



LEGEND

- Potential Future Connection
- Vehicular Wetland Crossing
- Pedestrian Wetland Crossing
- Trails / Multi-Modal Pathways
- Wildlife Corridors
- Mixed Use
- Institutional / Civic Uses
- Residential - Single Family & Multi Family
- Active Adult Residential - Single & Multi Family
- Assisted Care Living Facility
- Wetlands and Wetland Buffers
- Upland Preservation Area / Open Space
- Community Park
- Potential Location of Wellfield Site
- Potential Seco Substation
- Right of Way
- Wildlife Conservation Area

| MASTER DEVELOPMENT PROGRAM | | | | | | |
|---|---------------------------|--------------------------|--------------------------|--------------------|--------------------|------------------------|
| | Phase 1 2009 - 2014 | Phase 2 2015- 2018 | Phase 3 2019- 2025 | TOTAL | | |
| | Units / Sq. Ft. | Units / Sq. Ft. | Units / Sq. Ft. | Units / Sq. Ft. | Mixed Use Acres | Conservati on Acres |
| Residential | | | | | | |
| Single-Family | 265 | 567 | 1,264 | 2,096 | 741 | |
| Multi-Family | 0 | 575 | 1,329 | 1,904 | | |
| Single-Family (Age-Restricted) | 0 | 450 | 1,286 | 1,736 | 592 | |
| Multi-Family (Age-Restricted) | 0 | 200 | 864 | 1,064 | | |
| Assisted Care Living Facility | 0 | 0 | 200 | 200 | 22 | |
| Mixed Use | | | | | | |
| Industrial (Light) | 0 | 127,877 | 372,123 | 500,000 | 61 | |
| Office | 0 | 383,632 | 1,116,368 | 1,500,000 | 189 | |
| Retail and Service | 0 | 386,473 | 1,213,527 | 1,600,000 | 160 | |
| Hotel rooms | 0 | 150 | 250 | 400 | - | |
| Institutional | 0 | 0 | 50,000 | 50,000 | 58 | |
| Roads | | | | | 99 | |
| Community Park | | | | | 53 | |
| Wetlands and Wetland Buffers | | | | | | 1,625 |
| Upland Preservation / Open Space / Wildlife Corridors | | | | | | 147 |
| Total AC | | | | | 1,975 | 1,772 |
| Total Units | | | | 7,000 | | |
| Total Industrial (Light) SF | | | | 500,000 | | |
| Total Office SF | | | | 1,500,000 | | |
| Total Retail & Service SF | | | | 1,600,000 | | |
| Total Hotel Rooms | | | | 400 | | |
| Total Institutional SF | | | | 50,000 | | |

NOTES:

- 1) Phasing Program shall be as follows: Phase 1 - 2009-2014; Phase 2 - 2015-2018; Phase 3a - 2019-2022; Phase 3b - 2023-2025.
- 2) Acreages are approximate and include wetland buffers, neighborhood parks, trails, landscaping, stormwater ponds, internal roadways and parking.
- 3) While the maximum development program shall not be exceeded, in order to accommodate the final layout of residential and nonresidential uses the boundary marked may shift resulting in reciprocal changes of up to 30 acres to the Residential and Mixed Use areas.
- 4) While the maximum development program shall not be exceeded, the 64 acres reserved for institutional/civic uses such as public schools, public safety facilities and public parks may be developed with other compatible uses if the Lake County School Board and/or City of Leesburg do not exercise their options to utilize or acquire all of said property.

NOTE: THE INFORMATION PROVIDED ON THIS DOCUMENT SHOULD BE TREATED AS CONCEPTUAL ONLY AND MAY BE SUBJECT TO CHANGE BASED ON MORE DETAILED SURVEY, ENVIRONMENTAL AND SPECIFIC BUILDING PRODUCT INFORMATION.

MAP H: MASTER DEVELOPMENT PLAN
 BENDERSON DEVELOPMENT, LLC.
SECRET PROMISE DRI

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 Date: September 2009

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