POND

OFFICE BLDG (9,300 SF)

MULTI-FAMILY
207 APTS.

CLUB HOUSE

OFFICE BLDGS (5,000 SF EACH)

PREPARED FOR:

MARK CRAVENS, REALTOR
1647 LAKE HERON DR
LUTZ, FL 33549

PROJECT NAME:

CRAVEN'S 95 ACRES
AT ELAM RD AND KENTON RD

SHEET NAME:

CONCEPT PLAN

DEVELOPMENT SUMMARY

OVERALL SITE AREA:	±35.182 AC.
WETLANDS	±17.262 AC.
MULTI-FAMILY SITE	±20.458 AC.
WETLANDS	±9.091 AC.
AGE RESTRICTED M.F. (55+)	207 DU
OFFICE PARK	±14.724 AC.
WETLANDS	±8.171 AC.
OFFICE BLDG @ 5,000 SF X 4 BLDGS	20,000 SF
OFFICE BLDG @ 9,300 SF	9,300 SF
TOTAL	29,300 SF
POND AREA (22.26%)	±3.990 AC.

N

0 60 120 240

1" = 120'

THIS PLAN IS BASED ON THE BEST CURRENTLY AVAILABLE SITE INFORMATION WHICH IS PRELIMINARY IN NATURE AND INTENDED TO ILLUSTRATE CONCEPTUAL DESIGN INTENT. FINAL DEVELOPMENT PLANS MAY CHANGE SUBJECT TO BOUNDARY, TOPOGRAPHIC AND WETLAND DELINEATION SURVEYS, AS WELL AS LOCAL AND STATE REGULATORY REVIEW AND PERMITTING PROCEDURES.

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EPN	PROJECT #	DESIGNED BY	SHEET NUMBER
TBD	MARK-2025	RJR	1
CREATION DATE	REVISION DATE	CHECKED BY	
04/20/2026	05/05/2026	RJR	

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V:_MARKET\2026\Cravens 95 Acres Elam and Kenton\Planning\Concepts\CRAVENS ELAM BASE.dwg - May 05, 2026 @ 10:29pm - mreve