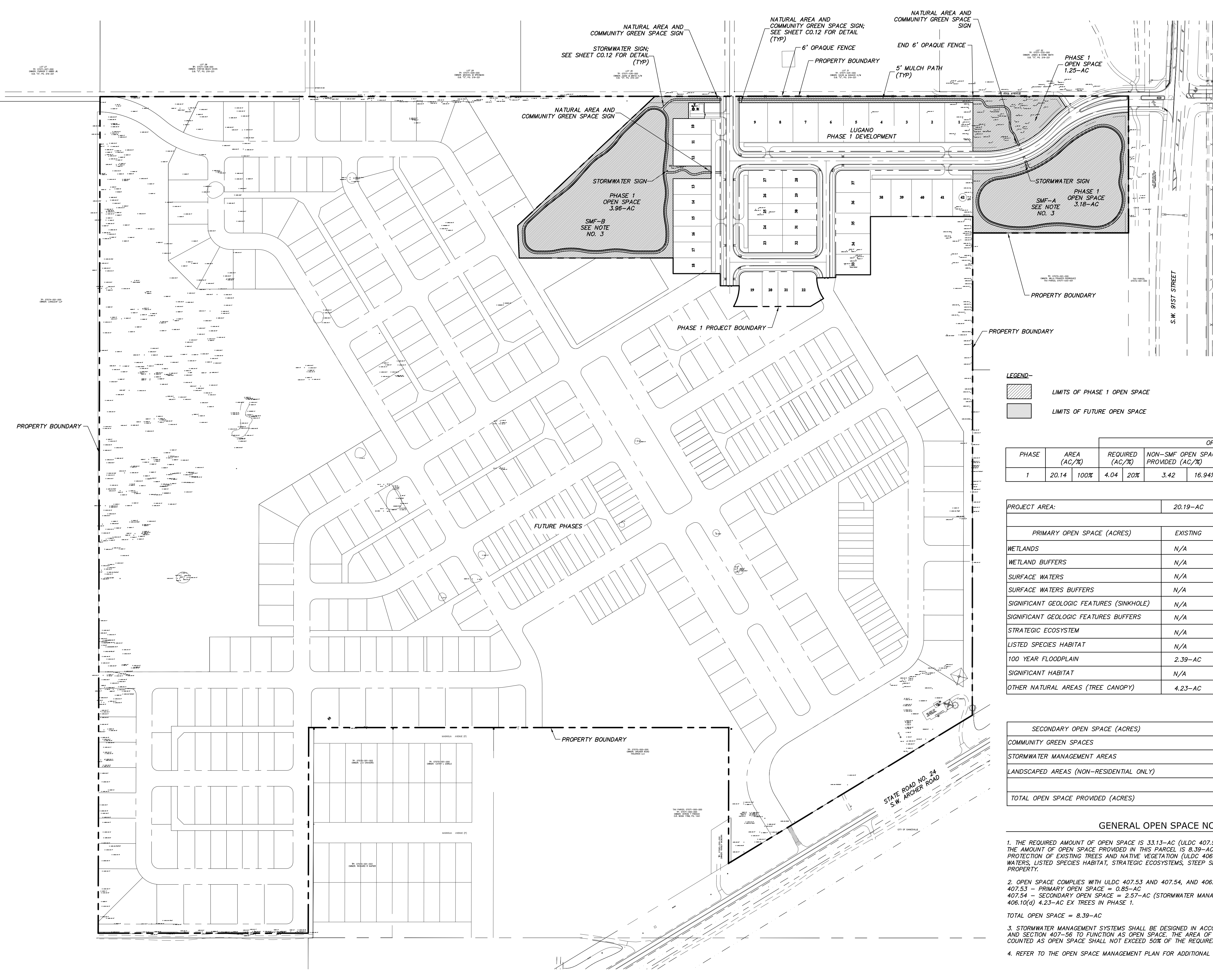


NOTE-  
1. SEE REPORT ON LUGANO PHASE 1 OPEN SPACE MANAGEMENT PLAN FOR OPERATION AND MAINTENANCE.



