## PRELIMINARY DEVELOPMENT PLANS FOR:

# SantaFe Village At Springhills

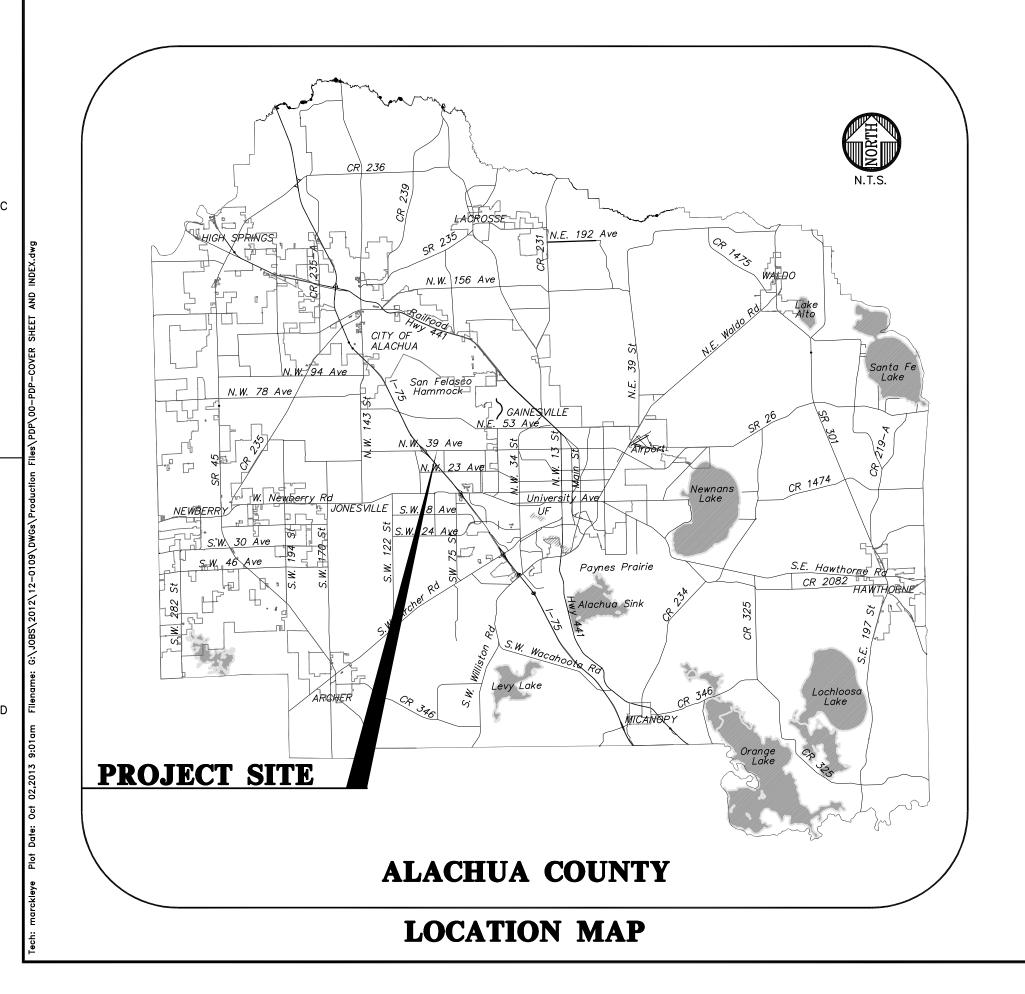
A Transit Oriented Development

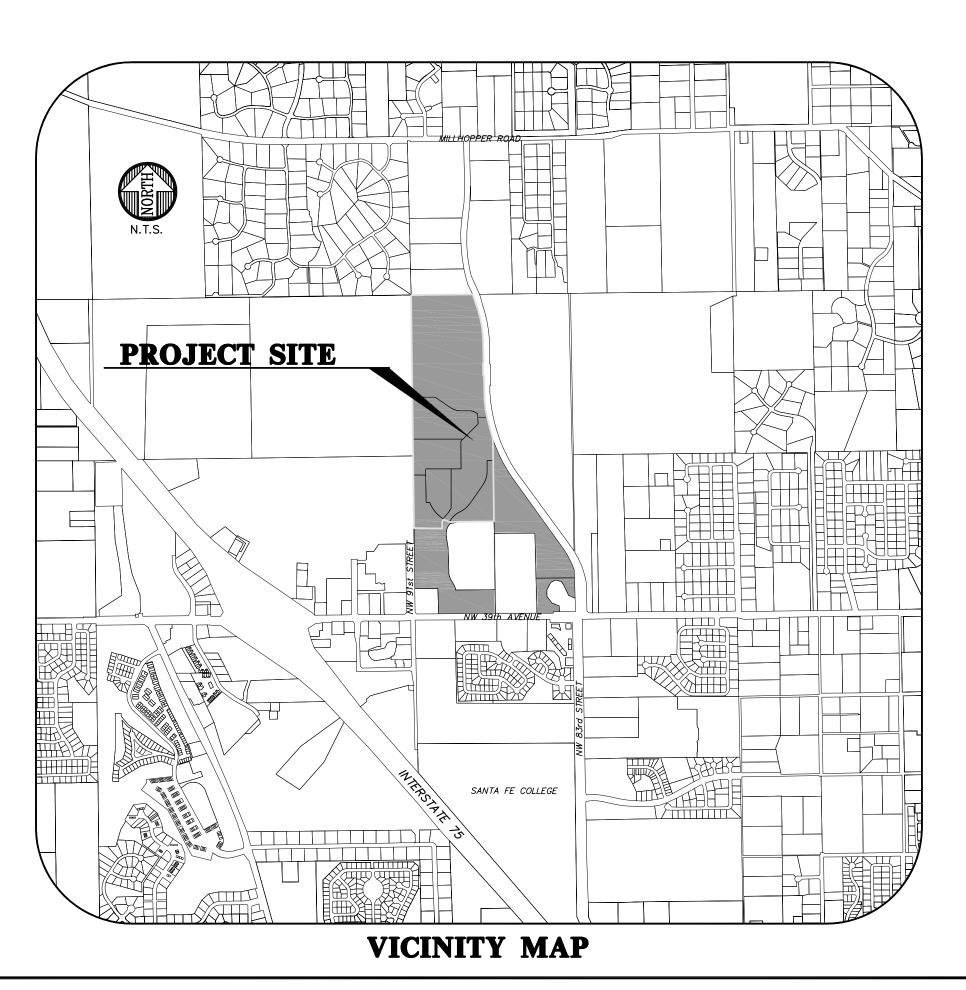
## ALACHUA COUNTY, FLORIDA

SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST



|               | SHEET INDEX   |  |  |  |  |  |  |  |
|---------------|---|--|--|--|--|--|--|--|
| SHEET NUMBER  | DESCRIPTION   |  |  |  |  |  |  |  |
| CO.00         | COVER SHEET AND INDEX                               |  |  |  |  |  |  |  |
| 1 OF 1        | BOUNDARY SURVEY                                     |  |  |  |  |  |  |  |
| CO.01 - CO.03 | MASTER PLAN   |  |  |  |  |  |  |  |
| CO.30         | EXISTING CONDITIONS MAP                             |  |  |  |  |  |  |  |
