REVISED C-3 MASTER LAND USE PLAN
(08/03/2023)

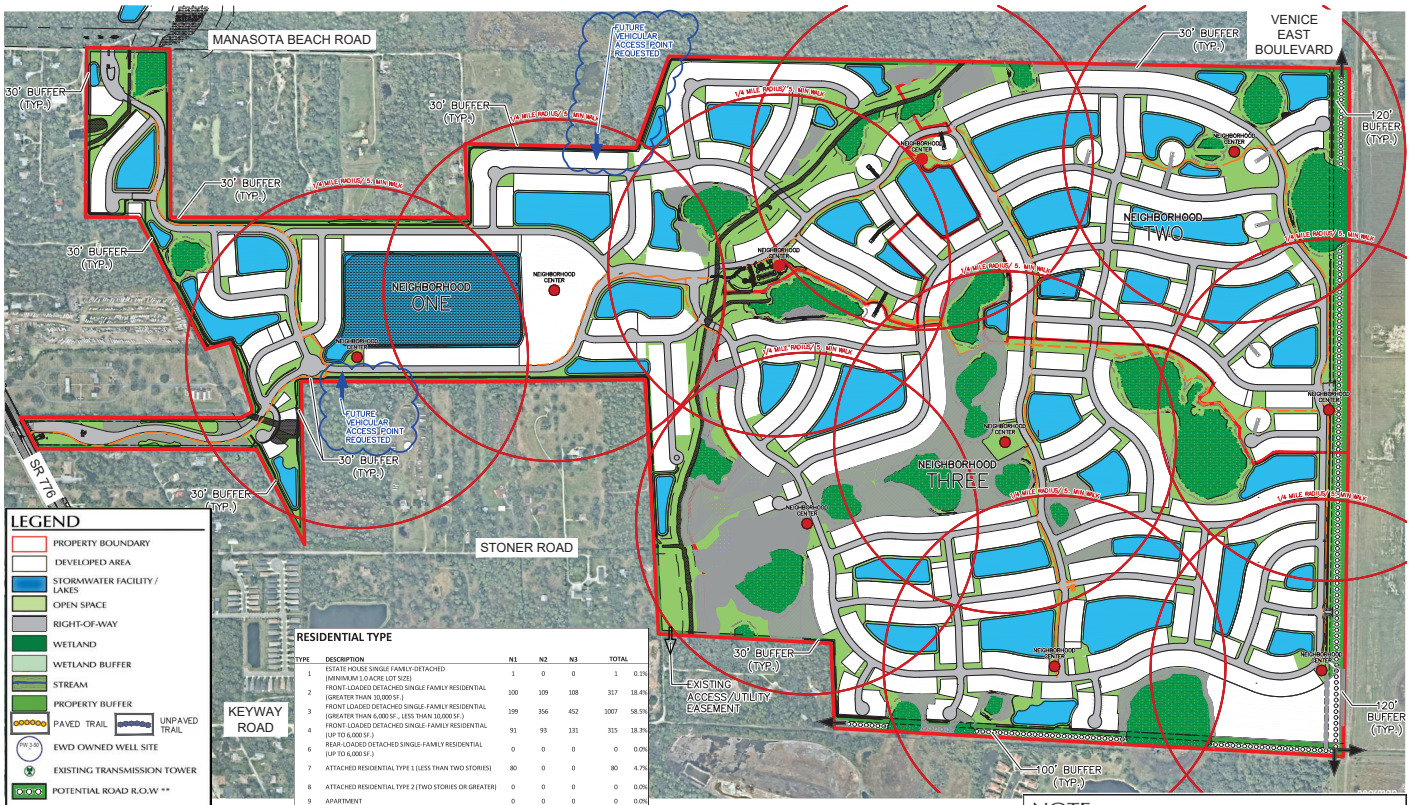
GRAPHIC SCALE IN FEET
0 175 350 700

NORTH

STATISTICS

TOTAL SITE AREA:	± 781.84 AC. (100%)
DEVELOPED AREA:	± 521.00 AC. (67%)
OPEN SPACE:	± 260.84 AC. (33%)
WETLAND AREA:	± 57.47 AC.
FORKED CREEK AREA:	± 4.64 AC.
LAKES:	± 58.47 AC.
BUFFERS/UPLAND PRESERVE/ OTHER OPEN SPACE:	± 140.26 AC.
TOTAL DWELLING UNITS:	1720 DU.

