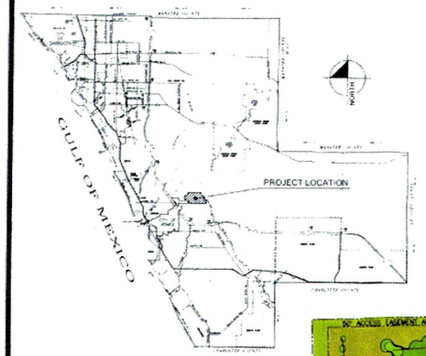
VENETIAN GOLF & RIVER CLUB

Conceptual Master Site Plan
Land Use Element



LOCATION MAP

	AREA PROVIDED	% REQUIRED	% PROVIDED
BOULEVARD, STREETS & LAUREL ROAD	33.7 AC	N/A	3.24
OPEN SPACE	**AREA PROVIDED**	**% REQUIRED**	**% PROVIDED**
PROPOSED LAKES	165.9 AC	N/A	15.97
PARKS	6.8 AC	N/A	0.65
WETLANDS	108.2 AC	N/A	10.41
RESERVED OPEN SPACE	146.8 AC	N/A	14.13
GREENWAY/BUFFER	74.7 AC	N/A	7.19
GOLF COURSE	158.9 AC	N/A	15.29
PICKLEBALL / DOG PARK	1.9 AC	N/A	0.18
TOTAL OPEN SPACE	663.2 AC	N/A	63.82
RESIDENTIAL	**DEV. ACRES**	**PLANNED UNITS**	**% REQUIRED**	**% PROVIDED**
"A" 3.35 DU/AC MAX. DENSITY (SINGLE-FAMILY) (TYPICAL LOT WIDTH 90' AT FRONT SETBACK, SIDE SETBACKS OF 7.5')	50.7 AC	166 DU	N/A	N/A
"B" 4.00 DU/AC MAX. DENSITY (SINGLE-FAMILY) (TYPICAL LOT WIDTH 70' AT FRONT SETBACK, SIDE SETBACKS OF 7.5')	154.8 AC	616 DU	N/A	N/A
"C" 6.25 DU/AC MAX. DENSITY (SINGLE-FAMILY/DUP) (TYPICAL LOT WIDTH 55' AT FRONT SETBACK, ~7.5' SIDE SETBACKS, ZERO LOT LINE OR 15' BETWEEN BUILDINGS)	51.2 AC	318 DU	N/A	N/A
TOTAL RESIDENTIAL SINGLE FAMILY	256.7 AC	1,100 DU	N/A	24.71
"D" 10.00 DU/AC MAX. DENSITY (MULTI-FAMILY)	75.5 AC	400 DU	N/A	7.27
TOTAL RESIDENTIAL	332.2 AC	1,500 DU	N/A	31.98
COMMERCIAL				
NEIGHBORHOOD COMMERCIAL/RESIDENTIAL PROPERTY 10.00 DU/AC	9.9 AC	99 DU	5% MAX	0.95
PROJECT TOTAL	1,039 AC	1599 DU		100.00

Government Use (GU)
10.0 AC

REVISED 12.10.20

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