LEGEND-  
 LIMITS OF PHASE 1 OPEN SPACE  
 LIMITS OF FUTURE OPEN SPACE

PHASE	AREA (AC/%)	OPEN SPACE			
		REQUIRED (AC/%)	NON-SMF OPEN SPACE PROVIDED (AC/%)	SMF OPEN SPACE PROVIDED (AC/%)	TOTAL PROVIDED (AC/%)
1	20.14 100%	4.04 20%	3.42 16.94%	4.97 24.62%	8.39 41.56%

PROJECT AREA:	20.19-AC	879,476-SF	100%
PRIMARY OPEN SPACE (ACRES)	EXISTING	PROVIDED	PROVIDED % OF EXISTING
WETLANDS	N/A	N/A	N/A
WETLAND BUFFERS	N/A	N/A	N/A
SURFACE WATERS	N/A	N/A	N/A
SURFACE WATERS BUFFERS	N/A	N/A	N/A
SIGNIFICANT GEOLOGIC FEATURES (SINKHOLE)	N/A	N/A	N/A
SIGNIFICANT GEOLOGIC FEATURES BUFFERS	N/A	N/A	N/A
STRATEGIC ECOSYSTEM	N/A	N/A	N/A
LISTED SPECIES HABITAT	N/A	N/A	N/A
100 YEAR FLOODPLAIN	2.39-AC	3.01-AC	125.94%
SIGNIFICANT HABITAT	N/A	N/A	N/A
OTHER NATURAL AREAS (TREE CANOPY)	4.23-AC	0.85-AC	20.09%

SECONDARY OPEN SPACE (ACRES)	PROVIDED	% OF TOTAL
COMMUNITY GREEN SPACES	2.57-AC	12.73%
STORMWATER MANAGEMENT AREAS	4.97-AC	24.62%
LANDSCAPED AREAS (NON-RESIDENTIAL ONLY)	N/A	N/A
<b>TOTAL OPEN SPACE PROVIDED (ACRES)</b>	<b>8.39-AC</b>	<b>41.56%</b>

GENERAL OPEN SPACE NOTES

1. THE REQUIRED AMOUNT OF OPEN SPACE IS 33.13-AC (ULDC 407.52) OF THE PHASED DEVELOPMENT. THE AMOUNT OF OPEN SPACE PROVIDED IN THIS PARCEL IS 8.39-AC AND IS SATISFIED BY THE PROTECTION OF EXISTING TREES AND NATIVE VEGETATION (ULDC 406.10(D)), NO WETLANDS, SURFACE WATERS, LISTED SPECIES HABITAT, STRATEGIC ECOSYSTEMS, STEEP SLOPES, OR RIDGES EXIST ON THE PROPERTY.
2. OPEN SPACE COMPLIES WITH ULDC 407.53 AND 407.54, AND 406.10(d) BY THE FOLLOWING MEANS:  
 407.53 - PRIMARY OPEN SPACE = 0.85-AC  
 407.54 - SECONDARY OPEN SPACE = 2.57-AC (STORMWATER MANAGEMENT FACILITIES = 4.97-AC)  
 406.10(d) 4.23-AC EX TREES IN PHASE 1.  
 TOTAL OPEN SPACE = 8.39-AC
3. STORMWATER MANAGEMENT SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ULDC ARTICLE IX AND SECTION 407-56 TO FUNCTION AS OPEN SPACE. THE AREA OF STORMWATER MANAGEMENT COUNTED AS OPEN SPACE SHALL NOT EXCEED 50% OF THE REQUIRED OPEN SPACE.
4. REFER TO THE OPEN SPACE MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.

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SCALE: 1"=150'  
 DIMENSIONS ON THIS DRAWING ARE BASED ON THE ORIGINAL DRAWING. DIMENSIONS MAY VARY FROM THIS SHEET. ADJUST SCALES ACCORDINGLY.

REVISIONS:  
 08/18/14 - GRU, ALACHUA COUNTY AND SRWMD  
 10/05/14 - GRU, ALACHUA COUNTY AND SRWMD  
 11/03/14 - GRU AND ALACHUA COUNTY  
 12/02/14 - ALACHUA COUNTY  
 12/29/14 - SMITH PARCEL EXCLUSION

CLIENT: EMMER DEVELOPMENT CORP.  
 PROJECT: LUGANO - PHASE 1  
 SHEET TITLE: FINAL OPEN SPACE PLAN

DESIGNER: J. THOMAS  
 RESEARCHER: R. CAUSSE AUX  
 QUALITY CONTROL: C. DRANE  
 PROJECT NUMBER: 14-0053

FL PE No. 39421  
 SHEET NO. C0.40