



LEGEND		AREAS
[Symbol]	FLOOD ZONE "A" BOUNDARY	1.25 ACRES
[Symbol]	MAN-MADE WETLAND BOUNDARY	0.31 ACRES
[Symbol]	EXISTING TREE CANOPY	7.40 ACRES
[Symbol]	TREE CANOPY TO BE PRESERVED	2.26 ACRES (30.54% OF EXISTING)
[Symbol]	"DESIRABLE" LIVE OAK CANOPY TO BE PRESERVED	0.38 ACRES (5.14% OF EXISTING)
[Symbol]	VILLAGE CENTER BLOCK AREA	14.36 ACRES
[Symbol]	VILLAGE CENTER RIGHT-OF-WAY	5.95 ACRES
[Symbol]	OPEN SPACE - MEDIUM DENSITY BUFFER	0.47 ACRES
[Symbol]	OPEN SPACE - MEDIUM DENSITY BUFFER WITH EXISTING TREE CANOPY	1.36 ACRES
[Symbol]	OPEN SPACE - ARTERIAL ROAD BUFFER	0.59 ACRES
[Symbol]	OPEN SPACE - COMMON OPEN AREA	1.16 ACRES
[Symbol]	OPEN SPACE - STORMWATER MANAGEMENT AREA	2.43 ACRES
[Symbol]	OPEN SPACE - PARK AREA (CIVIC SPACES)	0.55 ACRES
[Symbol]	OPEN SPACE - 10' PEDESTRIAN TRAIL/MULTI-USE PATH (5' WIDE USED IN CALCULATION)	0.26 ACRES
[Symbol]	EXISTING SANITARY SEWER EASEMENT (O.R. 1699, PAGE 85) (NOT CALCULATED AS OPEN SPACE)	0.15 ACRES
[Symbol]	PROPOSED 20' RIGHT-OF-WAY DEDICATION* (NOT CALCULATED AS OPEN SPACE)	0.37 ACRES

\* IF REQUIRED, THE LIMITS OF THE PROPOSED RIGHT-OF-WAY DEDICATION WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT BASED ON THE DETAILED TRAFFIC ANALYSIS AND CORRESPONDING IMPACTS TO N.W. 83RD STREET AND N.W. 39TH STREET.

**ULDC 407.53 PRIMARY OPEN SPACE REQUIREMENTS:**  
A. CONSERVATION AREAS AND ASSOCIATED BUFFERS

- 1. WETLANDS:** A WETLAND AREA IS PRESENT WITHIN THE SITE. THE WETLAND IS OF POOR QUALITY, MAN-MADE, ISOLATED AND QUALIFIES FOR AN EXEMPTION FROM CONSERVATION (PRIMARY OPEN SPACE) UNDER ULDC 406.50(L). SEE THE NATURAL RESOURCE INVENTORY AND ENVIRONMENTAL ASSESSMENT REPORT PROVIDED AS A SEPARATE DOCUMENT FOR ADDITIONAL INFORMATION.
- 2. SURFACE WATERS:** THERE ARE NO SURFACE WATERS LOCATED ON THE PROJECT SITE.
- 3. 100-YEAR FLOOD PLAINS:** FLOODZONE "A" (NO BASED ELEVATION ESTABLISHED) IS PRESENT WITHIN THE SITE IN THREE SEPARATE LOCATIONS AS DETERMINED BY THE SURVEYOR. THE NORTHERN MOST FLOODZONE IS WITHIN AN ISOLATED DEPRESSION ENTIRELY SERVED BY ONSITE RUNOFF AND DOES NOT MERIT CONSERVATION AS OPEN SPACE. THE SOUTHERN FLOODZONES ARE LOCATED IN THE AREA PROPOSED FOR STORMWATER RETENTION. THE STORMWATER RETENTION FACILITY WILL INCREASE THE STORAGE IN THE FLOODZONE AND DECREASE THE POTENTIAL FOR OFF-SITE FLOOD IMPACTS. THEREFORE, THE SOUTHERN FLOODZONES DO NOT MERIT CONSERVATION AS OPEN SPACE. PRECISE FLOODZONE BOUNDARIES AND ELEVATIONS WILL BE DETERMINED DURING FINAL REVIEW.
- 4. LISTED SPECIES HABITAT:** THERE ARE NO LISTED SPECIES HABITAT LOCATED ON THE PROJECT SITE.
- 5. STRATEGIC ECOSYSTEMS:** THERE ARE NO STRATEGIC ECOSYSTEMS LOCATED ON THE PROJECT SITE.
- 6. SIGNIFICANT GEOLOGICAL:** THERE ARE NO SIGNIFICANT GEOLOGICAL LOCATED ON THE PROJECT SITE.
- 8. NATURAL AREAS:** THE EXISTING TREE CANOPY IS CONSIDERED TO BE A NATURAL AREA. A 50' MEDIUM DENSITY BUFFER IS PROVIDED ALONG THE EASTERN PROPERTY LINE. THE BUFFER WILL UTILIZE THE PRESERVED TREE CANOPY AND NATIVE VEGETATION IN CONJUNCTION WITH ADDITIONAL LANDSCAPING (IF NEEDED) TO ACHIEVE THE BUFFER DENSITY REQUIREMENTS.

