

122ND AND NEWBERRY DEVELOPMENT - TND

PRELIMINARY DEVELOPMENT PLAN

ALACHUA COUNTY, FLORIDA

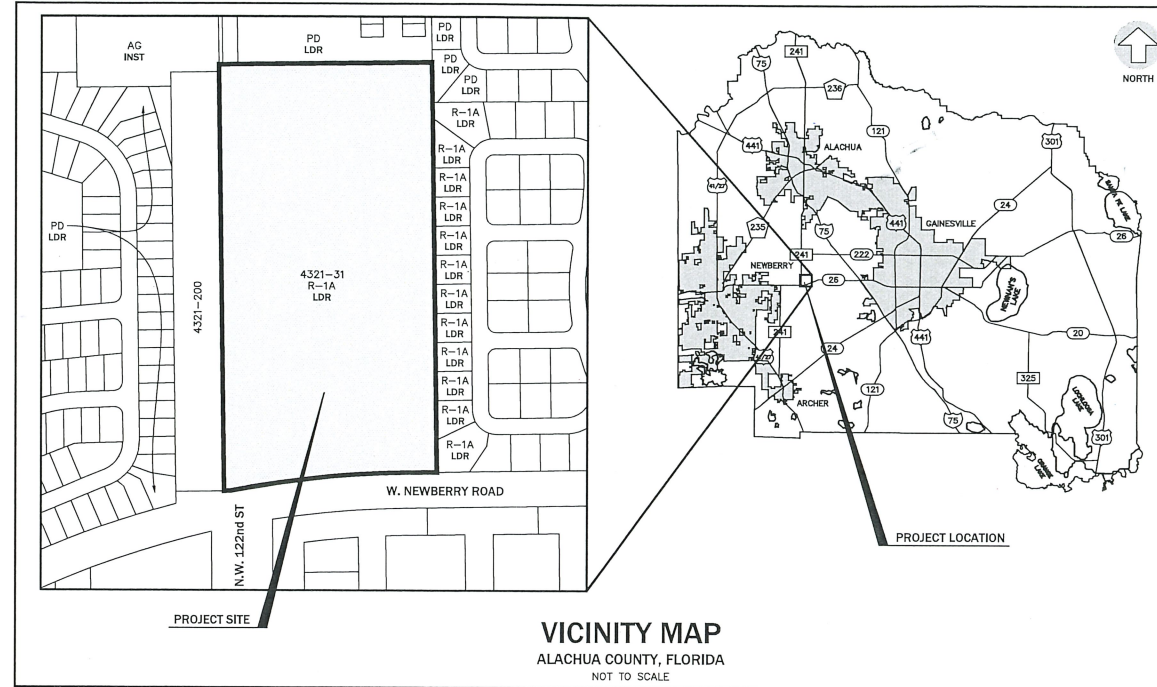


EB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	122ND AND NEWBERRY DEVELOPMENT - TND
2. PROJECT DESCRIPTION:	A TRADITIONAL NEIGHBORHOOD DEVELOPMENT WITH UP TO 233 RESIDENTIAL UNITS AND UP TO 68,250 S.F. OF NON-RESIDENTIAL USES.
3. TAX PARCEL NUMBERS:	4321-31
4. SECTION/TOWNSHIP/RANGE:	SECTION 34, TOWNSHIP 09 SOUTH, RANGE 18 EAST
5. ZONING:	R-1A
6. FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
7. PROJECT AREA:	18.25± ACRES (TOTAL SITE 19.43± ACRES)

CONTACT INFORMATION	
1. PROPERTY OWNER:	122ND AND NEWBERRY, LLC. 502 N.W. 16th AVE. GAINESVILLE, FL 32601
2. ENGINEER:	eda consultants, inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
3. PLANNER:	eda consultants, inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
4. SURVEYOR:	eda consultants, inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: JARED ROGERS, PSM

DEVELOPMENT DATA			
DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
OPEN SPACE	10%	10% X 18.25 Ac = 1.83 Ac	2.45 Ac (13.4%)
BUFFER & SCREENING	1. NORTH: 407.70 2. WEST: 407.70 3. EAST: 407.70 4. SOUTH: ARTERIAL STREET BUFFER	1. NORTH: 50' MEDIUM DENSITY BUFFER 2. WEST: 0' BUFFER 3. EAST: 50' MEDIUM DENSITY BUFFER 4. SOUTH: 10' STREET BUFFER	1. NORTH: 50' MEDIUM DENSITY BUFFER 2. WEST: 0' BUFFER 3. EAST: 50' MEDIUM DENSITY BUFFER 4. SOUTH: 10' STREET BUFFER
TREE CANOPY	5% OF EXISTING CANOPY COVER SHALL REMAIN	EXISTING CANOPY COVER = 17.84 Ac x 5% = 0.89 Ac	EXISTING CANOPY TO REMAIN = 2.61 Ac (14.6%)



LEGAL DESCRIPTION
THE SOUTH 1,320 FEET OF THE WEST 660 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, LYING NORTH OF THE RIGHT OF WAY FOR STATE ROAD NO. 26, AND LESS ALL ROAD RIGHT OF WAY, ALACHUA COUNTY, FLORIDA.

