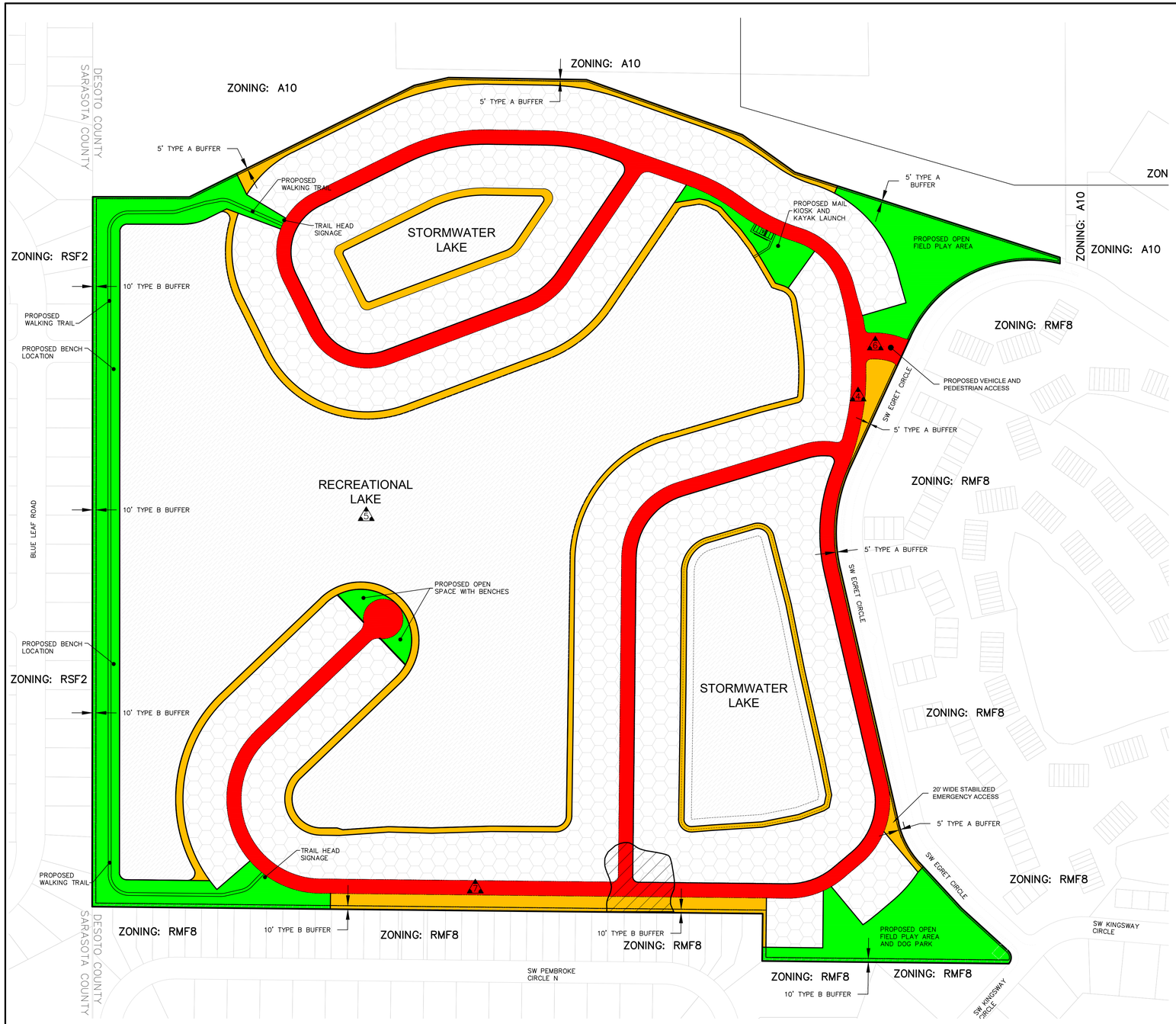


PUD NOTES

1. PROJECT IS PROPOSED TO BE CONSTRUCTED IN PHASES. PROPOSED PHASING WILL BE INCLUDED AT IMPROVEMENT PLAN SUBMITTAL.
2. SIDEWALKS OR PATHWAYS SHALL BE PROVIDED ON ONE SIDE ONLY OF ALL INTERNAL ROADWAYS.
3. LOT WIDTH FOR CUL-DE-SAC LOTS WILL BE THE WIDTH MEASURED AT THE MID-POINT OF THE LOT DEPTH.
4. NEIGHBORHOOD SIGNAGE MAY BE PROVIDED AT EACH RESIDENTIAL AREA ENTRANCE.
5. MODEL HOMES MAY BE ALLOWED FOR UP TO TEN (10) YEARS OR UNTIL COMPLETION OF LOT SALES.
6. ALL ROADS WITHIN THE PLANNED DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS DEDICATED TO AND ACCEPTED BY A COMMUNITY DEVELOPMENT DISTRICT FOR MAINTENANCE PURPOSE.
7. SIGNS SHALL BE OF A UNIFORM DESIGN IN COMPLIANCE WITH ALL APPLICABLE CODES GOVERNING THEIR SIZES AND SHAPES, ETC. COMMUNITY DIRECTIONAL AND IDENTIFICATION SIGNS SHALL BE PERMITTED WITHIN PRIVATE RIGHT-OF-WAYS.
8. MINOR CHANGES IN THE CONCEPT DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 20-144 J.1 SHALL BE ADMINISTRATIVELY ALLOWED SUBJECT TO DIRECTOR APPROVAL.
9. OPTIONAL STREET LIGHTS ARE PROPOSED WITHIN PRIVATE RIGHT OF WAY AREAS.
10. ALL LANDSCAPE BUFFERS ARE PROPOSED TO BE IN CONFORMANCE WITH SECTION 20-604 BUFFER DIAGRAMS.
11. MAX DEPTH OF ALL PROPOSED STORM WATER LAKES IS 25 FEET FROM SEASONAL HIGH WATER TABLE.
12. THE GROSS ACREAGE OF THE SITE IS 109.64 ACRES.