| CO.40 - CO.41 | OPEN SPACE PLAN                                     |  |  |  |  |  |  |  |
| C0.60 - C0.66 | MULTI-MODAL TRANSPORTATION NETWORK AND UTILITY PLAN |  |  |  |  |  |  |  |
|               |   |  |  |  |  |  |  |  |





#### **GENERAL NOTES**

#### 1. PROJECT DESCRIPTION:

COMPREHENSIVE PLAN VISION FOR TRANSIT BASED MIXED-USE, URBAN DEVELOPMENT. IT IS A CONTAINS A MIX OF RESIDENTIAL AND NON-RESIDENTIAL USES ORGANIZED BY A NETWORK OF STREETS THAT FORM BLOCKS WITHIN AREAS DESIGNATED AS VILLAGE CENTER, TRANSIT AND BICYCLE MOBILITY AND COMFORT THROUGH THE PROVISION OF TRAFFIC CALMING STREET DESIGN, ON-STREET PARKING, APPROPRIATE BLOCK SIZES, SIDEWALKS AND MULTI-USE PATHS. SANTAFE VILLAGE IS SERVED BY A BUS RAPID TRANSIT CORRIDOR WITH A STATION AND PARK-AND-RIDE LOCATED WITHIN THE VILLAGE CENTER.