LEGEND
ZONING:
R-1A -- LOW DENSITY RESIDENTIAL
PD -- PLANNED DEVELOPMENT
AG -- AGRICULTURAL
FUTURE LAND USE:
LDR -- LOW DENSITY RESIDENTIAL
INST -- INSTITUTIONAL

TRIP GENERATION							
ITE LAND USE: 221 MULTIFAMILY HOUSING (MID-RISE)							
PROPOSED: 233 DWELLING UNITS							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.36	233.00	83.88	26%	74%	22	62
PM	0.42	233.00	97.86	74%	26%	72	25
AVG	5.44	233.00	1267.52	50%	50%	634	634
SOURCE: ITE TRIP GENERATION, 11TH EDITION							

TRIP GENERATION							
ITE LAND USE: 820 SHOPPING CENTER							
PROPOSED: 48,250 SFT GFA SHOPPING CENTER							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.96	48.25	46.32	0.61	0.39	28	18
PM	8.35	48.25	402.89	0.48	0.52	193	210
AVG	102.55	48.25	4948.04	0.50	0.50	2474	2474
SOURCE: ITE TRIP GENERATION, 11TH EDITION							

TRIP GENERATION							
ITE LAND USE: 710 GENERAL OFFICE							
PROPOSED: 20,000 SFT GFA GENERAL OFFICE							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	5.08	20.00	101.60	0.88	0.12	89	12
PM	1.27	20.00	25.40	0.13	0.88	3	22
AVG	11.75	20.00	235.00	0.50	0.50	118	118
SOURCE: ITE TRIP GENERATION, 11TH EDITION							

TOTAL PROJECT TRIPS			
	AM	PM	AVG
RESIDENTIAL UNITS	84	98	1268
SHOPPING CENTER	46	403	4948
GENERAL OFFICE	102	25	235
TOTAL PROJECT TRIPS	232	526	6451
INTERNAL CAPTURE	15	113	1251
SHOPPING CENTER BY PASS REDUCTION (34%)	18	137	1682
TOTAL EXTERNAL PROJECT TRIPS	201	277	3517

UTILITIES TO BE PROVIDED AND PROVIDER	
1. ELECTRIC:	GAINESVILLE REGIONAL UTILITIES (GRU)
2. NATURAL GAS:	GAINESVILLE REGIONAL UTILITIES (GRU)
3. POTABLE WATER:	GAINESVILLE REGIONAL UTILITIES (GRU)
4. WASTE WATER:	GAINESVILLE REGIONAL UTILITIES (GRU)
5. FIRE SUPPRESSION WATER SUPPLY:	GAINESVILLE REGIONAL UTILITIES (GRU)

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C120	GENERAL DEVELOPMENT AND TRANSPORTATION NETWORK PLAN
C140	TND CONSISTENCY NOTES
C160	OPEN SPACE PLAN
C180	TREE CANOPY PRESERVATION PLAN
V-001 - V-010	BOUNDARY AND TOPOGRAPHIC

No.	Date	Comment

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Professional Engineer of Record:
Digitally signed by Sergio J. Reyes, P.E.
Date: 2023.05.23 15:15:40 -04'00'
Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-023