13. THE TOTAL MAXIMUM NUMBER OF LOTS PROPOSED IS 230 AND THE MINIMUM LOT SIZES WILL BE PER THE PROPOSED PROPERTY DEVELOPMENT REGULATIONS LISTED ON THE PUD CONCEPT PLAN.
14. EXISTING SIDEWALKS ARE LOCATED ADJACENT TO PUD PROPERTY ON EGRET CIRCLE. THE PUD PROPOSES ACCESS TO THE EXISTING SIDEWALKS.
15. PROJECT PROPOSES TO CONNECT TO PUBLIC WATER AND WASTEWATER FACILITIES.

DEVIATIONS

1. DEVIATION FROM SECTION 20-504(C) TO ELIMINATE ALL STREET SHOULDER REQUIREMENTS WHERE A CLOSED DRAINAGE SYSTEM IS PRESENT.
2. DEVIATION FROM SECTION 20-503. TO ALLOW FOR PRIVATE RESIDENTIAL RIGHT-OF-WAYS TO HAVE A MINIMUM WIDTH OF 40 FEET.
3. DEVIATION FROM SECTION 20-503 TO ALLOW THE MINIMUM CENTERLINE RADII TO COMPLY WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS (COMMONLY KNOWN AS THE "FLORIDA GREENBOOK") AS FOLLOWS:

DESIGN SPEED	CENTERLINE RADIUS
15	50'
20	95'
25	180'
30	300'

4. DEVIATION FROM SECTION 20-504(A)(10) TO ALLOW FOR TWO STREETS TO INTERSECT ON THE SAME SIDE OF ANY OTHER STREET AT A MINIMUM CENTERLINE TO CENTERLINE DISTANCE OF 300 FEET.
5. DEVIATION FROM SEC. 20-144(f)(6) TO ALLOW FOR UP TO 50% OF STORMWATER MANAGEMENT AREAS TO COUNT TOWARDS USEABLE OPEN SPACE REQUIREMENT.
6. DEVIATION FROM SEC. 20-205(1). TO ALLOW FOR A RESIDENTIAL DEVELOPMENT OVER 51 UNITS TO HAVE ONLY ONE MAIN ACCESS POINT.
7. DEVIATION FROM ENGINEERING DETAIL D-15 "MAXIMUM CUL-DE-SAC LENGTH" TO ALLOW FOR CUL-DE-SACS WITH LENGTHS LONGER THAN 1,300 FEET.