#### 2. PROJECT ADDRESS:

THE NORTH SIDE OF NW 39TH AVE IN THE 8300 TO 9099 BLOCK GAINESVILLE, FL 32606

#### 3. TAX PARCEL NUMBER(S):

| SANTA FE HEALTHCARE, | INC. | A VMED,   | INC.  | NORTH  | CENTRAL | FLORIDA | HOSPICE, | INC. |
|----------------------|------|-----------|-------|--------|---------|---------|----------|------|
| 06041-000-000        |      | 06041-00. | 2-002 | 06041- | 002-001 |         |          |      |
| 06041-002-000        |      | 06041-00. | 2-003 | 06041- | 002-004 |         |          |      |
| 06041-003-001        |      | 06041-00. | 2-005 |        |         |         |          |      |
| 06041-007-000        |      |           |       |        |         |         |          |      |
|                      |      |           |       |        |         |         |          |      |

#### 4. SECTION/TOWNSHIP/RANGE:

SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST

HOSPITAL AND MEDICAL (HM) PLANNED DEVELOPMENT (PD) RESIDENTIAL PROFESSIONAL (RP) RESIDENTIAL SINGLE FAMILY (R-1B)

#### 6. FUTURE LAND USE MIXED USE

#### 7. CONTACT INFORMATION

MICHAEL P. GALLAGHER, PRESIDENT & CEO SANTAFE HEALTHCARE, INC. 4300 NW 89TH BLVD. GAINESVILLE, FL 32606 PH: 352-337-8711

## E-MAIL: michael.gallagher@avmed.org

SANTAFE SENIOR LIVING, INC. 4300 NW 89TH BLVD. GAINESVILLE, FL 32606 FAX: 352-337-8726 E-MAIL: troy.hart@avmed.org

FAX: 352-337-8726

#### B. ENGINEER:

RORY P. CAUSSEAUX , P.E. CHRISTOPHER A. GMUER, P.E. CAUSSEAUX, HEWETT, & WALPOLE, INC. 132 NW 76TH DRIVE GAINESVILLE, FL 32607 FAX: 352-331-1976 FAX: 352-331-2476 E-MAIL: roryc@chw-inc.com E-MAIL: chrisg@chw-inc.com

#### C. PLANNER:

TERRY SHOOK, FAIA JAMES MICHAEL DUNNING, AIA, CNU, LEED AP PH: 704-377-0661 FAX: 704-377-0953 E-MAIL: tshook@shookkelley.com E-MAIL: michaeldunning@shookkelley.com

C. DAVID COFFEY, ESQ HAILE VILLAGE CENTER 5346 SW 91ST TERRACE GAINESVILLE, FL 32608 PH: 352-335-8442 FAX: 352-376-0026 E-MAIL: david@dcoffeylaw.net

#### E. SURVEYOR:

AARON HICKMAN, PSM CAUSSEAUX, HEWETT, & WALPOLE, INC. 132 NW 76TH DRIVE GAINESVILLE, FL 32607 PH: 352-331-1976 FAX: 352-331-2476

