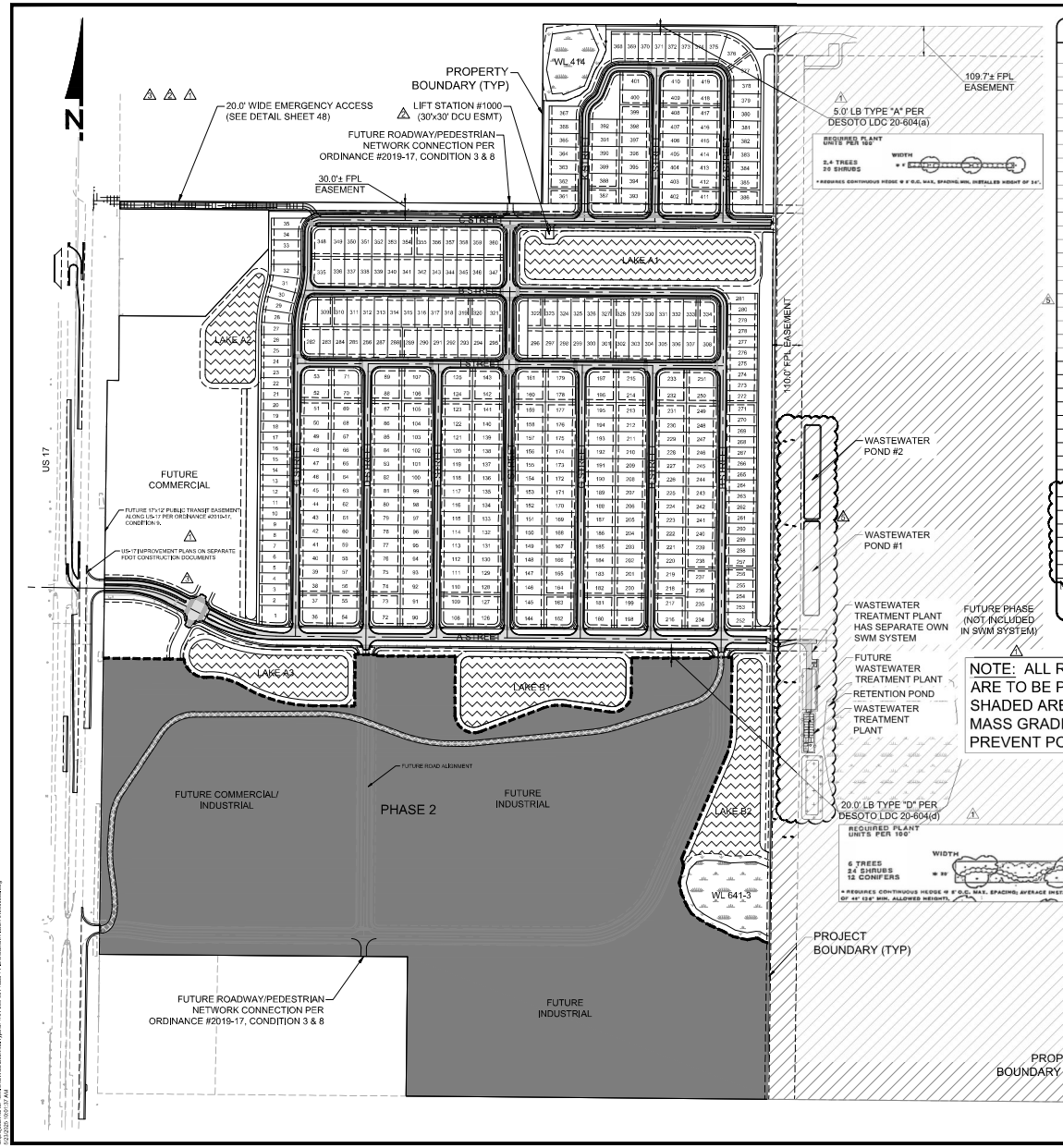


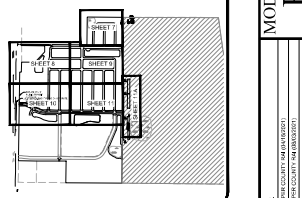
NOTE: ALL ROW WITHIN PROPOSED PROJECT ARE TO BE PRIVATELY MAINTAINED. PHASE 2 SHADED AREA SHALL BE MASS GRADED PER MASS GRADING SECTION (SHEET 43) TO PREVENT PONDING.

