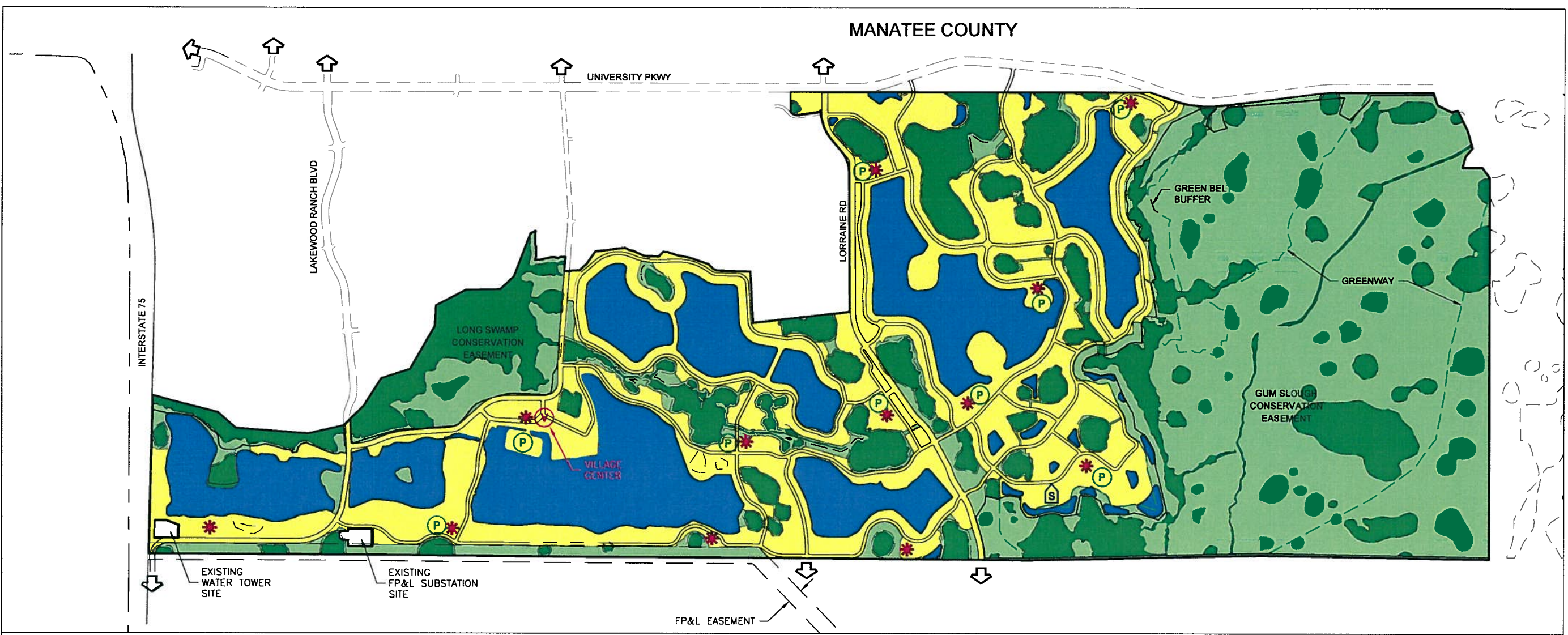


r:\arue\_03 March 2010 10:04am X:\V\AD3819\009-Villages\_DRIVE\03819-009-C3.dwg Layout = Layout1  
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**SITE DATA**

TOTAL SITE AREA:	5,489.7 ± ACRES
PROPOSED ZONING:	VPD (VILLAGE PLANNED DEVELOPMENT) DISTRICT AND OUA WITH STIPULATIONS
DEVELOPMENT AREA:	1,425.5 ± ACRES
OPEN SPACE	
WETLAND PRESERVATION	408.6 ± ACRES
STORMWATER/LAKES	993.4 ± ACRES
UPLAND NATIVE HABITAT/OTHER OPEN SPACE	385.6 ± ACRES
LONG SWAMP CONSERVATION EASEMENT	304.6 ± ACRES
GUM SLOUGH CONSERVATION EASEMENT	1,972.0 ± ACRES
TOTAL OPEN SPACE	4,064.2 ± ACRES (74%)
PROPOSED USES:	
RESIDENTIAL	
SINGLE FAMILY	1,910 UNITS
MULTI-FAMILY	3,234 UNITS
TOTAL	5,144 UNITS
COMMERCIAL/RETAIL/OFFICE	300,000 SQUARE FEET WITHIN VILLAGE CENTER
PUBLIC/CIVIC	60,000 SQUARE FEET
NEIGHBORHOOD COMMERCIAL USES	90,000 SQUARE FEET
PROPOSED PHASING:*	
PHASE 1	2,032 RESIDENTIAL UNITS 252,000 SQUARE FEET COMMERCIAL/RETAIL/OFFICE 40,000 SQUARE FEET OF NEIGHBORHOOD COMMERCIAL USES 20,000 SQUARE FEET PUBLIC/CIVIC ELEMENTARY SCHOOL**
PHASE 2	1,581 RESIDENTIAL UNITS
PHASE 3	1,531 RESIDENTIAL UNITS 8,000 SQUARE FEET COMMERCIAL/RETAIL/OFFICE 50,000 SQUARE FEET NEIGHBORHOOD COMMERCIAL USES 40,000 SQUARE FEET OF PUBLIC/CIVIC SPACE

