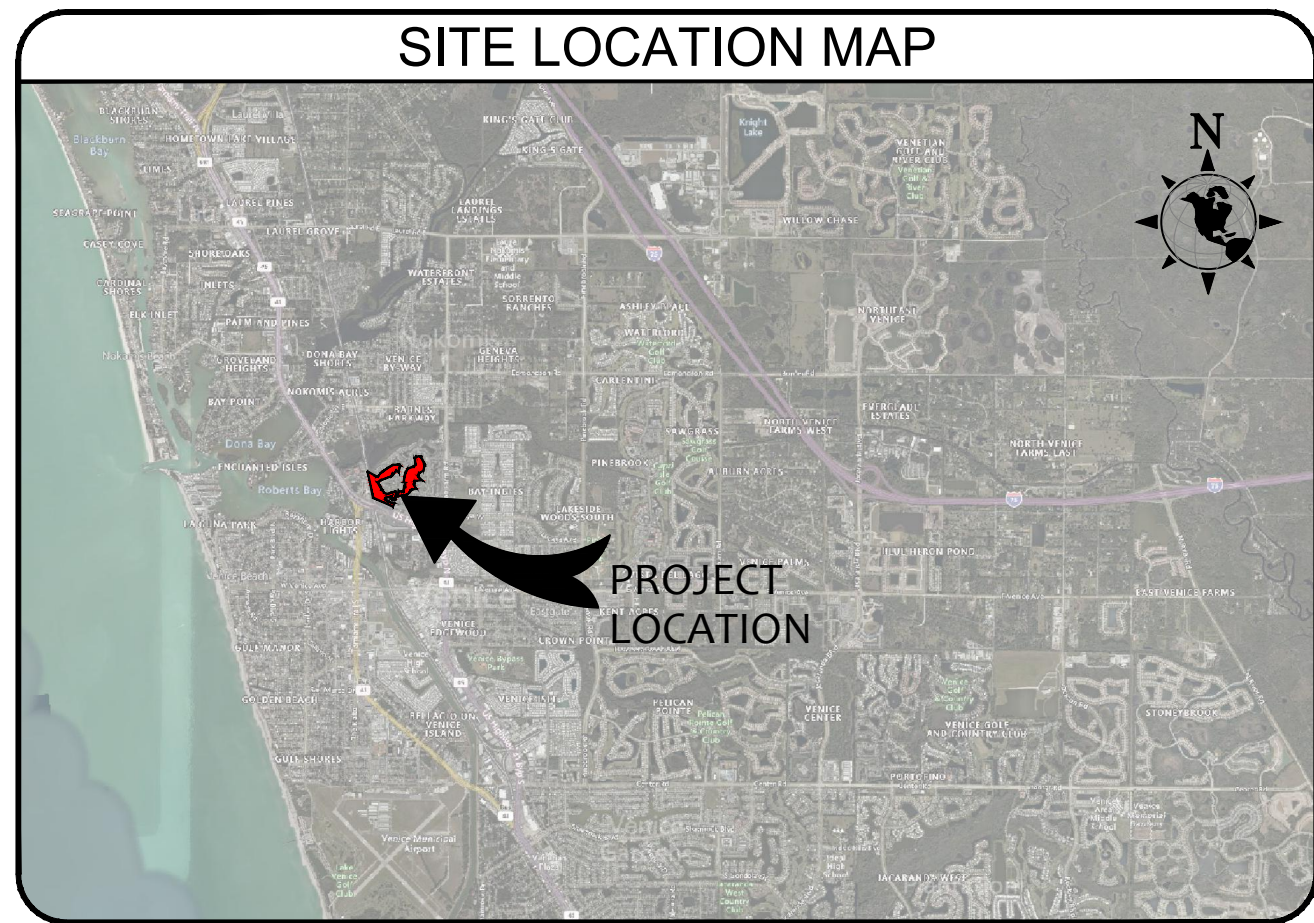


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3 TO 5%. ALL CALLS SHOULD BE DEEMED APPROXIMATE
UNTIL SURVEY HAS BEEN PROVIDED.