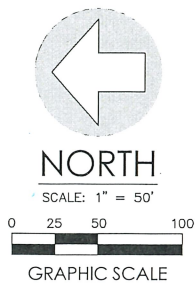
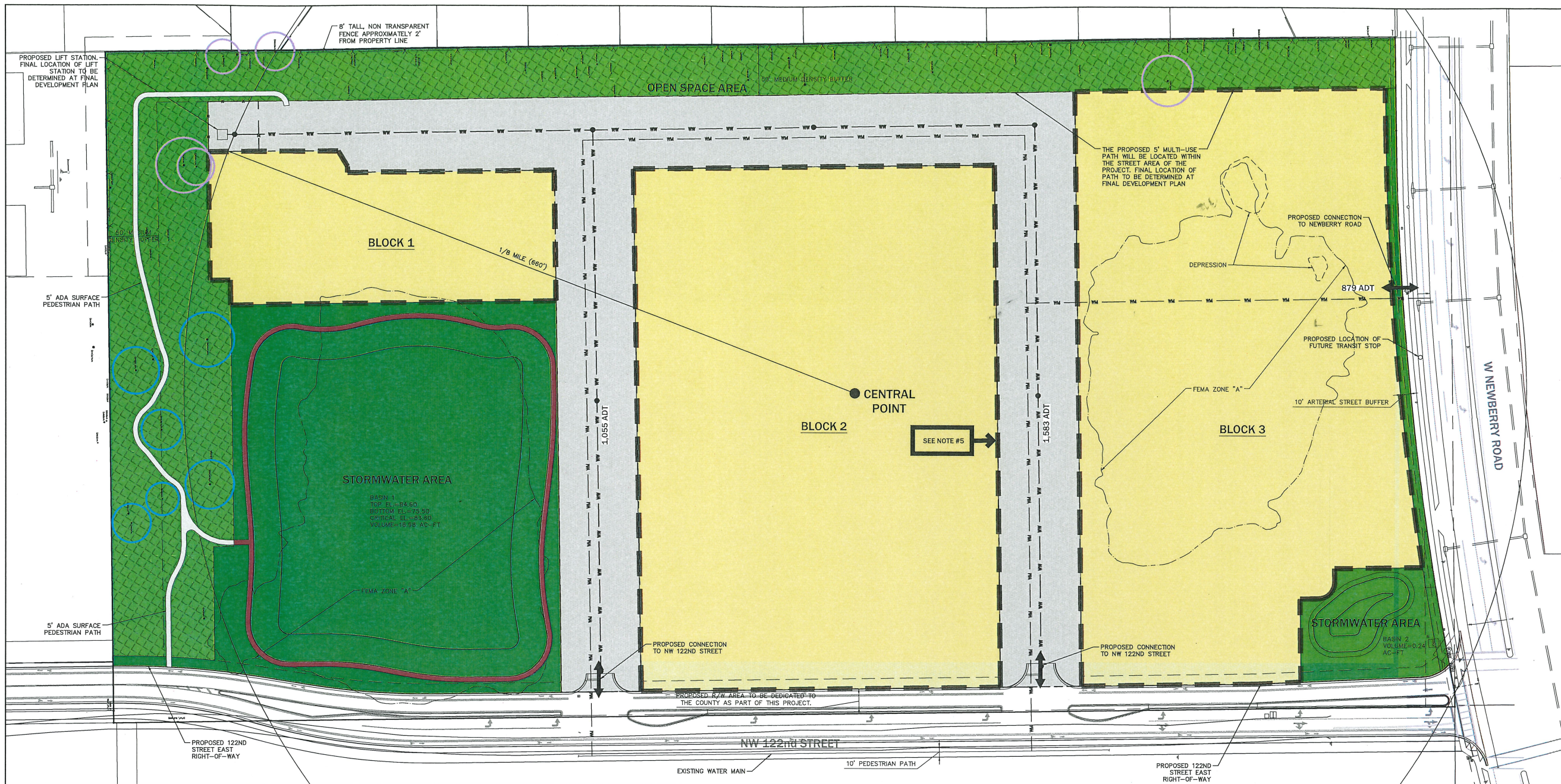
Project phase:
PRELIMINARY DEVELOPMENT PLAN

Project title:
122ND AND NEWBERRY DEVELOPMENT - TND
ALACHUA COUNTY, FLORIDA

Sheet title:
COVER SHEET

Designed: CSV
Drawn: SLP
Checked: CBS
Date: 05/19/23
Sheet No.: C100

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Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-023

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title: 122ND AND NEWBERRY DEVELOPMENT - TND ALACHUA COUNTY, FLORIDA

Sheet title: GENERAL DEVELOPMENT AND TRANSPORTATION NETWORK PLAN

Designed: CSV Sheet No.:

Drawn: SLP

Checked: CBS C120

Date: 05/19/23

LEGEND	
	PROPOSED INTERNAL ROADWAY/MULTI-USE PATHS - APPROXIMATELY 3.19± ACRES (17.2%)
	BLOCK AREA - APPROXIMATELY 9.23± ACRES (49.7%)
	COMMON AREA/STORMWATER AREA/BUFFERS - APPROXIMATELY 3.31± ACRES (17.8%)
	OPEN SPACE AREA - APPROXIMATELY 2.83± ACRES (15.3%)
	PROJECT AREA - APPROXIMATELY 18.56± ACRES (100.0%)
	PROPOSED RIGHT-OF-WAY TO BE DEDICATED AS PART OF THIS PROJECT - APPROXIMATELY 0.87± ACRES
TOTAL AREA	-APPROXIMATELY 19.43± ACRES (100.0%)

LEGEND	
	DESIRABLE TREE TO REMAIN
	HIGHEST RATED TREES TO REMAIN
	BLOCK PERIMETER
	PROPOSED WASTEWATER
	PROPOSED POTABLE WATER

