

# Master Development Plan

May 2000

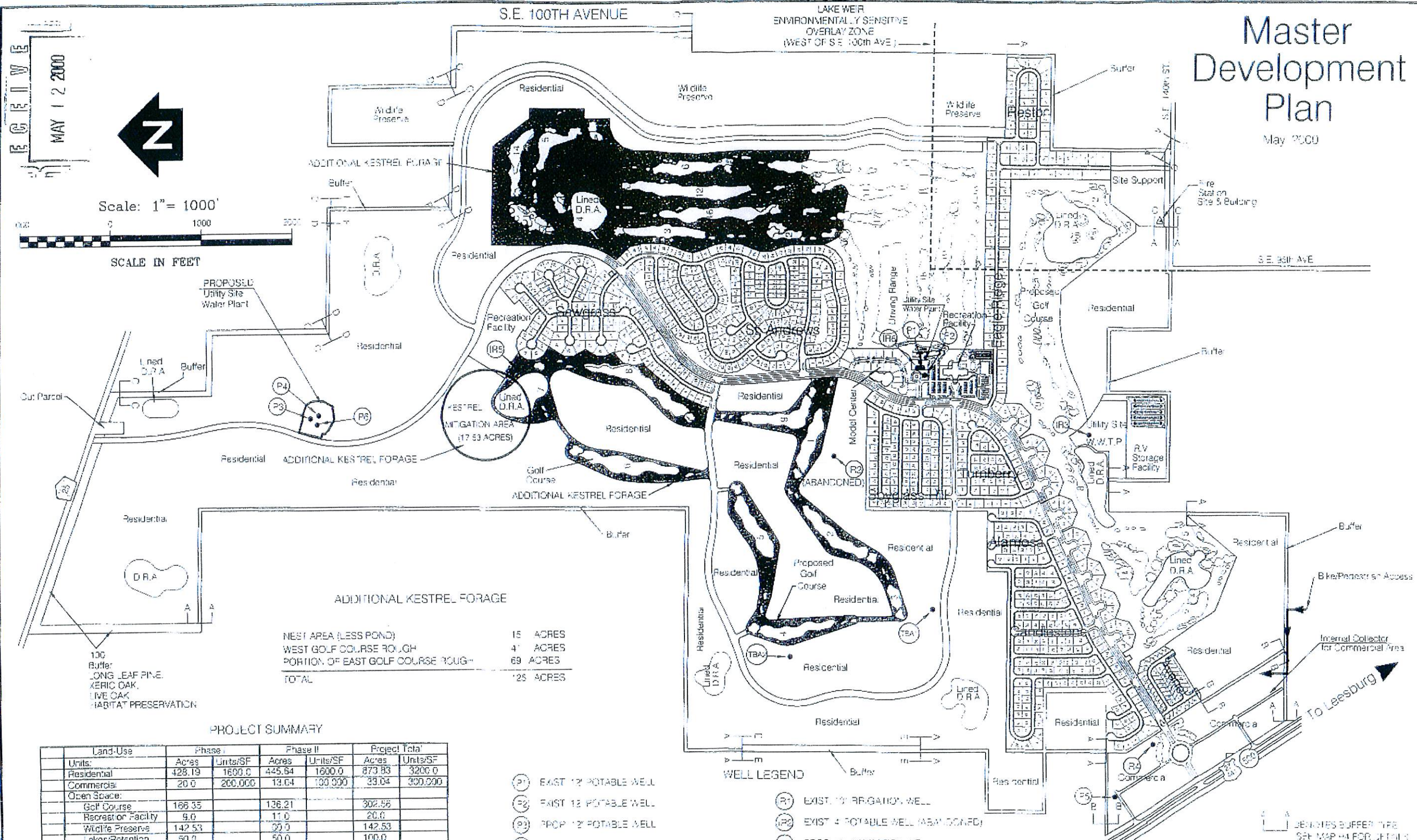
REVISED  
MAY 12 2000



Scale: 1" = 1000'



SCALE IN FEET



NEST AREA (LESS POND)	15 ACRES
WEST GOLF COURSE ROUGH	4 ACRES
PORTION OF EAST GOLF COURSE ROUGH	69 ACRES
<b>TOTAL</b>	<b>128 ACRES</b>

100' Buffer  
LONG LEAF PINE,  
XERIC OAK,  
LIVE OAK  
HABITAT PRESERVATION

### PROJECT SUMMARY

Land-Use	Phase I		Phase II		Project Total	
	Acres	Units/SF	Acres	Units/SF	Acres	Units/SF
Residential	428.19	1690.0	445.64	1600.0	873.83	3290.0
Commercial	20.0	200,000	13.64	100,000	33.64	300,000
Open Space:						
Golf Course	166.35		136.21		302.56	
Recreation Facility	9.0		11.0		20.0	
Wildlife Preserve	142.53		20.0		162.53	
Lakes/Retention	50.0		50.0		100.0	
Collector Road	28.00		9.4		37.41	
RV Storage Facility	5.0		5.0		10.0	
Fire Station*	0.00		1.54		1.54	
Site Support*	10.0		11.54		21.54	
Utilities	7.25		3.90		11.15	
Buffer	16.89		21.95		38.84	
<b>Totals</b>	<b>863.20</b>		<b>696.15</b>		<b>1559.35</b>	

- WELL LEGEND**
- (P1) EAST 12" POTABLE WELL
  - (P2) EAST 12" POTABLE WELL
  - (P3) PROP. 12" POTABLE WELL
  - (P4) PROP. 12" POTABLE WELL
  - (P5) EAST 4" POTABLE WELL (TO BE ABANDONED)
  - (P6) PROP. 12" POTABLE WELL
  - (PA) EXIST. 12" WELL (TO BE ABANDONED)
  - (PB) EXIST. 4" WELL (TO BE ABANDONED)
  - (IR1) EXIST. 12" IRRIGATION WELL
  - (IR2) EXIST. 4" POTABLE WELL (ABANDONED)
  - (IR3) PROP. 12" IRRIGATION WELL
  - (IR4) EXIST. 8" IRRIGATION WELL
  - (IR5) PROP. 12" IRRIGATION WELL
  - (IR6) EXIST. 12" IRRIGATION WELL

\* At build-out, the fire station building and site will be transferred to Marion County, thus reducing the site support area to 8.46 acres.

**DEL WEBB'S**  
Spruce Creek  
Country Club  
"A Florida Quality Development"

MAP

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