PROPOSED PARKING RATIOS

ALL RESIDENTIAL USES: 2 SPACES PER UNIT

LAND USE TABLE

PUD DEVELOPMENT AREA	109.64	AC.	(100.0%)
RESIDENTIAL TRACT AREA	41.92	AC.	(38.3%)
STORMWATER LAKE AREA	6.58	AC.	(6.0%)
RECREATIONAL LAKE AREA	38.25	AC.	(34.9%)
COMMON OPEN SPACE AREA	6.61	AC.	(6.0%)
USEABLE OPEN SPACE AREA	6.72	AC.	(6.1%)
RIGHT OF WAY AREA	9.56	AC.	(8.7%)

USEABLE OPEN SPACE

REQUIRED:
109.64 AC (PUD DEVELOPMENT AREA) 25% = 27.41 AC

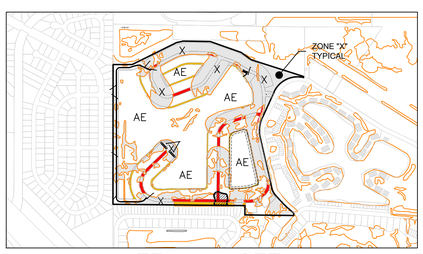
PROVIDED:

USEABLE OPEN SPACE AREA:	6.72 AC
RECREATIONAL LAKE AREA (50%)	19.13 AC
STORMWATER LAKE AREA: (25%)	1.65 AC
TOTAL	27.50 AC (25.1%)

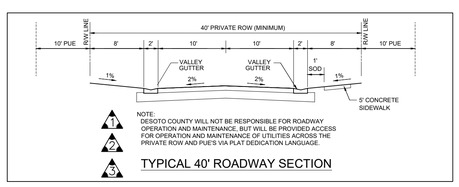
DENSITY

MAXIMUM PROPOSED DENSITY (PUD): 230 UNITS

DENSITY = MAXIMUM UNITS/PUD DEVELOPMENT AREA
= 230 UNITS/109.64 ACRES
= 2.10 UNITS/ACRE



FEMA INSET
SCALE: 1"=1,000'



TYPICAL 40' ROADWAY SECTION

LEGEND:

- RESIDENTIAL TRACT AREA
- STORMWATER AREA
- WETLAND IMPACT AREA
- USEABLE OPEN SPACE AREA
- COMMON OPEN SPACE AREA
- RIGHT OF WAY AREA

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE **	SETBACKS (FT) FRONT	SIDE	CORNER	REAR	WATER	PROJECT PERIMETER	BUILDING SEPARATION	MAX. HT.(FT)	RESIDENTIAL USE ALLOWED BY AREA
SINGLE FAMILY	4,000	40'	100'	60%	20'	5'	7.5'	10'	20'*	20'	N/A	35'	ALL AREAS
SINGLE-FAMILY ATTACHED	3,000	30'	100'	70%	20'	0/5'	7.5'	10'	20'*	20'	10'	35'	ALL AREAS
TOWNHOMES	1,200	20'	60'	75%	20'	0/5'	7.5'	10'	20'*	20'	10'	35'	ALL AREAS
POOLS, DECKS, SCREEN ENCLOSURES	N/A	N/A	N/A	N/A	20'	5'	7.5'	5'	20'*	20'	10'	N/A	ALL AREAS
AMENITY AREA	10,000	N/A	N/A	45%	20'	10'	10'	10'	20'*	20'	10'	35'	ALL AREAS
AMENITY AREA ACCESSORIES	1,000	N/A	N/A	N/A	20'	10'	10'	15'	20'*	20'	10'	25'	ALL AREAS
AGRICULTURE ***	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	ALL AREAS

NOTES:
- * SETBACK OCCURS FROM SEASONAL HIGH WATER LINE OF WATER BODY.
- ** LOT COVERAGE IS IN REGARDS TO BUILDINGS ONLY.
- *** CONTINUATION OF A BONAFIDE AGRICULTURAL USE WITH NO LAPSE IN USE IN EXCESS OF 12 MONTHS. THE AGRICULTURAL USE IS TERMINATED ONCE FIRST BUILDING PERMIT IS ISSUED PER PLATTED TRACT. BONAFIDE AGRICULTURAL USE MAY CONTINUE ON ANY AREA OF LAND WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.

ATWELL
866.850.4200 www.atwell-group.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

0 150 300
SCALE: 1"=150'

PUD CONCEPT PLAN

HERITAGE LAKES

DESOTO COUNTY, FLORIDA

PREPARED FOR:
LENNAR HOMES, LLC

NO.	DATE	REVISION DESCRIPTION	BY

811 Know what's below. Call before you dig.

ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION.

DRAFTED BY:	DESIGNED BY:	REVIEWED BY:
TBV	TRR	CWR
PROJECT NUMBER: 4686	COMPLETION DATE: 2-16-26	SURVEY DATUM:
BOOK AND PAGE:		

SHEET 1 OF 1

S:\Jobs\Atwell\0EENGINEERING\PUD CONCEPT PLAN\4686 PUD PLAN.dwg 3/16/2026 1:19:18 AM, TODD VANA, ATWELL, LLC