**ULDC 407.70(A) SECONDARY OPEN SPACE (TND/TOD) REQUIREMENTS:**

- 1. CIVIC SPACES:** A NEIGHBORHOOD PARK CONTAINING PEDESTRIAN AMENITIES AND OTHER MINOR STRUCTURES IS PROVIDED CENTRAL TO THE VILLAGE CENTER.
- 2. LANDSCAPED AREAS:** A 50' MEDIUM DENSITY BUFFER IS PROVIDED ALONG THE EASTERN PROPERTY LINE. AN ARTERIAL STREET BUFFER IS PROVIDED ALONG THE NORTHERN PROPERTY LINE. ALL COMMON OPEN AREAS ARE INCLUDED AND WILL MEET OPEN SPACE LANDSCAPE REQUIREMENTS.
- 3. PEDESTRIAN TRAILS:** A PEDESTRIAN TRAIL UP TO 5' IN WIDTH IS PROVIDED WITHIN QUALIFYING OPEN SPACE, HOWEVER, THE TRAIL WILL BE 10' IN WIDTH THROUGHOUT THE PROPERTY.
- 4. STORMWATER MANAGEMENT FACILITIES:** A STORMWATER MANAGEMENT FACILITY IS PROVIDED AND WILL MEET ALL APPLICABLE STANDARDS OF ULDC 407.56 AND CHAPTER 407 - ARTICLE 9 ULDC..

\* CIVIC SPACES SHALL BE COMPLIANT WITH ULDC 407.70(B). COMPLIANCE WILL BE DEMONSTRATED DURING FINAL REVIEW.  
NOTE: REMOVAL OF TREES OF SUB-OPTIMAL HEALTH AND PROHIBITED/DISCOURAGED NON-NATIVE VEGETATION IS REQUIRED AND WILL BE SHOWN DURING FINAL DEVELOPMENT PLAN REVIEW. ADDITIONALLY, THE PROPOSED TREES TO BE PRESERVED TOTAL AT LEAST 5% OF THE EXISTING TREE CANOPY AND ARE LOCATED THROUGHOUT THE DEVELOPMENT.

PROJECT AREA (ACRES)	EXISTING	PROVIDED	% TOTAL AREA
27.70 AC			100.00 %
<b>PRIMARY OPEN SPACE (ACRES)</b>			
WETLANDS	0.31 AC	0	0
WETLAND BUFFERS	0	0	0
SURFACE WATERS	0	0	0
SURFACE WATERS BUFFERS	0	0	0
SIGNIFICANT GEOLOGIC FEATURES	0	0	0
SIGNIFICANT GEOLOGIC FEATURES BUFFERS	0	0	0
STRATEGIC ECOSYSTEM	0	0	0
LISTED SPECIES HABITAT	0	0	0
SIGNIFICANT HABITAT	0	0	0
100 YEAR FLOODPLAIN	1.25 AC	0	0
OTHER NATURAL AREAS	7.40 AC*	2.42 AC	8.74 %
<b>SECONDARY OPEN SPACE (ACRES)</b>			
CIVIC SPACES	0.55 AC	1.99 %	
LANDSCAPED AREAS (OUTSIDE OF BLOCKS)	1.16 AC	4.19 %	
STORMWATER MANAGEMENT AREAS	2.43 AC	8.77 %	
PEDESTRIAN TRAILS	0.26 AC	0.94 %	
<b>TOTAL OPEN SPACE PROVIDED (ACRES)</b>	<b>6.82 AC</b>	<b>24.62 %</b>	
*EXISTING TREE CANOPY			

**REVISIONS:**

NO.	DATE	DESCRIPTION	BY
1	07/16/12	REVISED PER COUNTY COMMENTS	AJA
2	08/08/12	REVISED PER COUNTY COMMENTS	AJA

**DESIGNED BY:** WJU  
**DRAWN BY:** WJF  
**CHECKED BY:** WJU  
**APPROVED BY:** WJU

**SHEET TITLE:**  
**PRELIMINARY OPEN SPACE PLAN**

**SITE ENGINEERING PLANS FOR:**  
**PARK AVENUE AT SANTA FE TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

**JARVIS & FOLSOM, INC.**  
Engineering & Planning  
2579 SW 87th Drive, Suite 100 - Gainesville, FL 32608  
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Jarvis & Folsom, Inc.  
Certificate of Authorization No. 28456

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

**PROJECT NO.:** 11-009  
**SCALE:** AS SHOWN  
**DATE:** JUNE 2012  
**DRAWING:** PDP2.00

DO NOT SCALE THIS DRAWING

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