- NOTES:
- ALL LAND USE AREAS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTAL(S).
 - THIS PROJECT MAY BE PHASED CONSISTENT WITH THE OVERALL ULDC REQUIREMENTS.
 - RIGHT OF WAY WIDTHS AND FINAL CROSS-SECTION WITHIN THE DEVELOPMENT SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
 - BLOCK PERIMETERS SHALL NOT EXCEED BLOCK PERIMETERS REQUIRED IN THE ULDC FOR TND DEVELOPMENT.
 - THE DASHED LINE REPRESENTS THE APPROXIMATE LIMITS OF THE BLOCK PERIMETER, WHICH WILL INCLUDE A PEDESTRIAN NETWORK CONSISTING OF A COMBINATION OF SIDEWALKS, MULTI-USE PATHS, AND OTHER PEDESTRIAN PATHS WHERE REQUIRED.
 - THE EASTERN MOST RESIDENTIAL BUILDINGS ON BLOCKS 1, 2 AND THE EASTERN MOST COMMERCIAL BUILDING ON BLOCK 3 WILL BE LIMITED TO THREE STORIES.
 - CONNECTION TO SR 26 (TYPE AND LOCATION) MAY BE INFLUENCED BY EXPECTED QUEUE LENGTHS.

- UTILITIES:
- ELECTRIC SERVICE WILL BE PROVIDED FROM THE EXISTING ELECTRIC LINES LOCATED ON NEWBERRY ROAD AND NW 122nd STREET.
 - WATER WILL BE PROVIDED FROM EXISTING WATER MAINS LOCATED ON NEWBERRY ROAD AND NW 122nd STREET.
 - SANITARY SEWER WILL BE PROVIDED FROM A PROPOSED LIFT STATION LOCATED WITHIN THE PROPERTY (NE CORNER).
 - THE NORTHERN STORMWATER MANAGEMENT FACILITY MAY BE DESIGNED, PERMITTED AND CONSTRUCTED AS PART OF THE NW 122ND ST. EXTENSION.

BLOCK PERIMETER INFORMATION	
BLOCK	LENGTH (±)
1	974 L.F.
2	1,737 L.F.
3	1,805 L.F.

NOTE: BLOCK PERIMETER MEASUREMENTS ARE APPROXIMATE AND MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN REVIEW. PROVIDED ADJUSTMENTS ARE CONSISTENT WITH ULDC CH 407.69 REQUIREMENTS. ALL BLOCKS COMPLY WITH THE EXTENDED BLOCK PERIMETER OF 2,000 FEET AS INDICATED ULDC TABLE 407.68.1 AS EACH BLOCK WILL INCLUDE PARKING TO THE INTERIOR OF EACH BLOCK.

\\SERVER3\eng\projects\AMJ - Newberry Road TND\Plans\Current DWG\PRELIMINARY DEVELOPMENT PLAN\A19023\PDF1.dwg, C:\40-TND NOTES, 5/23/2023 1:09:35 PM, TAR

1. MIX OF USES FOR VILLAGE CENTER ULDC 407.66 (c)

- REQUIRED:**
- A MINIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.
 - A MAXIMUM OF 50% OF NON-RESIDENTIAL USES ALLOWED MAY BE LOCATED OUTSIDE THE VILLAGE CENTER AND WITHIN THE TRANSIT SUPPORTIVE AREA.
 - A MINIMUM OF 25% OF THE TOTAL APPROVED NON-RESIDENTIAL SQUARE FOOTAGE MUST BE IN A MULTI-STORY BUILDING CONTAINING MULTIPLE USES.
- PROVIDED:**
- THE DEVELOPMENT PROPOSES A MAX. TOTAL OF 68,250 S.F. OF NON-RESIDENTIAL USES WITH 100% LOCATED WITHIN THE VILLAGE CENTER.
 - THE ENTIRE PROJECT WILL BE LOCATED WITHIN THE LIMITS OF THE VILLAGE CENTER. NO TRANSIT SUPPORTIVE AREA IS PROPOSED.
 - THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 25% OF THE ACTUAL BUILT NON-RESIDENTIAL SQUARE FOOTAGE IN MULTI-STORY BUILDINGS WITH MULTIPLE USES.

2. PHASING SCHEDULE

	PHASE 1
1. VILLAGE CENTER ACREAGE (100%)	19.43 ACRES±
2. RESIDENTIAL UNITS*	233 (MAX.)
3. NON-RESIDENTIAL USES	68,250 S.F. (MAX.)

*SEE 5. DEVELOPMENT DATA 1.A. FOR TYPE OF RESIDENTIAL USES PROPOSED.

