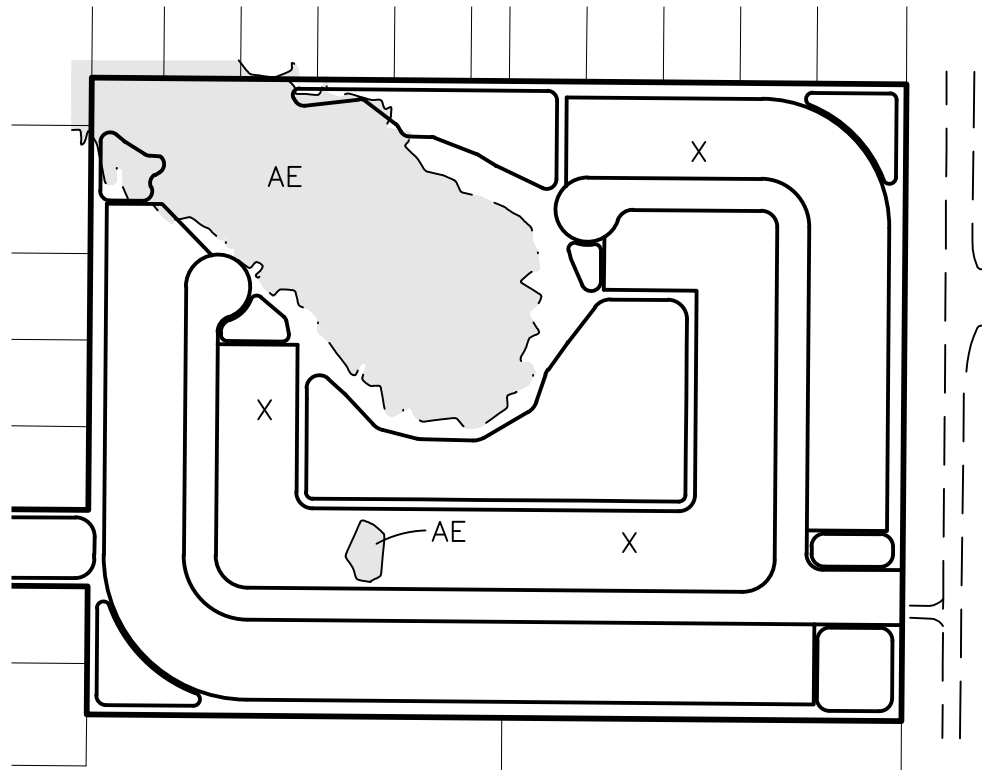
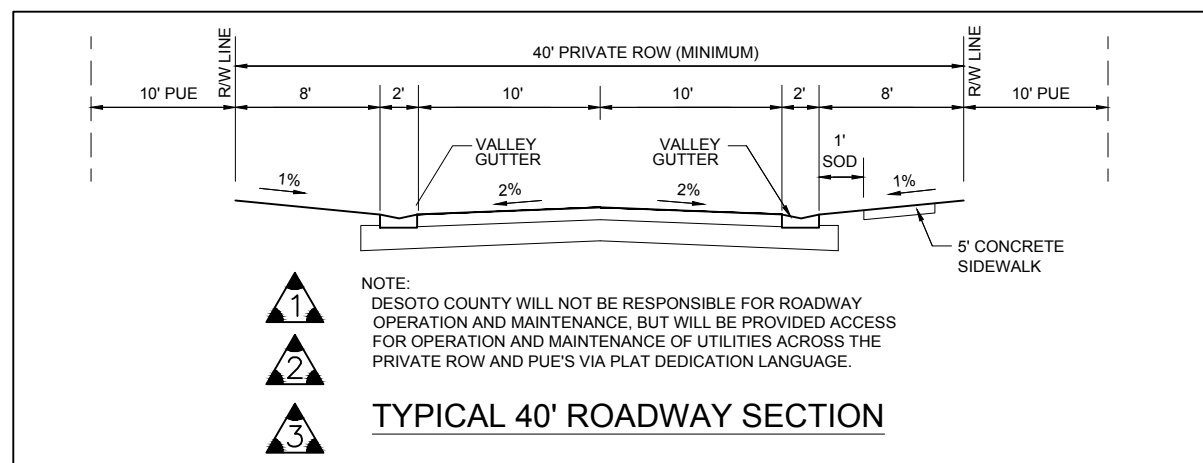
