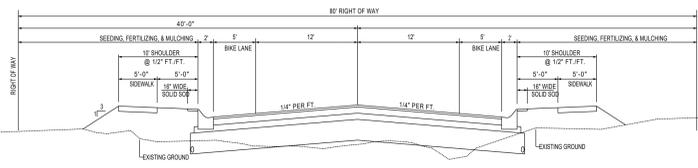


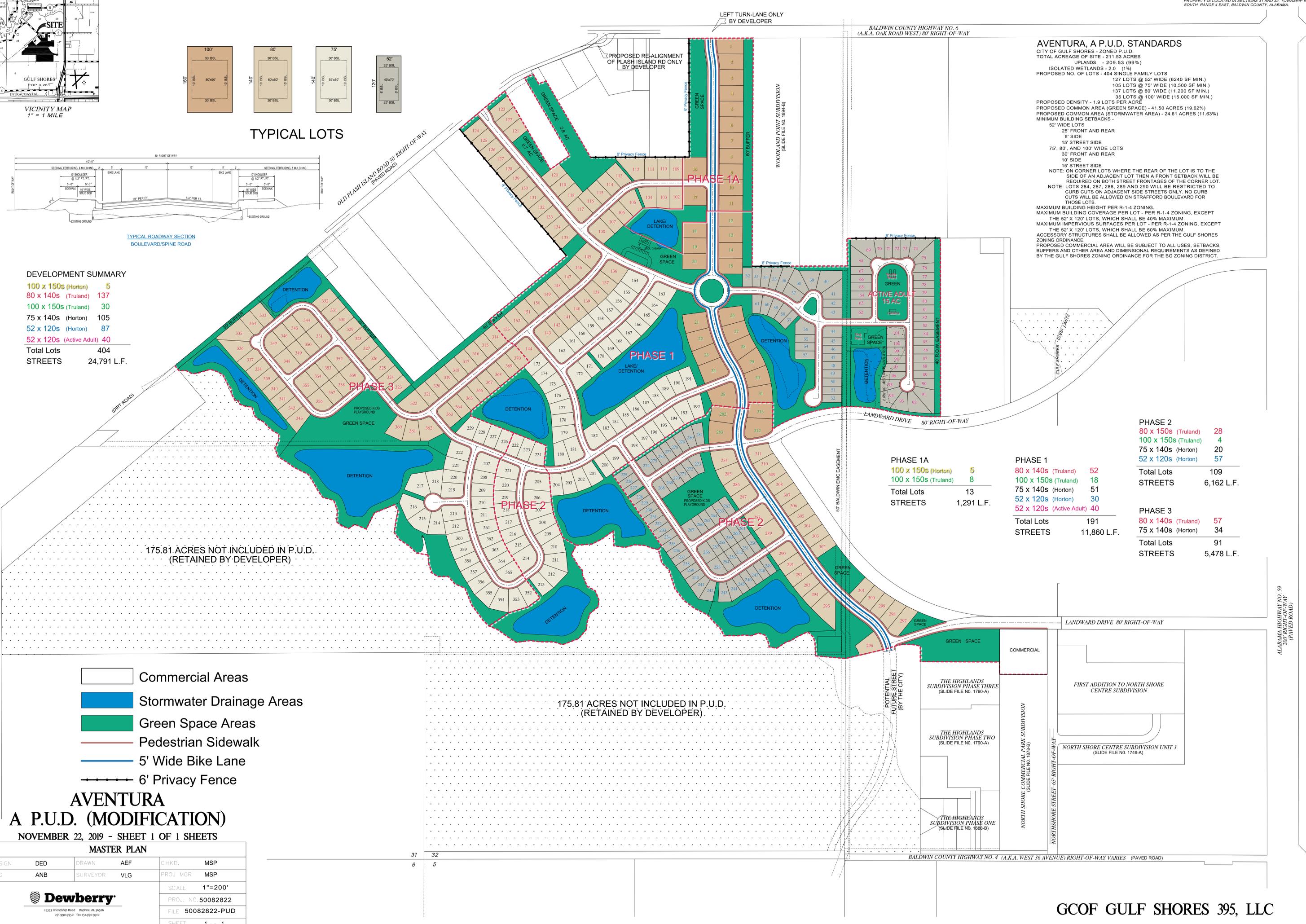
TYPICAL LOTS



TYPICAL ROADWAY SECTION BOULEVARD/SPINE ROAD

DEVELOPMENT SUMMARY

100 x 150s (Horton)	5
80 x 140s (Truland)	137
100 x 150s (Truland)	30
75 x 140s (Horton)	105
52 x 120s (Horton)	87
52 x 120s (Active Adult)	40
Total Lots	404
STREETS	24,791 L.F.



