



LEGEND

Symbol	Description	AREAS
[Green hatched box]	OPEN SPACE - MEDIUM DENSITY BUFFER	0.47 ACRES
[Green hatched box]	OPEN SPACE - MEDIUM DENSITY BUFFER WITH EXISTING TREE CANOPY	1.36 ACRES
[Green hatched box]	OPEN SPACE - ARTERIAL ROAD BUFFER	0.59 ACRES
[Green hatched box]	OPEN SPACE - COMMON OPEN AREA	1.16 ACRES
[Blue hatched box]	OPEN SPACE - STORMWATER MANAGEMENT AREA	2.43 ACRES
[Green hatched box]	OPEN SPACE - PARK AREA (CIVIC SPACES)	0.55 ACRES
[Brown hatched box]	OPEN SPACE - 10' PEDESTRIAN TRAIL/MULTI-USE PATH (5' WIDE USED IN CALCULATION)	0.26 ACRES
[Green hatched box]	EXISTING SANITARY SEWER EASEMENT (O.R. 1699, PAGE 85) (NOT CALCULATED AS OPEN SPACE)	0.15 ACRES
[Green hatched box]	PROPOSED 20' RIGHT-OF-WAY DEDICATION* (NOT CALCULATED AS OPEN SPACE)	0.37 ACRES

DEVELOPMENT DATA

A. UTILITY PROVIDERS: GRU: ELECTRIC, SANITARY SEWER, POTABLE WATER, FIRE WATER AND NATURAL GAS.
 AT&T: CABLE AND HIGH SPEED INTERNET, TELEPHONE

B. PROPOSED ROADWAY SEGMENTS CLASSIFICATION PER TABLE 407.68.4

SEGMENT	DAILY TRIPS	NUMBER OF LANES	DESIGN SPEED (MPH)	TRAVEL LANE TYPE WIDTH (FT) (1)	ACCESS TYPE (2)	MEDIAN (FT)	BIKE LANES (FT) (3)	ON-STREET PARKING FT (4)
TYPE A	UNDER 1,200	2	25	CARTWAY 18-20	DIRECT	NO	NO	7
TYPE B	1,200 - 2,500	2	25	MARKED LANES 10	LIMITED	10 (OPTIONAL)	4 (OPTIONAL)	7
TYPE C	2,500 - 7,500	2	30	MARKED LANES 10	LIMITED	12 (OPTIONAL)	5	8
TYPE D	7,500 - 20,000	2	35	MARKED LANES 10	LIMITED	16 - 22	5	8
TYPE E	15,000 - 40,000	4	35	MARKED LANES 10	LIMITED	16 - 22	5	8

- NOTES:**
1. THE APPROPRIATE CROSS SECTIONS FOR THE ON-SITE ROADWAYS WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT. THE PROPOSED ROADWAY SEGMENT DESIGNATIONS ON THIS SHEET (TYPES A - E) ARE SOLELY BASED ON THE PROJECTED ADT PROVIDED IN THE "TRAFFIC IMPACT ANALYSIS" AND IN NO WAY OBLIGATES THE DEVELOPMENT TO MEET THE PROPOSED DESIGN STANDARDS IN TABLE 407.68.4.
 2. ROADWAY ALIGNMENTS, RIGHT-OF-WAY WIDTHS AND CONNECTIONS TO N.W. 83RD STREET AND N.W. 39TH AVENUE MAY BE REVISED TO MEET TRANSPORTATION ENGINEERING REQUIREMENTS PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL AND WITHOUT THE NEED FOR REVISED PRELIMINARY PLAN APPROVAL.
 3. THE FINAL LOCATION(S) FOR ACCESS TO N.W. 39TH AVENUE WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT.

E. TRIP GENERATION:

LANDUSE	SIZE	UNITS	TRIP GENERATION - ITE 8th EDITION							PM TOTAL
			ITE CODE	DAILY TRIPS	AM ENTER	AM EXIT	AM TOTAL	PM ENTER	PM EXIT	
APARTMENTS	300	UNITS	220	1,995	30	123	153	120	66	186
RETAIL	15,000	SF	820	644	9	6	15	27	29	56
OFFICE PARK	5,000	SF	710	55	7	1	8	1	6	7
ANCILLARY USES*	10,000	SF	INCLUDED IN ITE RATES FOR APARTMENTS							
GROSS TRIPS			2,694	46	130	176	148	101	249	
INTERNAL CAPTURE	5.57%		150	3	7	10	8	6	14	
PASS-BY TRIPS	34.00%		193	3	0	3	9	9	18	
NET TRIPS			2,351	40	123	163	131	86	217	

- * LEASING AND RESIDENTIAL AMENITIES
- F. TRIP DISTRIBUTION:**
1. 41% ON N.W. 39TH AVENUE WEST OF N.W. 83RD STREET = 964 ADT
 2. 39% ON N.W. 39TH AVENUE EAST OF N.W. 83RD STREET = 917 ADT
 3. 20% ON N.W. 83RD STREET SOUTH OF N.W. 39TH AVENUE = 460 ADT

REVISIONS:

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

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

SHEET TITLE:
 PRELIMINARY TRANSPORTATION NETWORK & UTILITY PLAN

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

DO NOT SCALE THIS DRAWING

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PROJECT NO.: 11-009
 SCALE: AS SHOWN
 DATE: JUNE 2012
 DRAWING: PDP3.00

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