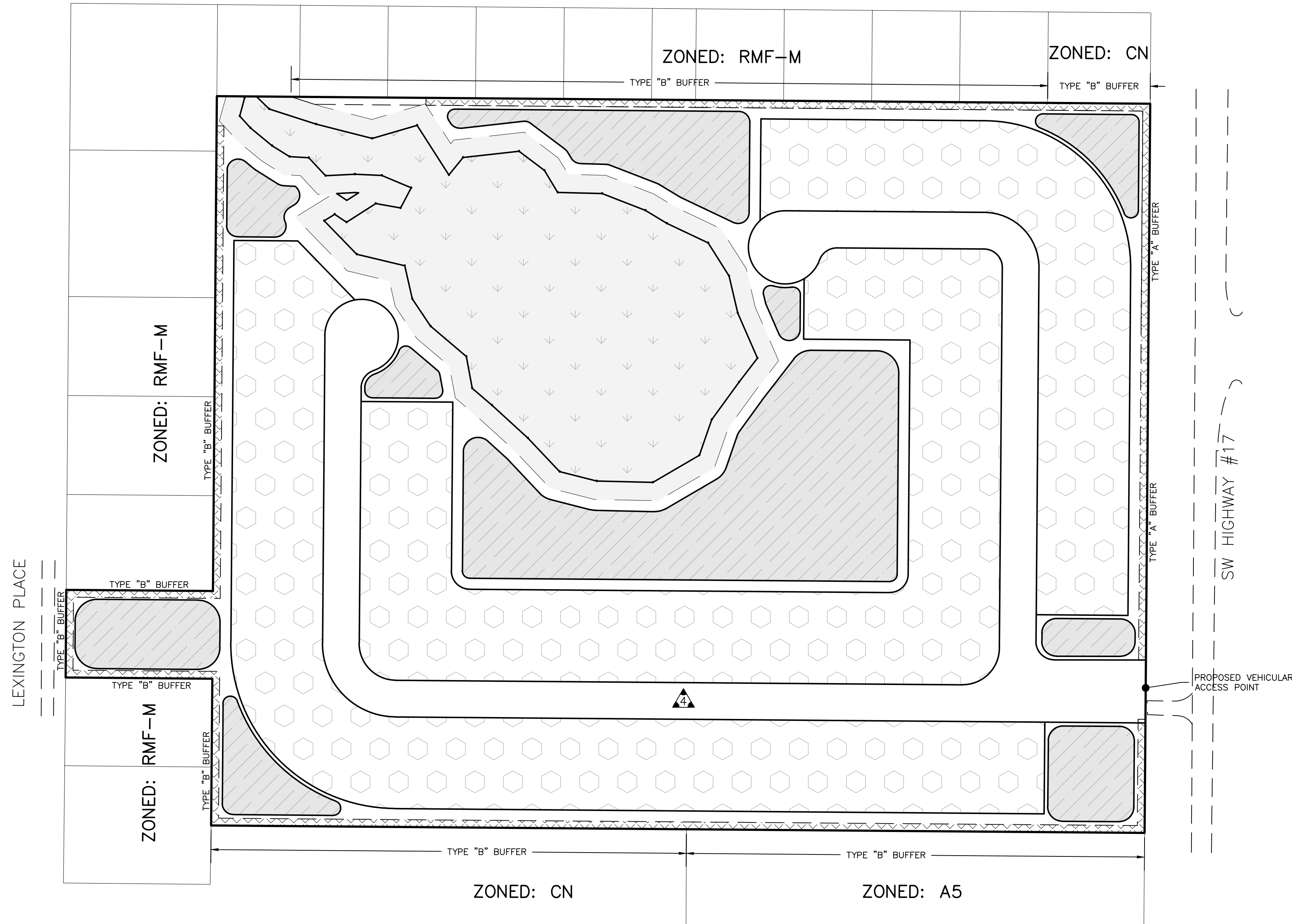


