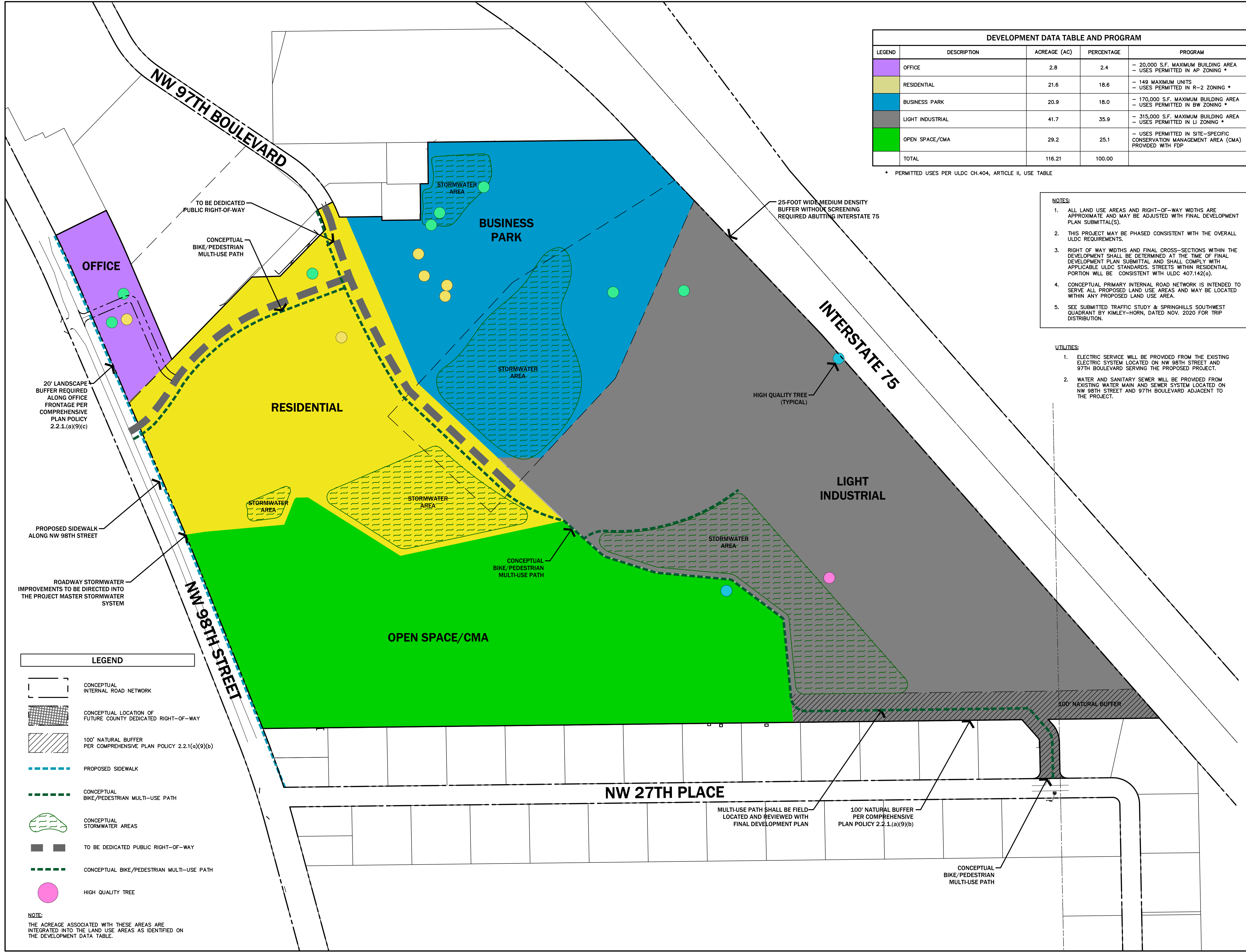


\\server2\eng\projects\PREIT - SW Quad\Plans\Current\DWG\FDP\19068\FDP1.dwg, CO.10 GENERAL DEVELOPMENT & TRANSPORTATION NETWORK PLAN, 4/28/2021 3:49:03 PM, TAR, DWG To PDF.pc3