3. GENERAL DEVELOPMENT DATA

ITEM	ACRES	% OF TOTAL
TOTAL AREA	19.43 ACRES	N/A
PROJECT AREA	18.56 ACRES	100.0%
VILLAGE CENTER	18.56 ACRES	100.0%
OPEN SPACE AREA	2.83 ACRES	15.3%
COMMON AREA/STORMWATER/BUFFERS	3.31 ACRES	17.8%
INTERNAL ROADWAYS/MULTI-USE PATHS	3.19 ACRES	17.2%
BLOCK AREAS	9.23 ACRES	49.7%
FUTURE DEDICATED R/W	0.87 ACRES	N/A

4. TREE CANOPY

	ACRES	PERCENT %
EXISTING TREE CANOPY:	17.84	100.0%
TREE CANOPY RETENTION (REQUIRED):	0.89	5.0%
TREE CANOPY RETENTION (PROVIDED):	2.61	14.6%

5. DEVELOPMENT DATA

1. DENSITY:

	ALLOWABLE RESIDENTIAL DENSITY	PROPOSED RESIDENTIAL DENSITY
VILLAGE CENTER	MINIMUM 4 DU/AC	MIN. 10 UPA (190 UNITS)
	MAXIMUM 12 DU/AC	MAX. 12 UPA (233 UNITS)
TRANSIT SUPPORTIVE AREA (OUTSIDE VILLAGE CENTER)	MINIMUM 4 DU/AC	N/A
	MAXIMUM 12 DU/AC	N/A
OUTSIDE TRANSIT SUPPORTIVE AREA	MAXIMUM ALLOWED BY THE UNDERLYING FUTURE LAND USE	N/A

A. RESIDENTIAL USES INCLUDE: SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, APARTMENTS, FLATS, LOFTS, STUDIOS, CITY HOMES, TOWNHOMES, LODGING, ASSISTED AND CONGREGATE CARE LIVING FACILITY.

2. INTENSITY:

	REQUIRED NON-RESIDENTIAL INTENSITY	PROPOSED NON-RESIDENTIAL INTENSITY
BASE	10,000 SF	10,000 SF
SQUARE FOOTAGE PER DWELLING UNIT	50-250 SF/DU	9,500 S.F. - 58,250 S.F.
TOTAL		19,500 S.F. - 68,250 S.F.

- A. NON-RESIDENTIAL USES OTHER THAN RETAIL INCLUDE: RESTAURANT, OFFICE, RECREATION, AND CIVIC USES.
 B. EXCLUDABLE NON-RESIDENTIAL USES (NO LIMIT ON ALLOWABLE SQUARE FOOTAGE): FOR CIVIC USES SUCH AS PARKS, RECREATION, RELIGIOUS, EDUCATIONAL, GOVERNMENT AND COMMUNITY CENTERS.
 C. NON-RESIDENTIAL USES (NO LIMIT ON AMOUNT): OUTDOOR SEATING AND LIVE-WORK STUDIOS.
 E. OUTDOOR DISPLAY OF MERCHANDISE AND LIMITED INVENTORY OF VEHICLES ALLOWED PER ULDC

3. MIX OF USES FOR VILLAGE CENTER

REQUIRED: A MINIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.

PROVIDED:

- A. THE ENTIRE PROJECT IS LOCATED WITHIN THE VILLAGE CENTER AND THEREFORE, 100% OF NON-RESIDENTIAL S.F. SHALL BE LOCATED WITHIN THE VILLAGE CENTER.
 B. THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 25% OF THE ACTUAL BUILT NON-RESIDENTIAL SQUARE FOOTAGE IN MULTI-STORY BUILDINGS WITH MULTIPLE USES. THE PERCENTAGE MAY BE REDUCED CONSISTENT WITH ULDC 407.66(c).
 C. A RETAIL/COMMERCIAL USES WILL NOT EXCEED 75% OF THE NON-RESIDENTIAL USES.

6. DIMENSIONAL REQUIREMENTS

VILLAGE CENTER DIMENSIONAL STANDARDS (PER ULDC TABLE 407.66.1)

STANDARDS	PERMITTED NON-RESIDENTIAL MIXED USE OR MULTI-FAMILY	PROPOSED NON-RESIDENTIAL MIXED USE OR MULTI-FAMILY
BUILD TO LINE (FT) ¹	15 - 50	15 - 50
HEIGHT, MIN (STORIES)	1 ²	1 ²
HEIGHT, MAX (STORIES)	5 ⁴	SEE NOTE 4 BELOW
SINGLE TENANT BUILDING FOOTPRINT, MAX (S.F.)	50,000 ³	36,000 S.F.

