REZONE TO PLANNED DEVELOPMENT RESIDENTIAL / GENERAL DEVELOPMENT PLAN
FOR
LAKEWOOD RANCH POD G
LOCATED IN
SECTION 12, TOWNSHIP 35 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

PREPARED FOR
MI HOMES
8433 ENTERPRISE CIRCLE
SUITE 200
LAKEWOOD RANCH, FL 34202-4109

PREPARED BY
WRA ENGINEERING
4260 W. Linebaugh Ave.
Tampa, Florida 33624

LEGAL DESCRIPTION
AS PREPARED BY W.R.A. ENGINEERING

Sheet List Table

<table>
<thead>
<tr>
<th>Sheet Number</th>
<th>Sheet Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>001</td>
<td>COVER SHEET</td>
</tr>
<tr>
<td>002</td>
<td>AERIAL MAP - EXISTING CONDITIONS PLAN</td>
</tr>
<tr>
<td>003</td>
<td>AERIAL MAP - PROPOSED CONDITIONS PLAN</td>
</tr>
<tr>
<td>004</td>
<td>GENERAL DEVELOPMENT PLAN</td>
</tr>
<tr>
<td>005</td>
<td>DWELLING UNIT &amp; SETBACK PLAN</td>
</tr>
<tr>
<td>006</td>
<td>ROADWAY LAYOUT PLAN</td>
</tr>
<tr>
<td>007</td>
<td>EXISTING DRAINAGE MAP</td>
</tr>
</tbody>
</table>

PROJECT REVIEWED BY: TJK
DRAWN BY: TJK
DESIGNED BY: TJK
APPROVED BY: TJK

Dwelling Unit & Setback Plan

Project Site

VICINITY MAP (N.T.S.)

www.wraengineering.com
LAKEWOOD RANCH, FL 34202-4109

Engineering ~ Environmental
Water Resource ~ Survey
6200 W. Linebaugh Ave.
Tampa, Florida 33624
Phone 813.203.3130  941.275.0721

Worker Engineering ~ Environmental
Water Resource ~ Survey
7978 Cooper Creek Blvd.
University Park, Florida 34201

Copyright © 2020 WRA GROUP, INC.
LOT STANDARDS:

<table>
<thead>
<tr>
<th>PRODUCT TYPE</th>
<th>MIN. WIDTH (A)</th>
<th>MIN. SQUARE FEET</th>
<th>MIN. DEPTH (B)</th>
<th>FRONT (C)</th>
<th>GARAGE</th>
<th>REAR (D)</th>
<th>SIDE (E)</th>
<th>WATERFRONT</th>
<th>WETLAND BUFFER (G)</th>
<th>MAX. STORES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF Detached</td>
<td>52</td>
<td>5,400</td>
<td>105</td>
<td>20</td>
<td>25</td>
<td>10</td>
<td>6</td>
<td>30</td>
<td>15</td>
<td>2</td>
</tr>
<tr>
<td>SF Detached</td>
<td>62</td>
<td>6,510</td>
<td>105</td>
<td>20</td>
<td>25</td>
<td>10</td>
<td>6</td>
<td>30</td>
<td>15</td>
<td>2</td>
</tr>
<tr>
<td>SF Semi-Detached</td>
<td>36</td>
<td>3,780</td>
<td>105</td>
<td>20</td>
<td>25</td>
<td>10</td>
<td>6</td>
<td>30</td>
<td>15</td>
<td>2</td>
</tr>
</tbody>
</table>

LOT STANDARDS NOTES:

1. The front yard setback for all single-family residences shall be 20' to the garage portion of the structure for front loading garages. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side loading garages (where applicable) shall be 20'.
2. Detached garages/carports (where applicable) may be setback a minimum of 10' from the principle structure.
3. Use of the zero lot line alternative must be declared with the approval of a preliminary subdivision plan and preliminary/final site plan.
4. Lots adjacent to more than one (1) right-of-way (R.O.W.) shall provide one (1) front yard setback per requirements. The other yards shall be setback a minimum of 20' from R.O.W. and the front yard setback shall be declared with the approval of a preliminary subdivision plan and preliminary/final site plan.
5. Minimum rear setback in table above is to the principal structure. Accessory structures may extend within 0' of the rear lot line.
6. Allowable yard encroachments permitted by the LDC may encroach into this required yard, specifically pools and pool cages, but may not apply to all accessory structures.
7. Maximum of height of recreational structures will not exceed two stories.