NOTES:
1. ALL ACREAGES SHOWN ARE APPROXIMATE.
2. ADDITIONAL INTERNAL NEIGHBORHOOD ROADWAY CROSSINGS ACROSS OPEN SPACE CORRIDORS ARE NOT REFLECTED ON THIS EXHIBIT AND WILL BE DETERMINED BY DEVELOPER AT THE NEIGHBORHOOD PLANNING STAGE.



LEGEND

- PROPERTY BOUNDARY
- DEVELOPED AREA
- STORMWATER FACILITY / LAKES
- OPEN SPACE
- RIGHT-OF-WAY
- WETLAND
- WETLAND BUFFER
- STREAM
- PROPERTY BUFFER
- PAVED TRAIL / UNPAVED TRAIL
- EWD OWNED WELL SITE
- EXISTING TRANSMISSION TOWER
- POTENTIAL ROAD R.O.W **
- 1/4 MILE RADIUS/5 MIN WALK

ACCESS TO ENGLEWOOD WATER DISTRICT (EWD) WELLS WILL BE PROVIDED VIA NEIGHBORHOOD STREETS OR EASEMENTS.
** POTENTIAL FUTURE ROAD RIGHT OF WAY AS REQUIRED BY SARASOTA COUNTY COMPREHENSIVE PLAN; TO BE CONSTRUCTED BY OTHERS.

RESIDENTIAL TYPE

TYPE	DESCRIPTION	N1	N2	N3	TOTAL	
1	ESTATE HOUSE SINGLE FAMILY-DETACHED (MINIMUM 1.0 ACRE LOT SIZE)	1	0	0	1	0.1%
2	FRONT-LOADED DETACHED SINGLE FAMILY RESIDENTIAL (GREATER THAN 10,000 SF.)	100	109	108	317	18.4%
3	FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL (GREATER THAN 6,000 SF. - LESS THAN 10,000 SF.)	199	356	452	1007	58.5%
4	FRONT-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL (UP TO 6,000 SF.)	91	93	131	315	18.3%
6	REAR-LOADED DETACHED SINGLE-FAMILY RESIDENTIAL (UP TO 6,000 SF.)	0	0	0	0	0.0%
7	ATTACHED RESIDENTIAL TYPE 1 (LESS THAN TWO STORIES)	80	0	0	80	4.7%
8	ATTACHED RESIDENTIAL TYPE 2 (TWO STORIES OR GREATER)	0	0	0	0	0.0%
9	APARTMENT	0	0	0	0	0.0%
TOTAL D.U.		471	558	691	1,720	100.0%

THE APPLICANT MAY EXCHANGE UNITS OF A LISTED HOUSING TYPE FOR UNITS OF ANOTHER, PROVIDED NO SINGLE HOUSING TYPE EXCEED 75 PERCENT AND A MINIMUM OF THREE HOUSING TYPES ARE PROVIDED IN EACH NEIGHBORHOOD WITH FIVE HOUSING TYPES PROVIDED OVERALL.

NOTE

* THE NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS DEPICTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE FINAL NUMBER AND LOCATIONS OF NEIGHBORHOOD CENTERS SHALL BE DETERMINED AT THE NEIGHBORHOOD PLAN STAGE.

No.	REVISIONS	DATE	BY

Kimley»Horn
1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236
PHONE: 941-379-7600
WWW.KIMLEY-HORN.COM CA 00035106

LICENSED PROFESSIONAL ENGINEER
ANDREW J. FUITH, P.E.
FLORIDA LICENSE NUMBER 92225
DATE: ---

KHA PROJECT 048215057
DATE AUGUST 2023
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

MASTER LAND USE PLAN

BEACHWALK BY MANASOTA KEY
PREPARED FOR
PULTE HOME COMPANY, LLC
SARASOTA COUNTY FLORIDA

SHEET NUMBER C-3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.