PROPOSED MODIFICATION TO PUD STANDARDS

- Modification to the requirements of Sec. 86-130(p) to reduce the required setback from the perimeter property line adjacent to the Legacy Trail from two times the building height to 10 feet for the Hawks Run amendment area.



NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2022-09-20
PROJECT HAWKS RUN
DRAWING HR-SP10
DRAWN SMI
CHECKED MJM

BIRD BAY PUD
HAWKS RUN AMENDMENT
SARASOTA COUNTY, FLORIDA

SCALE 1:200	
SEC. - TSP - RING. XX, XXS, XXE	
SHEET 1	OF 3

MATHEW J. MORRIS
FL LICENSE NO. 68434

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- TOTAL PROPOSED RESIDENTIAL
ACREAGE = 5.28 AC
- TOTAL GOLF COURSE
ACREAGE = 28.02 AC

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M

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BIRD BAY PUD
HAWKS RUN AMENDMENT
SARASOTA COUNTY, FLORIDA

SCALE 1:100
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OF 3

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CURRENTLY APPROVED

OPEN SPACE DATA	
GOLF CORSE (Including Lakes w/in Golf Corse)	34.0 Acres
OTHER LAKES	5.9 Acres
MISCELLANEOUS (Around Units, etc.)	25.4 Acres
CURRY CREEK, ROBERTS BAY & MANGROVE FLATS	44.6 Acres
TOTAL OPEN SPACE	109.9 Acres
TOTAL PROJECT AREA	198.6 Acres
OPEN SPACE PERCENTAGE	55.3%

DWELLING UNIT SUMMARY						
PROPOSED UNITS						
BIRD BAY VILLAGES						
Villas	80	78		9		44
Garden Apartments	48	110	36		268	60
Mid-Rise Units		85				
Single Family Lots						8
	128	273	36	9	268	112
TOTAL PROPOSED UNITS / RAMAR	826					
TOTAL APPROVED UNITS	998					
EXISTING UNITS / Prior to Bird Bay Villages						
Villas	86					
Mid-Rise Units	114					
	<u>200</u>					
OVERALL UNITS	1026	5.17 DU/Gross Ac/Avg				
OVERALL ACRES	198.6					



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UNTIL SURVEY HAS BEEN PROVIDED.

PROPOSED

OPEN SPACE DATA		
GOLF CORSE (including lakes w/in Golf Course)	34.0 Acres	28.02
OTHER LAKES	5.9 Acres	
MISCELLANEOUS (around Units, etc.)	25.4 Acres	
CURRY CREEK, ROBERTS BAY & MANGROVE FLATS	44.6 Acres	
TOTAL OPEN SPACE	109.9 Acres	103.92
TOTAL PROJECT AREA	198.6 Acres	
OPEN SPACE PERCENTAGE	55.30%	52.32%

DWELLING UNIT SUMMARY							
PROPOSED UNITS							
BIRD BAY VILLAGES							
Villas	80	78		9		44	
Garden Apartments	48	110	36			60	
Mid - Rise Units		85			268		
Single Family Lots						8	45
	128	273	36	9	268	112	45
TOTAL PROPOSED UNITS / RAMAR	826						
TOTAL APPROVED UNITS	998						
TOTAL CURRENTLY APPROVED UNBUILT UNITS	172						
EXISTING UNITS / Prior to Bird Bay Villages							
Villas	86						
Mid- Rise Units	114						
	<u>200</u>						
OVERALL UNITS	1026	1071	5.17 DU/Ae.		5.39 DU/Ac.		
OVERALL ACRES	198.6						

NO.	DATE	REVISION DESCRIPTION	BY



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BIRD BAY PUD
HAWKS RUN AMENDMENT
SARASOTA COUNTY, FLORIDA

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SHEET 3
OF 3

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