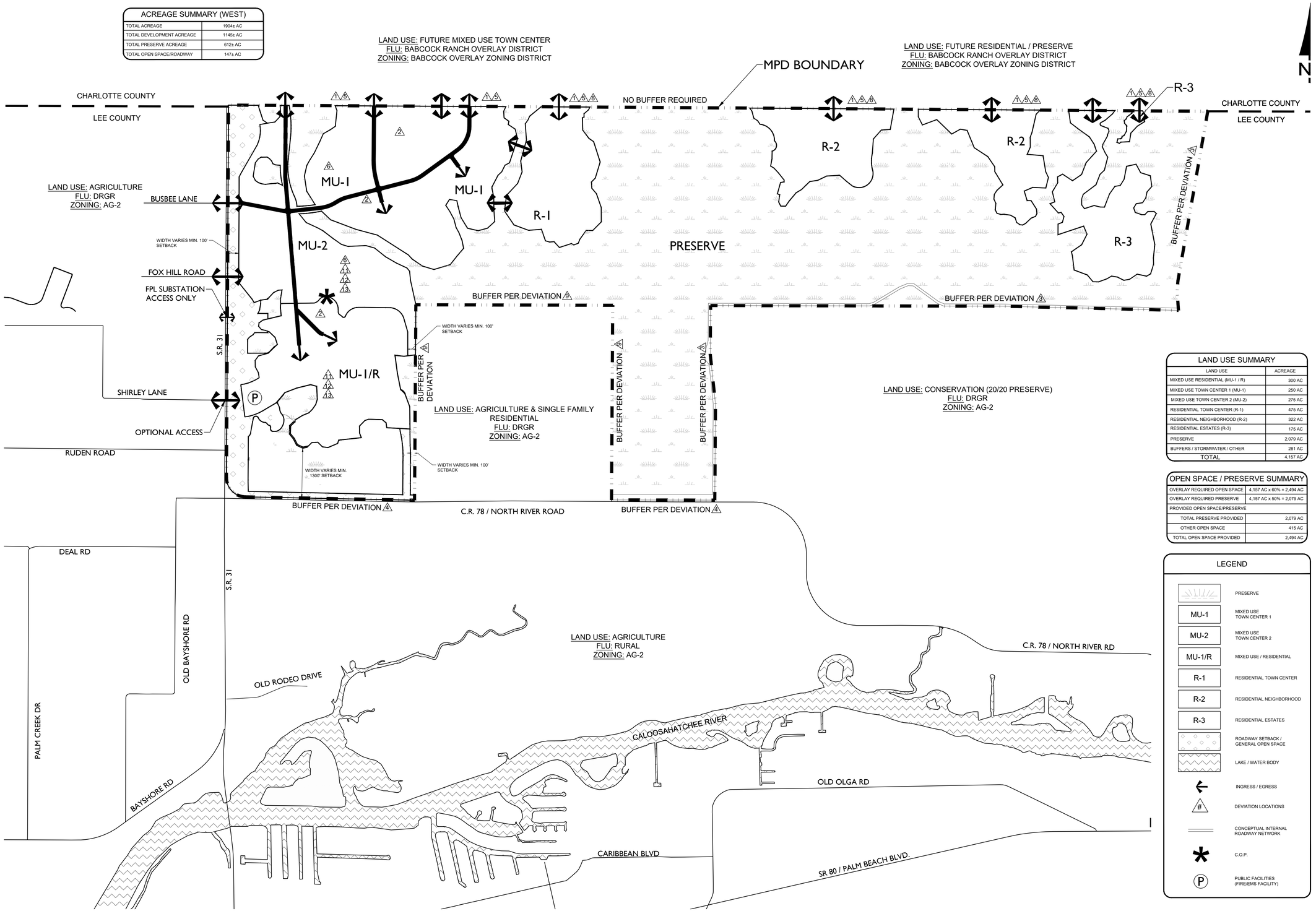
| ACREAGE SUMMARY (WEST) | |
|---|---|
| TOTAL ACREAGE | 1904± AC |
| TOTAL DEVELOPMENT ACREAGE | 1145± AC |
| TOTAL PRESERVE ACREAGE | 612± AC |
| TOTAL OPEN SPACE/ROADWAY | 147± AC |




| LAND USE SUMMARY | |
|---|---|
| LAND USE | ACREAGE |
| MIXED USE RESIDENTIAL (MU-1 / R) | 300 AC |
| MIXED USE TOWN CENTER 1 (MU-1) | 250 AC |
| MIXED USE TOWN CENTER 2 (MU-2) | 275 AC |
| RESIDENTIAL TOWN CENTER (R-1) | 475 AC |
| RESIDENTIAL NEIGHBORHOOD (R-2) | 322 AC |
| RESIDENTIAL ESTATES (R-3) | 175 AC |
| PRESERVE | 2,079 AC |
| BUFFERS / STORMWATER / OTHER | 281 AC |
| TOTAL | 4,157 AC |

| OPEN SPACE / PRESERVE SUMMARY | |
|---|---|
| OVERLAY REQUIRED OPEN SPACE | 4,157 AC x 60% = 2,494 AC |
| OVERLAY REQUIRED PRESERVE | 4,157 AC x 50% = 2,079 AC |
| PROVIDED OPEN SPACE/PRESERVE | |
| TOTAL PRESERVE PROVIDED | 2,079 AC |
| OTHER OPEN SPACE | 415 AC |
| TOTAL OPEN SPACE PROVIDED | 2,494 AC |

LEGEND

- PRESERVE
- MU-1 — MIXED USE TOWN CENTER 1
- MU-2 — MIXED USE TOWN CENTER 2
- MU-1/R — MIXED USE / RESIDENTIAL
- R-1 — RESIDENTIAL TOWN CENTER
- R-2 — RESIDENTIAL NEIGHBORHOOD
- R-3 — RESIDENTIAL ESTATES
- ROADWAY SETBACK / GENERAL OPEN SPACE
- LAKE / WATER BODY
- INGRESS / EGRESS
- # — DEVIATION LOCATIONS
- CONCEPTUAL INTERNAL ROADWAY NETWORK
- C.O.P.
- P — PUBLIC FACILITIES (FIRE/EMS FACILITY)


WALDROP ENGINEERING
AN ATWELL GROUP COMPANY
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
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# BABCOCK MPD

CLIENT: BABCOCK PROPERTY HOLDINGS

MASTER CONCEPT PLAN

PLAN REVISIONS

0 600 1200 2400
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

**BABCOCK PROPERTY HOLDINGS, LLC**

SET NUMBER: 548-100-E02

SHEET: 1

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