DEVELOPMENT DATA TABLE AND PROGRAM				
LEGEND	DESCRIPTION	ACREAGE (AC)	PERCENTAGE	PROGRAM
	OFFICE	2.8	2.4	- 20,000 S.F. MAXIMUM BUILDING AREA - USES PERMITTED IN AP ZONING *
	RESIDENTIAL	21.6	18.6	- 149 MAXIMUM UNITS - USES PERMITTED IN R-2 ZONING *
	BUSINESS PARK	20.9	18.0	- 170,000 S.F. MAXIMUM BUILDING AREA - USES PERMITTED IN BW ZONING *
	LIGHT INDUSTRIAL	41.7	35.9	- 315,000 S.F. MAXIMUM BUILDING AREA - USES PERMITTED IN LI ZONING *
	OPEN SPACE/CMA	29.2	25.1	- USES PERMITTED IN SITE-SPECIFIC CONSERVATION MANAGEMENT AREA (CMA) PROVIDED WITH FDP
	TOTAL	116.21	100.00	

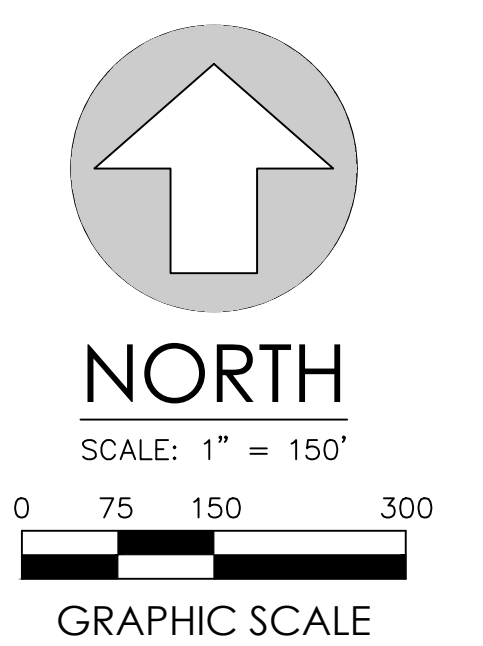
* PERMITTED USES PER ULDC CH.404, ARTICLE II, USE TABLE

- NOTES:**
- ALL LAND USE AREAS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTAL(S).
 - THIS PROJECT MAY BE PHASED CONSISTENT WITH THE OVERALL ULDC REQUIREMENTS.
 - RIGHT OF WAY WIDTHS AND FINAL CROSS-SECTIONS WITHIN THE DEVELOPMENT SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH APPLICABLE ULDC STANDARDS. STREETS WITHIN RESIDENTIAL PORTION WILL BE CONSISTENT WITH ULDC 407.142(o).
 - CONCEPTUAL PRIMARY INTERNAL ROAD NETWORK IS INTENDED TO SERVE ALL PROPOSED LAND USE AREAS AND MAY BE LOCATED WITHIN ANY PROPOSED LAND USE AREA.
 - SEE SUBMITTED TRAFFIC STUDY & SPRINGHILLS SOUTHWEST QUADRANT BY KIMLEY-HORN, DATED NOV. 2020 FOR TRIP DISTRIBUTION.

- UTILITIES:**
- ELECTRIC SERVICE WILL BE PROVIDED FROM THE EXISTING ELECTRIC SYSTEM LOCATED ON NW 98TH STREET AND 97TH BOULEVARD SERVING THE PROPOSED PROJECT.
 - WATER AND SANITARY SEWER WILL BE PROVIDED FROM EXISTING WATER MAIN AND SEWER SYSTEM LOCATED ON NW 98TH STREET AND 97TH BOULEVARD ADJACENT TO THE PROJECT.

LEGEND	
	CONCEPTUAL INTERNAL ROAD NETWORK
	CONCEPTUAL LOCATION OF FUTURE COUNTY DEDICATED RIGHT-OF-WAY
	100' NATURAL BUFFER PER COMPREHENSIVE PLAN POLICY 2.2.1(a)(9)(b)
	PROPOSED SIDEWALK
	CONCEPTUAL BIKE/PEDESTRIAN MULTI-USE PATH
	CONCEPTUAL STORMWATER AREAS
	TO BE DEDICATED PUBLIC RIGHT-OF-WAY
	CONCEPTUAL BIKE/PEDESTRIAN MULTI-USE PATH
	HIGH QUALITY TREE

NOTE:
THE ACREAGE ASSOCIATED WITH THESE AREAS ARE INTEGRATED INTO THE LAND USE AREAS AS IDENTIFIED ON THE DEVELOPMENT DATA TABLE.



No.	Date	Comment

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-068

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title:

SPRINGHILLS - SW QUADRANT

Sheet title: GENERAL DEVELOPMENT & TRANSPORTATION NETWORK PLAN

Designed: SJR Sheet No.:

Drawn: MJS

Checked: CBS **C0.10**

Date: 04/15/21