General Development Data – The following tables contain general development data for this Master Plan.

TOTAL PROJECT - ALL QUADRANTS	Acres	Square Feet	Percent
Total Project Area	387.92	16,898,125	100
Conservation Management Area (primary open space)	87.92	3,829,818	22.66
Developable Area (includes stormwater management, common and perimeter buffer areas)	300.01	13,068,307	77.34
Village Center (includes rights-of-ways)	78.75	3,430,294	20.30
Transit Supportive Area (includes rights-of-ways)	78.97	3,439,826	20.36
Transit Supportive Area with Covenant Constraints	6.49	282,902	1.67
Outside Transit Supportive Area (includes rights-of-ways)	50.18	2,186,037	12.94
Common Areas and Perimeter Buffers	44.26	1,927,819	11.41
Stormwater Management Areas	32.49	1,415,399	8.38
Floodplain Areas	33.12	1,442,513	8.54
Wetland Areas	6.63	288,883	1.71
Right-of-Way Area (within property boundaries, not included elsewhere)	8.86	386,030	2.28
Right-of-Way Area (total within property boundary)	87.59	3,815,618	22.58

NORTHEAST QUADRANT	Acres	Square Feet	Percent
Total Project Area	313.01	13,634,785	100
Conservation Management Area (primary open space)	87.92	3,829,818	28.09
Developable Area (includes stormwater management, common and buffer areas)	225.09	9,804,967	71.91
Village Center (includes rights-of-ways)	51.06	2,224,008	16.31
Transit Supportive Area (includes rights-of-ways)	57.64	2,510,931	18.41
Transit Supportive Area with Covenant Constraints	6.49	282,902	2.07
Outside Transit Supportive Area (includes rights-of-ways)	50.18	2,186,037	16.03
Common Areas and Perimeter Buffers	34.92	1,521,047	11.16
Stormwater Management Areas	18.80	818,906	6.01
Floodplain Areas	14.85	647,054	4.75
Wetland Areas	6.63	288,883	2.12
Right-of-Way Area (within property boundaries, not included elsewhere)	5.99	261,136	1.92
Right-of-Way Area (total within property boundary)	69.04	3,007,502	22.06
NORTHWEST QUADRANT	**Acres**	**Square Feet**	**Percent**
Total Project Area	50.28	2,190,408	100
Developable Area (includes stormwater management, common and buffer areas)	50.28	2,190,408	100
Village Center (includes rights-of-ways)	13.56	590,714	26.97
Transit Supportive Area (includes rights-of-ways)	20.43	889,754	40.62
Common Areas and Perimeter Buffers	8.9	274,145	12.51
Stormwater Management Areas	8.52	371,067	16.94
Floodplain Areas	14.81	645,223	29.46
Wetland Areas	0	0	
Right-of-Way Area (within property boundaries, not included elsewhere)	1.78	77,424	3.53
Right-of-Way Area (total within property boundary)	12.09	640,0339	29.23
SOUTHEAST QUADRANT	**Acres**	**Square Feet**	**Percent**
Total Project Area	24.63	1,072,932	100
Developable Area (includes stormwater management, common and buffer areas)	24.63	1,072,932	100
Village Center (includes rights-of-ways)	14.13	615,572	57.37
Transit Supportive Area (includes rights-of-ways)	0.90	39,141	3.65
Common Areas and Perimeter Buffers	3.34	145,323	13.54
Stormwater Management Areas	5.18	225,426	21.01
Floodplain Areas	3.45	150,282	14.45
Wetland Areas	0	0	
Right-of-Way Area (within property boundaries, not included elsewhere)	1.09	47,470	4.42
Right-of-Way Area (total within property boundary)	3.56	155,081	14.45

North

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

LAND USE LEGEND

TOTAL PROJECT AREA: 387.93 ACRES

- PROPOSED RIGHT-OF-WAY 87.59 ACRES
- VILLAGE CENTER AREA 78.75 ACRES
- TRANSIT SUPPORTIVE AREA WITH COVENANT CONSTRAINTS 6.49 ACRES
- TRANSIT SUPPORTIVE AREA 78.97 ACRES
- OUTSIDE TRANSIT SUPPORTIVE AREA 50.18 ACRES
- COMMON AREA AND PERIMETER BUFFERS 44.26 ACRES
- CONSERVATION MANAGEMENT AREA 87.92 ACRES
- STORMWATER MANAGEMENT AREA 30.39 ACRES
- EXISTING STORMWATER MANAGEMENT AREA 2.10 ACRES
- EXISTING TREE CANOPY (TO REMAIN) 109± ACRES
- MULTI-USE PATH
- EXTENDED BLOCK (FOR ILLUSTRATIVE PURPOSES ONLY)
- PHASE BOUNDARY

NOTES:
1. ALL AREAS ARE GROSS ACREAGE (RIGHT-OF-WAY INCLUDED).
2. ALL OTHER TREE CANOPY TO REMAIN WILL BE DETERMINED DURING FINAL REVIEW FOR EACH PHASE OF THE DEVELOPMENT.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DESIGNED BY	WTJ
DRAWN BY	KFM
CHECKED BY	WTJ
APPROVED BY	WTJ

SHEET TITLE: MASTER DEVELOPMENT PLAN

SITE ENGINEERING PLANS FOR: SPRINGHILLS TRANSIT ORIENTED DEVELOPMENTS AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

DO NOT SCALE THIS DRAWING

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Surveying • Mapping • Geospatial • Engineering • Construction Management

Walter Jarvis, P.E.
Florida P.E. No.: 69101

PROJECT NO.: 11-005

SCALE: AS SHOWN

DATE: AUGUST 2014

DRAWING: C1.00

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