AVENTURA, A P.U.D. STANDARDS
 CITY OF GULF SHORES - ZONED P.U.D.
 TOTAL ACREAGE OF SITE - 211.53 ACRES
 UPLANDS - 209.53 (99%)
 ISOLATED WETLANDS - 2.0 (1%)
 PROPOSED NO. OF LOTS - 404 SINGLE FAMILY LOTS
 127 LOTS @ 52' WIDE (6240 SF MIN.)
 105 LOTS @ 75' WIDE (10,500 SF MIN.)
 137 LOTS @ 80' WIDE (11,200 SF MIN.)
 35 LOTS @ 100' WIDE (15,000 SF MIN.)
 PROPOSED DENSITY - 1.9 LOTS PER ACRE
 PROPOSED COMMON AREA (GREEN SPACE) - 41.50 ACRES (19.62%)
 PROPOSED COMMON AREA (STORMWATER AREA) - 24.61 ACRES (11.63%)
 MINIMUM BUILDING SETBACKS -
 52' WIDE LOTS
 25' FRONT AND REAR
 6' SIDE
 15' STREET SIDE
 75', 80', AND 100' WIDE LOTS
 30' FRONT AND REAR
 10' SIDE
 15' STREET SIDE
 NOTE: ON CORNER LOTS WHERE THE REAR OF THE LOT IS TO THE SIDE OF AN ADJACENT LOT THEN A FRONT SETBACK WILL BE REQUIRED ON BOTH STREET FRONTAGES OF THE CORNER LOT.
 NOTE: LOTS 284, 287, 288, 289 AND 290 WILL BE RESTRICTED TO CURB CUTS ON ADJACENT SIDE STREETS ONLY. NO CURB CUTS WILL BE ALLOWED ON STRAFFORD BOULEVARD FOR THOSE LOTS.
 MAXIMUM BUILDING HEIGHT PER R-1-4 ZONING.
 MAXIMUM BUILDING COVERAGE PER LOT - PER R-1-4 ZONING, EXCEPT THE 52' X 120' LOTS, WHICH SHALL BE 40% MAXIMUM.
 MAXIMUM IMPERVIOUS SURFACES PER LOT - PER R-1-4 ZONING, EXCEPT THE 52' X 120' LOTS, WHICH SHALL BE 60% MAXIMUM.
 ACCESSORY STRUCTURES SHALL BE ALLOWED AS PER THE GULF SHORES ZONING ORDINANCE.
 PROPOSED COMMERCIAL AREA WILL BE SUBJECT TO ALL USES, SETBACKS, BUFFERS AND OTHER AREA AND DIMENSIONAL REQUIREMENTS AS DEFINED BY THE GULF SHORES ZONING ORDINANCE FOR THE BG ZONING DISTRICT.

PHASE 1A

100 x 150s (Horton)	5
100 x 150s (Truland)	8
Total Lots	13
STREETS	1,291 L.F.

PHASE 1

80 x 140s (Truland)	52
100 x 150s (Truland)	18
75 x 140s (Horton)	51
52 x 120s (Horton)	30
52 x 120s (Active Adult)	40
Total Lots	191
STREETS	11,860 L.F.

PHASE 2

80 x 150s (Truland)	28
100 x 150s (Truland)	4
75 x 140s (Horton)	20
52 x 120s (Horton)	57
Total Lots	109
STREETS	6,162 L.F.

PHASE 3

80 x 140s (Truland)	57
75 x 140s (Horton)	34
Total Lots	91
STREETS	5,478 L.F.

175.81 ACRES NOT INCLUDED IN P.U.D. (RETAINED BY DEVELOPER)

175.81 ACRES NOT INCLUDED IN P.U.D. (RETAINED BY DEVELOPER)

- Commercial Areas
- Stormwater Drainage Areas
- Green Space Areas
- Pedestrian Sidewalk
- 5' Wide Bike Lane
- 6' Privacy Fence

AVENTURA
A P.U.D. (MODIFICATION)
 NOVEMBER 22, 2019 - SHEET 1 OF 1 SHEETS

MASTER PLAN

DESIGN	DED	DRAWN	AEF	CHKD.	MSP
ENG	ANB	SURVEYOR	VLG	PROJ. MGR	MSP
SCALE					1"=200'
PROJ. NO.					50082822
FILE					50082822-PUD
SHEET					1 OF 1

