



LEGEND

Symbol/Color	Description	Area
--- (dashed line)	FLOOD ZONE "A" BOUNDARY	1.25 ACRES
--- (dotted line)	MAN-MADE WETLAND BOUNDARY	0.31 ACRES
--- (solid line)	EXISTING TREE CANOPY	7.40 ACRES
--- (wavy line)	TREE CANOPY TO BE PRESERVED	2.26 ACRES (30.54% OF EXISTING)
--- (cross-hatch pattern)	"DESIRABLE" LIVE OAK CANOPY TO BE PRESERVED	0.38 ACRES (5.14% OF EXISTING)
--- (brown fill)	VILLAGE CENTER BLOCK AREA	14.36 ACRES
--- (grey fill)	VILLAGE CENTER RIGHT-OF-WAY	5.95 ACRES
--- (green fill)	OPEN SPACE - MEDIUM DENSITY BUFFER	0.47 ACRES
--- (green fill)	OPEN SPACE - MEDIUM DENSITY BUFFER WITH EXISTING TREE CANOPY	1.36 ACRES
--- (green fill)	OPEN SPACE - ARTERIAL ROAD BUFFER	0.59 ACRES
--- (green fill)	OPEN SPACE - COMMON OPEN AREA	1.16 ACRES
--- (blue fill)	OPEN SPACE - STORMWATER MANAGEMENT AREA	2.43 ACRES
--- (green fill)	OPEN SPACE - PARK AREA (CIVIC SPACES)	0.55 ACRES
--- (brown line)	OPEN SPACE - 10' PEDESTRIAN TRAIL/MULTI-USE PATH (5' WIDE USED IN CALCULATION)	0.26 ACRES
--- (green fill)	EXISTING SANITARY SEWER EASEMENT (O.R. 1699, PAGE 85) (NOT CALCULATED AS OPEN SPACE)	0.15 ACRES
--- (green fill)	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.

PROPOSED UNITS:	TOTAL = 300 DU
DENSITY:	TOTAL GROSS DENSITY AT BUILD OUT = 10.8 DU/AC
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE:	TOTAL = 30,000 S.F.
ROADWAYS:	DEDICATION OF PUBLIC ROADWAYS SHALL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT.
MULTI-USE PATH/PEDESTRIAN TRAILS:	ALL MULTI-USE PATH/PEDESTRIAN TRAILS WILL BE PROVIDED WITHIN THE PROVIDED OPEN SPACE/Common Area AND/OR WITHIN THE ROADWAY RIGHT-OF-WAY.
UTILITIES:	ALL UTILITIES WILL BE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK. THE EXISTING SANITARY SEWER EASEMENT WILL EITHER BE PRESERVED, VACATED, OR RELOCATED. THE FINAL COURSE OF ACTION WILL BE DETERMINED DURING FINAL DEVELOPMENT PLAN REVIEW.
UTILITY PROVIDERS:	ELECTRIC, SANITARY SEWER, POTABLE WATER, FIRE WATER AND NATURAL GAS. CABLE AND HIGH SPEED INTERNET. TELEPHONE
GRU:	
COX:	
AT&T:	

▶ SEE COVER SHEET FOR ADDITIONAL TND SPECIFIC INFORMATION.

REVISIONS:		NO.	DATE	DESCRIPTION
		1	07/16/12	REVISED PER COUNTY COMMENTS
		2	08/08/12	REVISED PER COUNTY COMMENTS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
WJU	WJU	WJU	WJU

SHEET TITLE:
PRELIMINARY GENERAL SITE DEVELOPMENT PLAN

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

JARVIS & FOLSOM, INC.
 Engineering & Planning
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 Phone: 352.275.7022 Fax: 352.333.9533
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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: PDP1.00

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