- THE BUILD-TO LINE SHALL BE ESTABLISHED FROM THE BACK OF CURB OF A PUBLIC OR PRIVATE STREET (WHERE APPLICABLE). RETAIL BUILD-TO LINE RANGE IS 15-25 FT.
- IF ONLY 1 STORY, BUILDING FACADE SHALL USE ARCHITECTURAL FEATURES TO ENHANCE THE VERTICAL SCALE OF THE BUILDING.
- EXCEPT AS PERMITTED BY SECTION 407.66(D)2.
- THE EASTERN MOST RESIDENTIAL BUILDING ON BLOCKS 1 AND 2 AND THE EASTERN MOST COMMERCIAL BUILDING ON BLOCK 3 WILL BE LIMITED TO THREE STORIES.

7. BLOCK PERIMETER DATA

BLOCK PERIMETER INFORMATION	
BLOCK	LENGTH (±)
1	974 L.F.
2	1,737 L.F.
3	1,805 L.F.

NOTE:
 BLOCK PERIMETER MEASUREMENTS ARE APPROXIMATE AND MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN REVIEW, PROVIDED ADJUSTMENTS ARE CONSISTENT WITH ULDC CH 407.69 REQUIREMENTS. ALL BLOCKS COMPLY WITH THE EXTENDED BLOCK PERIMETER OF 2,000 FEET AS INDICATED ULDC TABLE 407.66.1 AS EACH BLOCK WILL INCLUDE PARKING TO THE INTERIOR OF EACH BLOCK.

8. TRIP GENERATION

ITE LAND USE: 221 MULTIFAMILY HOUSING (MID-RISE)
 PROPOSED: 233 DWELLING UNITS

PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.36	233.00	83.88	26%	74%	22	62
PM	0.42	233.00	97.86	74%	26%	72	25
AVG	5.44	233.00	1267.52	50%	50%	634	634

SOURCE: ITE TRIP GENERATION, 11TH EDITION

ITE LAND USE: 820 SHOPPING CENTER
 PROPOSED: 48,250 SFT GFA SHOPPING CENTER

PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.96	48.25	46.32	0.61	0.39	28	18
PM	8.35	48.25	402.89	0.48	0.52	193	210
AVG	102.55	48.25	4948.04	0.50	0.50	2474	2474

SOURCE: ITE TRIP GENERATION, 11TH EDITION

ITE LAND USE: 710 GENERAL OFFICE
 PROPOSED: 20,000 SFT GFA GENERAL OFFICE

PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	5.08	20.00	101.60	0.88	0.12	89	12
PM	1.27	20.00	25.40	0.13	0.88	3	22
AVG	11.75	20.00	235.00	0.50	0.50	118	118

SOURCE: ITE TRIP GENERATION, 11TH EDITION

TOTAL PROJECT TRIPS	AM			PM			AVG		
	RESIDENTIAL UNITS	SHOPPING CENTER	GENERAL OFFICE	RESIDENTIAL UNITS	SHOPPING CENTER	GENERAL OFFICE	RESIDENTIAL UNITS	SHOPPING CENTER	GENERAL OFFICE
RESIDENTIAL UNITS	84	46	102	98	403	25	1268	4948	235
SHOPPING CENTER		46	102		403	25		4948	235
GENERAL OFFICE			102			25			235
TOTAL PROJECT TRIPS	232	232	232	526	526	526	6451	6451	6451
INTERNAL CAPTURE	15	15	15	113	113	113	1251	1251	1251
SHOPPING CENTER BY PASS REDUCTION (34%)	16	16	16	137	137	137	1682	1682	1682
TOTAL EXTERNAL PROJECT TRIPS	201	201	201	277	277	277	3517	3517	3517

9. PARKING

MAXIMUM OFF-STREET PARKING (TABLE 407.68.2)

USE	MAXIMUM NUMBER OF SPACES
NON-RESIDENTIAL	3 PER 1,000 SF OF GROSS FLOOR AREA
MULTI-FAMILY RESIDENTIAL (OFF-STREET)	0.5 PER 400 SF OF GROSS FLOOR AREA
BICYCLE PARKING	10% OF VEHICLE SPACES

REQUIRED:

- DEFINED ON-STREET PARKING SHALL BE PROVIDED ON THE MAJORITY OF BLOCK FACES THROUGHOUT THE DEVELOPMENT.
- PROPOSED OFF-STREET PARKING SHALL COMPLY WITH SEC. 407.66(c) AND TABLE 407.68.2 (MAXIMUM ALLOWANCE).



