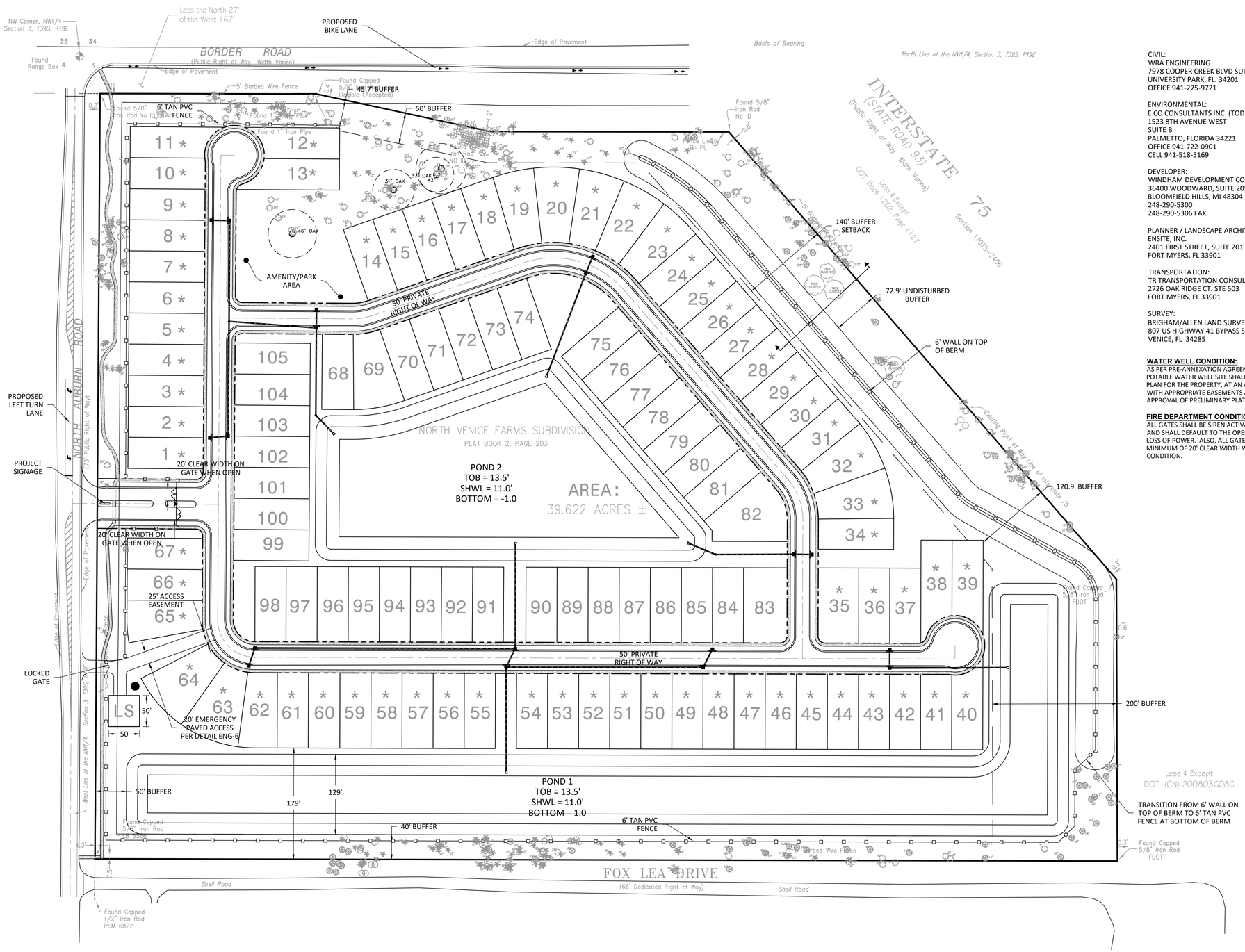
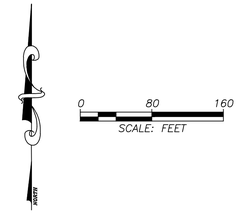




CIVIL:
WRA ENGINEERING
7978 COOPER CREEK BLVD SUITE 102
UNIVERSITY PARK, FL. 34201
OFFICE 941-275-9721

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

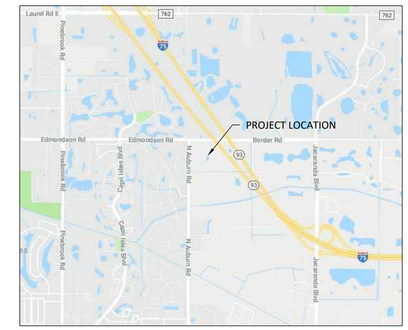
PLANNER / LANDSCAPE ARCHITECT:
ENSITE, INC.
2401 FIRST STREET, SUITE 201
FORT MYERS, FL 33901

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.



LOCATION MAP

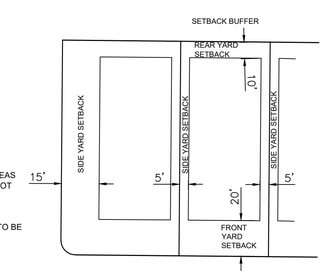
SITE DATA SUMMARY

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 IMPERVOUS AREA = 10.49 AC

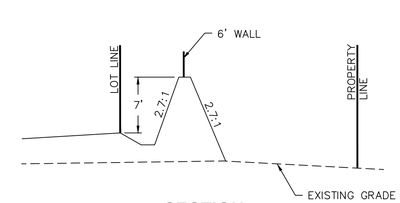
* TOTAL OPEN SPACE ALSO INCLUDES BUFFERS AND POND AREAS.

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 - 35'
   * HOMES RESTRICTED TO BE SINGLE STORY
5. MIN. LOT SQ FT - 6,050 SF



TYPICAL LOT DETAIL (50'x121')



SECTION

RECEIVED BY PLANNING & ZONING 9/4/18

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

REVISIONS

Engineering ~ Environmental
Water Resource
4260 W. Linebaugh Ave.
Tampa, Florida 33624
7978 Cooper Creek Blvd., Suite 102
University Park, Florida 34201
www.wraengineering.com CA 00007652
Phone: 813.265.3130 941.275.9721

PLANNED UNIT DEVELOPMENT BINDING MASTER PLAN

MURPHY OAKS

ISSUED FOR: PERMITTING
JOB #:1435 SEC: 3 TWN: 39S RNG: 19E DESIGNED: XX DRAWN: XX APPROVED: XX

Plot Date: 8/31/2018
Datum: -

1 OF 1

2018 WRA | Plot Date: 8/31/2018 12:15:16 PM | CAD File Path: S:\-PROJECT FILES\1435 - WINDHAM - PRESERVES OF VENICE\CAD\PLANS\PUD CONCEPT.DWG