PUD ZONING CONDITIONS PER ORDINANCE 2019-17

ZONING CONDITION[1]	DESCRIPTION[2]	COMPLIANCE & NOTES[3]
1.	857 SINGLE-FAMILY DU, 150K SF COMMERCIAL, 1.5M SF INDUSTRIAL	419 D.U. PROPOSED THIS APPLICATION
2.	INTERNAL INTEGRATION OF PUD PODS	X
3.	EXTERNAL INTEGRATION OF PUD W/ ABUTTING PROPERTIES	TWO PROPOSED STUB-OUT FUTURE CONNECTION
4.	STREET BLOCKS W/ PERIMETER LESS THAN 2,400 LF	X
5.	SIDEWALKS/MULTIMODAL FACILITIES ALONG US-17 & PUD ROADS	X
6.	COORDINATE ACCESS POINTS TO US17 W/ FDOT	X
7.	ALL ROW WITHIN PUD PRIVATELY OWNED & MAINTAINED	X
8.	DISPLAY STUB-OUT TO PROPERTIES ON NORTH AND SOUTH	TWO PROPOSED STUB-OUT FUTURE CONNECTION
9.	PUBLIC TRANSIT EASEMENT ON US17 17' WIDE X 12' DEEP	SHOWN AT TIME OF INDIVIDUAL COMM. PARCELS
10.	LOW CONSUMPTION PLUMBING DEVICES AT TIME OF BUILDING PERMIT	X
11.	BUILDING PERMIT ISSUANCE CONDITIONED ON AVAIL. OF UTILITIES	N/A WITH PRIVATE ONSITE SEWER TREATMENT
12.	PROJECT BUILDOUT CONTINGENT ON DESOTO CO. WATER CAPACITY	X
13.	PROJECT BUILDOUT CONTINGENT ON DESOTO CO. SEWER CAPACITY	N/A WITH PRIVATE ONSITE SEWER TREATMENT
14.	LAND USE IN CN, CG ZONING DISTRICTS ALLOWED IN PUD COMM. PODS	NO DEV. PROPOSED ON COMM. PODS AT THIS TIME
15.	LAND USE IN IL, CG ZONING DISTRICTS ALLOWED IN PUD IND. PODS	NO DEV. PROPOSED ON IND. PODS AT THIS TIME
16.	LAND USES WITHIN RESIDENTIAL POD W/ ONSITE WWTP 50' FROM RESIDENCE	WWTP GREATER THAN 50' FROM RESIDENTIAL LOTS
17.	RESIDENTIAL & NON-RESIDENTIAL USES CONSISTENT WITH ZONING MCP	X
18.	TOWNHOUSE DEVELOPMENT CONTAINS NO MORE THAN 8 UNITS	NO TOWNHOUSE DEV. PROPOSED AT THIS TIME
19.	OFF-STREET PARKING PER LDR TABLE 20-536	X
20.	PROVIDE INGRESS/EGRESS TURN LANES ALONG US17	CONSISTENT W/ FDOT COORD. & GUIDELINES
21.	PERIMETER BUFFERS AT PROPERTY BOUNDARY & INTERNAL TO PUD	SEE LA PLANS FOR PROPOSED BUFFERS
22.	SCREENING AREAS FOR OFF-STREET PARKING AREAS OVER 5 CARS	NO OFF-STREET PARKING PROPOSED AT THIS TIME
23.	PROVIDE FLORIDA DHR LETTER AT TIME OF IP APPLICATION	X
24.	COUNTY NOT RESPONSIBLE FOR STORMWATER MANAGEMENT FACILITIES	SWM SYSTEM PRIVATELY MAINTAINED
25.	COUNTY MAY ACCEPT WATER/SEWER INFRASTRUCTURE	DESIGNED TO COUNTY UTILITY STANDARDS
26.	IP PLANS SHOW TABULAR DATA OF RESIDENTIAL DENSITY	TYPICAL LOT LAYOUT PER SHEET 2
27.	SIDEWALK/MULTIMODAL FACILITIES CONSISTENT W/ LDR REQ.	X
28.	IP PLANS DEMONSTRATE NUMBER, TYPE, AND LOCATION OF D.U.	X
29.	IP PLANS DISPLAY LA BUFFER DETAIL, LANDSCAPING, SIGN LOCATIONS	X
30.	CONCEPTUAL PHASING CONSISTENT WITH ZONING MCP	X
31.	DEVIATIONS AS ILLUSTRATED IN ZONING MCP	X
32.	IMPROVEMENT PLAN SHOWS DWELLING UNIT TYPES AND LOCATIONS	SEE THIS SHEET
33.	IMPROVEMENT PLAN SHALL SHOW LANDSCAPE AND SIGN INFO	SEE ITEM #29
34.	10' WIDE BUFFER BETWEEN WWTP AND RESIDENTIAL	SEE LANDSCAPE PLAN
35.	INDICATE OPEN SPACE REQUIREMENTS	PROVIDED = 65.98 AC (33.46%) REQUIRED = 63.5 AC
36.	IMPROVEMENT PLAN APPLICATION FOR WWTP	SEE THIS PLAN
37.	RECOMMEND PRIVATE ONSITE WATER	ONSITE WATER TO BE PUBLIC
38.	PROVIDE UPDATED UTILITY PLANS	SEE THIS PLAN

NOTE:
1. PUD INTENSITY OF USES PER DESOTO COUNTY ORDINANCE #2019-17
2. SEE ORDINANCE 2019-17 FOR COMPLETE DESCRIPTION OF CONDITIONS
3. X MARK DENOTES COMPLIANCE WITH CONDITION
4. ORDINANCE 2019-18 DOES NOT APPLY AT THIS TIME SINCE NO BONUS DENSITY IS PROPOSED ON THIS IP

KEY MAP



LEGEND

- PROPOSED POND
- EXISTING ON-SITE WETLAND
- FUTURE DEVELOPMENT
- UPLAND BUFFER
- PHASE 2 CONSTRUCTION
- EMERGENCY ACCESS PATH

VERTICAL ELEVATIONS BASED ON: NAVD-88

ATWELL
866.850.4200 www.atwell-group.com
13100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

MODIFICATION TO IMPROVEMENT PLAN (SITE-0047-2020) FOR
BRIDLEWOOD OF ARCADIA PHASE 1
CLIENT: BRIDLEWOOD OF ARCADIA, LLC

MASTER SITE PLAN

PLAN REVISIONS

08/20/2021	REVISIONS PER COUNTY 1ST (08/20/2021)
09/15/2021	REVISIONS PER COUNTY 2ND (09/15/2021)
11/10/2021	REVISIONS PER COUNTY 3RD (11/10/2021)
1/3/2024	ACRES WASTE WATER TREATMENT PLANT
3/25/25	REVISED TO MOVE POND AND EXPAND LANDSCAPE

0 100 200 400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 781-200-03

SHEET: 6

C:\Users\AMJ\OneDrive\Documents\Projects\Bridlewood\Phase 1\Plans\Current Plans\781200303.dwg
03/25/25 10:01:37 AM