EB 2389
 720 S.W. 2nd Ave. South Tower, Suite 900
 GAINESVILLE, FLORIDA 32601
 TEL: (352) 373-3541
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Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
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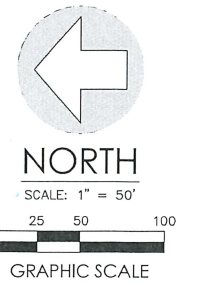
Sheet title: TND CONSISTENCY NOTES

Designed: CSV Sheet No.:
 Drawn: SLP
 Checked: CBS
 Date: 05/22/23
C140

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TEL: (352) 373-2541
www.edafl.com mail@edafl.com



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Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-023

Project phase:
PRELIMINARY DEVELOPMENT PLAN

Project title:

122ND AND NEWBERRY
DEVELOPMENT - TND
ALACHUA COUNTY,
FLORIDA

Sheet title:
OPEN SPACE PLAN

Designed: CSV Sheet No.:

Drawn: SLP
Checked: CBS
Date: 05/19/23

C160

LEGEND

- PROPOSED INTERNAL ROADWAY/MULTI-USE PATHS - APPROXIMATELY 3.19± ACRES (17.2%)
- BLOCK AREA - APPROXIMATELY 9.23± ACRES (49.7%)
- COMMON AREA/STORMWATER AREA/BUFFERS - APPROXIMATELY 3.31± ACRES (17.8%)
- OPEN SPACE AREA - APPROXIMATELY 2.83± ACRES (15.3%)
- PROJECT AREA - APPROXIMATELY 18.56± ACRES (100.0%)
- PROPOSED RIGHT-OF-WAY TO BE DEDICATED AS PART OF THIS PROJECT - APPROXIMATELY 0.67± ACRES
- TOTAL AREA - APPROXIMATELY 19.43± ACRES (100.0%)**