\\s\info\31000511 - Multiple Purvel - Manatee\DWG\ENR\ENR\CONCEPT_PUD\31000511_PUD.dwg, 4/10/2025, 8:25:46 AM, TODD WALKER, KRELL, LLC



FEMA INSET
SCALE: 1"=500'



LEGEND:

- RESIDENTIAL TRACT AREA
- STORMWATER AREA
- WETLANDS / WETLANDS BUFFER PRESERVE AREA
- BUFFER AREA

PUD NOTES

- PROJECT IS PROPOSED TO BE CONSTRUCTED IN PHASES. PROPOSED PHASING WILL BE INCLUDED AT IMPROVEMENT PLAN SUBMITTAL.
- SIDEWALKS OR PATHWAYS SHALL BE PROVIDED ON ONE SIDE ONLY OF ALL INTERNAL ROADWAYS.
- LOT WIDTH FOR CUL-DE-SAC LOTS WILL BE THE WIDTH MEASURED AT THE MID-POINT OF THE LOT DEPTH.
- NEIGHBORHOOD SIGNAGE MAY BE PROVIDED AT EACH RESIDENTIAL AREA ENTRANCE.
- MODEL HOMES MAY BE ALLOWED FOR UP TO TEN (10) YEARS OR UNTIL COMPLETION OF LOT SALES.
- 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.
- 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.
- MINOR CHANGES IN THE CONCEPT DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 20-144 (J)(1) SHALL BE ADMINISTRATIVELY ALLOWED SUBJECT TO DIRECTOR APPROVAL.
- OPTIONAL STREET LIGHTS ARE PROPOSED WITHIN PRIVATE RIGHT OF WAY AREAS.
- ALL LANDSCAPE BUFFERS ARE PROPOSED TO BE IN CONFORMANCE WITH SECTION 20-604 BUFFER DIAGRAMS.
- MAX DEPTH OF ALL PROPOSED STORM WATER LAKES IS 25 FEET FROM SEASONAL HIGH WATER TABLE.
- THE GROSS ACREAGE OF THE SITE IS 29.61 ACRES.
- THE TOTAL MAXIMUM NUMBER OF LOTS PROPOSED IS 49 AND THE MINIMUM LOT SIZES WILL BE PER THE PROPOSED PROPERTY DEVELOPMENT REGULATIONS LISTED ON THE PUD CONCEPT PLAN.
- THERE ARE NO EXISTING SIDEWALKS LOCATED ADJACENT TO THE PROPERTY.

DEVIATIONS

- DEVIATION FROM SECTION 20-504(C) TO ELIMINATE ALL STREET SHOULDER REQUIREMENTS WHERE A CLOSED DRAINAGE SYSTEM IS PRESENT.
- DEVIATION FROM SECTION 20-503, TO ALLOW FOR PRIVATE RESIDENTIAL RIGHT-OF-WAYS TO HAVE A MINIMUM WIDTH OF 40 FEET.
- DEVIATION FROM SECTION 20-503 TO ALLOW THE MINIMUM CENTERLINE RADI 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	50'
25	180'
30	300'
- 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	29.61 AC. (100.0%)
RESIDENTIAL AREA	13.79 AC. (46.6%)
STORMWATER AREA	4.78 AC. (16.2%)
WETLAND/WETLAND BUFFER AREA	4.87 AC. (16.4%)
COMMON OPEN SPACE AREA	2.88 AC. (9.7%)
RIGHT OF WAY AREA	3.29 AC. (11.1%)

OPEN SPACE

REQUIRED:
29.61 AC (PUD DEVELOPMENT AREA) 25% = 7.40 AC

WETLAND / WETLAND BUFFER AREA	4.87 AC.
STORMWATER AREA (50%)	2.39 AC.
COMMON OPEN SPACE AREA	2.88 AC.
TOTAL PROVIDED:	10.14 AC (34.2%)

DENSITY

MAXIMUM PROPOSED DENSITY (PUD): 49 UNITS

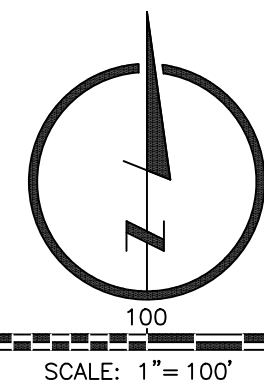
DENSITY = MAXIMUM UNITS/PUD DEVELOPMENT AREA
= 49 UNITS/29.61 ACRES
= 1.65 UNITS/ACRE

PROPERTY DEVELOPMENT REGULATIONS

LAND USE	MIN. LOT AREA (SF)	MIN. LOT WIDTH	MIN. LOT DEPTH	MAX. LOT COVERAGE	SETBACKS (FT)					PROJECT PERIMETER	BUILDING SEPARATION	MAX. HT.(FT)	RESIDENTIAL USE ALLOWED BY AREA
					FRONT	SIDE	CORNER	REAR	WATER				
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
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 TAMAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165



PUD CONCEPT PLAN

McALPINE PROPERTY
DESOTO COUNTY, FLORIDA

PREPARED FOR:

NO.	DATE	REVISION DESCRIPTION	BY



Know what's below.
Call before you dig.

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

TODD R. REBOL, P.E. LICENSE NO. 64040		
DRAFTED BY: TBV	DESIGNED BY: DSZ	REVIEWED BY: TRR
PROJECT NUMBER: 24006511	COMPLETION DATE: 4-10-25	SURVEY DATUM: -
BOOK AND PAGE:		
SHEET 1	OF	1