\*SEE VARIABLE DEVELOPMENT CRITERIA NOTE "I."  
 \*\*SEE VARIABLE CRITERIA NOTE "C".

**GRAPHIC LEGEND**

	DEVELOPED AREA		INTERNAL PARK
	STORMWATER LAKES		ELEMENTARY SCHOOL
	WETLAND PRESERVATION		VEHICULAR AND/OR PEDESTRIAN ACCESS
	UPLAND NATIVE HABITAT / OTHER OPEN SPACE		NEIGHBORHOOD CENTER
			VILLAGE CENTER

- VARIABLE DEVELOPMENT CRITERIA**
- THE FOLLOWING ITEMS WILL BE REFINED DURING THE REZONE, SUBSEQUENT NEIGHBORHOOD PLAN STAGE AND FINAL PERMITTING:
- ACREAGE AND SQUARE FOOTAGE OF PROPOSED USES.
  - NATIVE HABITAT PRESERVATION, ALTERATION, ENHANCEMENT, MITIGATION AND CONSERVATION ACREAGE.
  - LOCATION AND ALLOCATION OF CIVIC FACILITIES (I.E. INTERNAL PARKS, SCHOOLS, ETC.)
  - INTERNAL CIRCULATION AND ROADWAY ALIGNMENTS.
  - LOCATION AND CONFIGURATION OF THE VILLAGE CENTER AND NEIGHBORHOOD CENTERS and
  - AMOUNT OF OPEN SPACE (TO BE REDEFINED AND UPDATED AS REQUIRED UNDER SARASOTA 2050 REGULATIONS – ORDINANCE NO. 2004-062).
  - THE EXISTING MINING OPERATIONS, INCLUDING AREAS CURRENTLY PLANNED OR PERMITTED, WILL BE ALLOWED TO CONTINUE CONSISTENT WITH MINING PERMITS FOR THESE AREAS. ADDITIONAL MINING AREAS MAY BE ALLOWED ONLY UPON APPROVAL OF SUBSEQUENT PERMITTING.
  - THE FINAL CONFIGURATION AND DESIGN OF STORMWATER MANAGEMENT FACILITIES WITHIN EACH NEIGHBORHOOD WILL BE BASED ON ENGINEERING REQUIREMENTS AND FINAL PERMITTING OF EACH NEIGHBORHOOD.
  - ANY COMMERCIAL OR RESIDENTIAL COMPONENT (E.G., LOT WITHIN A PLATTED SUBDIVISION, LAND LEASE, CONDO PLAT, ETC.) OF EACH RESPECTIVE PHASE SHALL BE ENTITLED TO RECEIVE A BUILDING PERMIT AFTER SAID PHASE BUILD-OUT DATE PROVIDING THE RESIDENTIAL OR COMMERCIAL COMPONENT IS PART OF A LARGER RESIDENTIAL OR COMMERCIAL SITE (E.G., SUBDIVISION, LAND LEASE, CONDO PLAT, ETC.) FOR WHICH THE REQUIRED INFRASTRUCTURE IMPROVEMENTS HAVE BEEN COMPLETED, APPROVED AND ACCEPTED BY SARASOTA COUNTY. THIS IS NOT INTENDED TO AUTHORIZE THE ISSUANCE OF BUILDING PERMITS AFTER THE FINAL DRI BUILD-OUT DATE.

PREPARED BY:  
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SCHROEDER - MANATEE RANCH, INC.

**THE VILLAGES OF LAKEWOOD RANCH SOUTH**

SARASOTA, FLORIDA

**MASTER DEVELOPMENT PLAN**

DATE: MARCH 4, 2010  
 PIN: 03819-006-000

**MAP C-3**