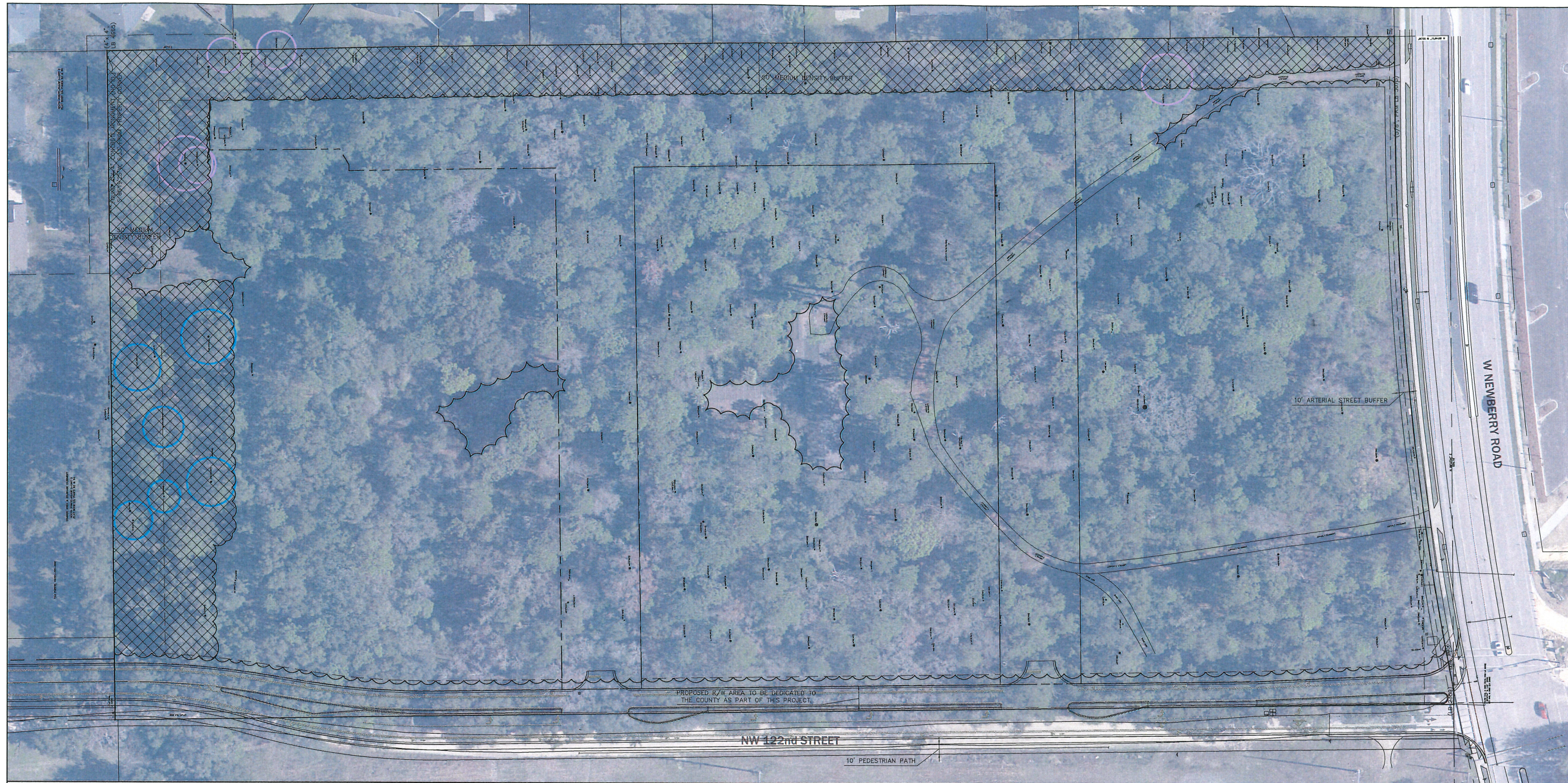
LEGEND

- 10± FT DESIRABLE TREE TO REMAIN
- 10± FT HIGHEST RATED TREES TO REMAIN
- BLOCK PERIMETER

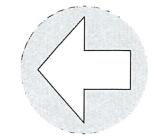
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 - THE EASTERN MOST RESIDENTIAL BUILDINGS ON BLOCKS 1, 2 AND THE EASTERN MOST COMMERCIAL BUILDING ON BLOCK 3 WILL BE LIMITED TO THREE STORIES.
 - CONNECTION TO SR 26 (TYPE AND LOCATION) MAY BE INFLUENCED BY EXPECTED QUEUE LENGTHS.

CONSERVATION OPEN SPACE TYPES	EXISTING (ACRES)	PROVIDED (ACRES)	% OF PROJECT AREA
WETLANDS	0.00 AC.	0.00 AC.	0.0%
WETLAND BUFFERS	0.00 AC.	0.00 AC.	0.0%
SURFACE WATERS	0.00 AC.	0.00 AC.	0.0%
SURFACE WATER BUFFERS	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT GEOLOGICAL FEATURES	0.00 AC.	0.00 AC.	0.0%
SIGNIFICANT GEOLOGICAL FEATURE BUFFERS	0.00 AC.	0.00 AC.	0.0%
STRATEGIC ECOSYSTEM	0.00 AC.	0.00 AC.	0.0%
LISTED SPECIES HABITAT	0.00 AC.	0.00 AC.	0.0%
100 YEAR FLOODPLAIN	3.72 AC.	0.00 AC.	20.0%
SIGNIFICANT HABITAT	0.00 AC.	0.00 AC.	0.0%
NON-CONSERVATION OPEN SPACE		2.45 AC.	13.4%
TOTAL OPEN SPACE		2.45 AC.	13.4%

\\SERVER3\engprojects\AMJ - Newberry Road TND\Plans\Current DWG\PRELIMINARY DEVELOPMENT PLANNING\19023PDP1.dwg, C180 - TREE 5/19/2023 8:36:37 AM, TAR

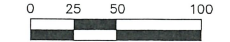


EB 2389
720 S.W. 2nd Ave. South Tower, Suite 900
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafll.com



NORTH

SCALE: 1" = 50'



GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY SERGIO J. REYES, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-023

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title: 122ND AND NEWBERRY DEVELOPMENT - TND ALACHUA COUNTY, FLORIDA

Sheet title: TREE CANOPY PRESERVATION PLAN

Designed: CSV Sheet No.: C180

Drawn: SLP

Checked: CBS

Date: 05/19/23

TREE CLEARING DATA		
EXISTING CANOPY TOTAL:	17.84 AC.	100.0%
EXISTING CANOPY TO REMAIN:	2.70 AC.	15.14%

LEGEND	
	EXISTING TREE CANOPY TO REMAIN
	EXISTING TREE CANOPY
• pi20	EXISTING TREE TO REMAIN
-183	EXISTING CONTOUR ELEVATION
• lo20	DESIRABLE TREE TO REMAIN
• lo20	HIGHEST RATED TREES TO REMAIN

TREE LEGEND:
ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE) MARKED WITH AN ALUMINUM TAG AND A UNIQUE NUMBER

LOCATION	SPECIES	DIAMETER AT 4.5' ABOVE GRADE	Tag Number	SIZE / COMMON NAME
•	cb11(445)			= 11" CHINABERRY
•	ca21(207)			= 21" SOUTHERN REDCEDAR
•	ca16(204)			= 16" BLACK CHERRY
•	h33(112)			= 33" HICKORY
•	la23(345)			= 23" LAUREL OAK
•	lo23(43)			= 23" LIVE OAK
•	mm21(215)			= 12" MIMOSA
•	pe20(70)			= 20" PECAN
•	pi20(179)			= 20" PINE
•	ro23(58)			= 23" SOUTHERN RED OAK
•	sb23(1)			= 23" SUGARBERRY
•	sy10(89)			= 15" SYCAMORE
•	wo27(8)			= 27" WATER OAK