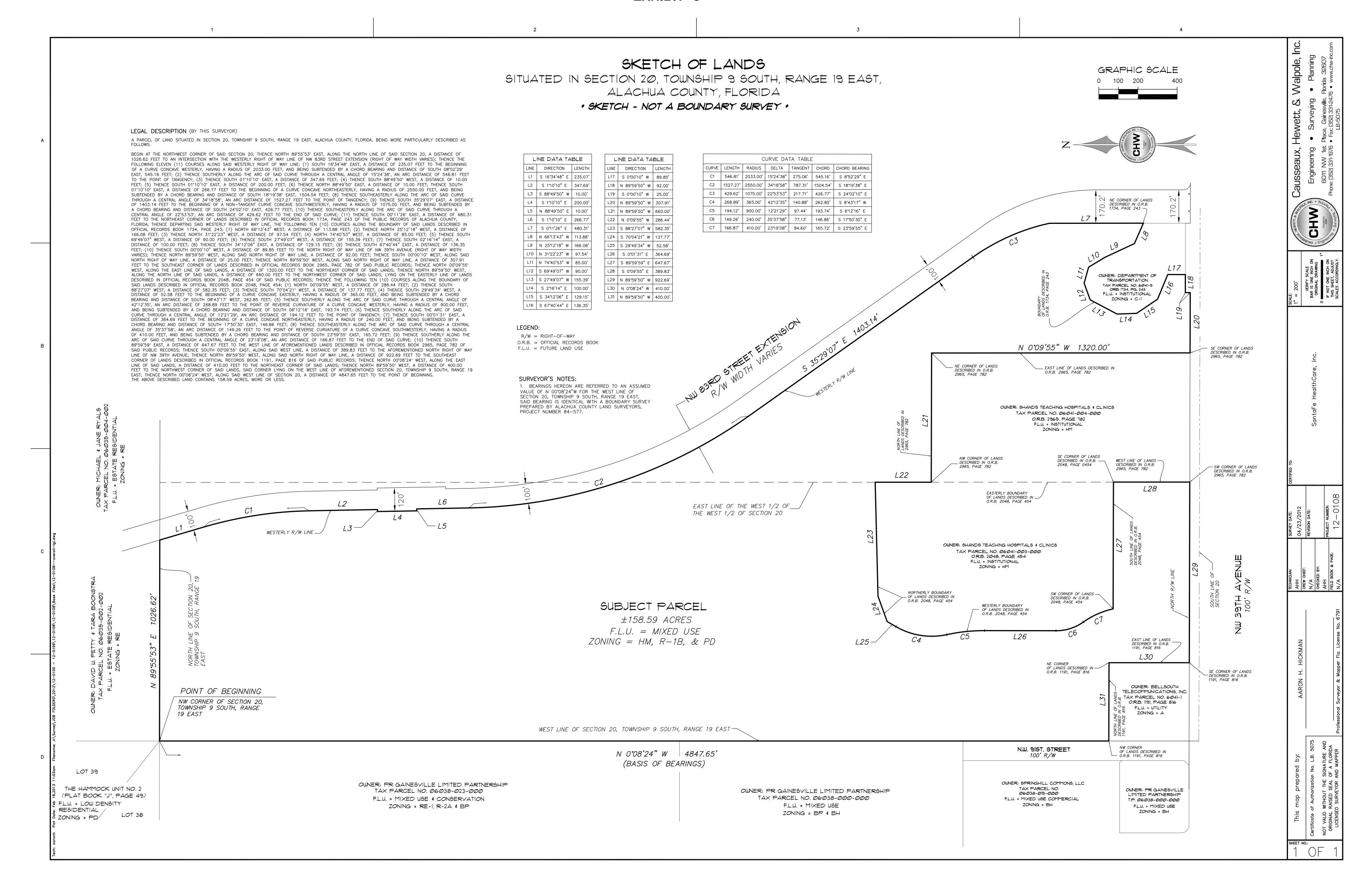
#### 8. LIST OF ADJACENT LANDOWNERS

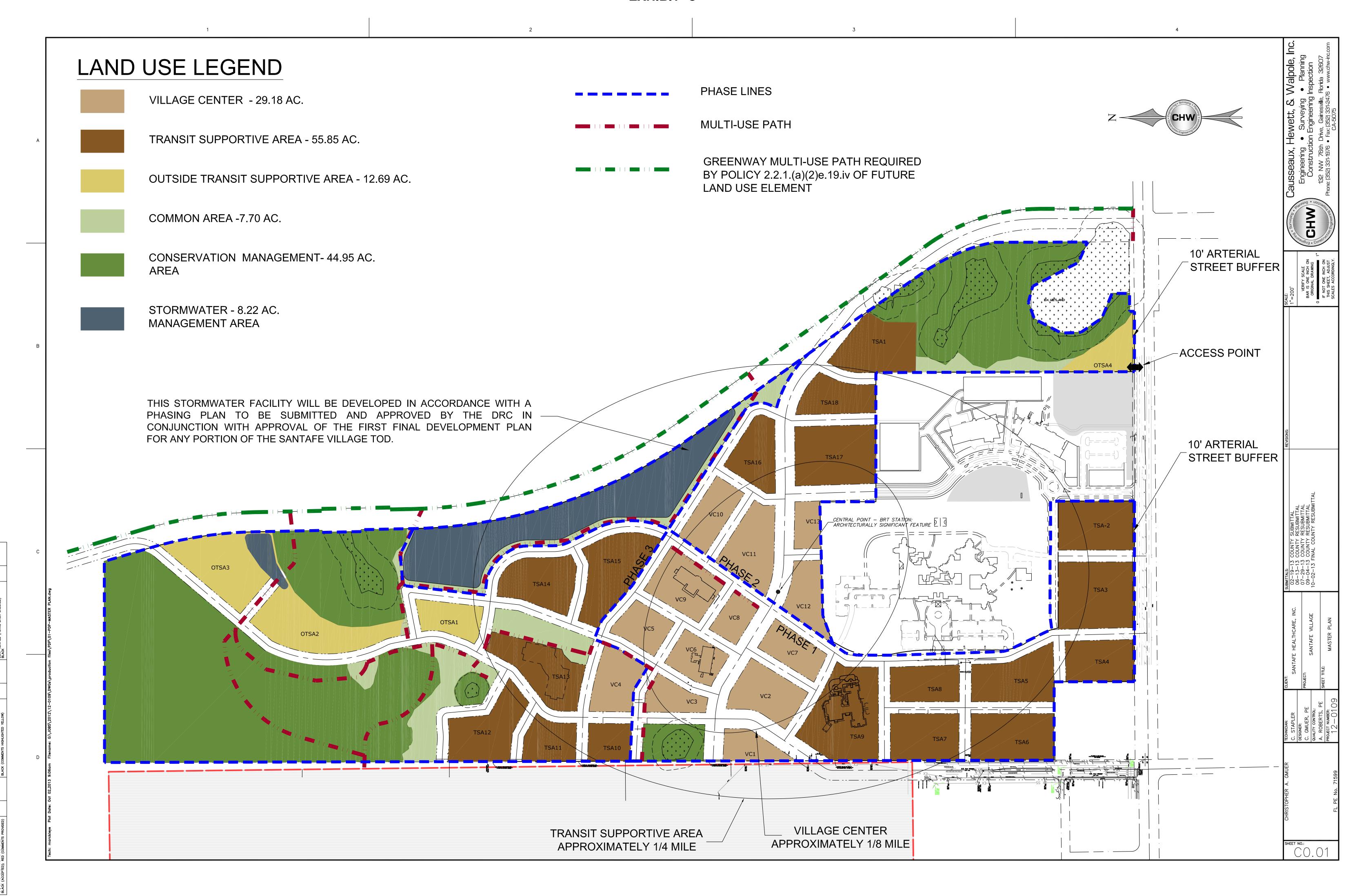
| TAX PARCEL NUMBER(S) | LANDOWNER(S)                            |
|----------------------|---|
| 06035-002-001        | DAVID W PETTY & TARA BOONSTRA           |
| 06038-000-000        | PR GAINESVILLE LIMITED PARTNERSHIP      |
| 06038-023-000        | PR GAINESVILLE LIMITED PARTNERSHIP      |
| 06041-001-000        | BELLSOUTH TELECOMMUNICATIONS, INC       |
| 06041-004-000        | SHANDS TEACHING HOSPITAL & CLINICS, INC |
| 06041-005-000        | FLORIDA DEPARTMENT OF TRANSPORTATION    |

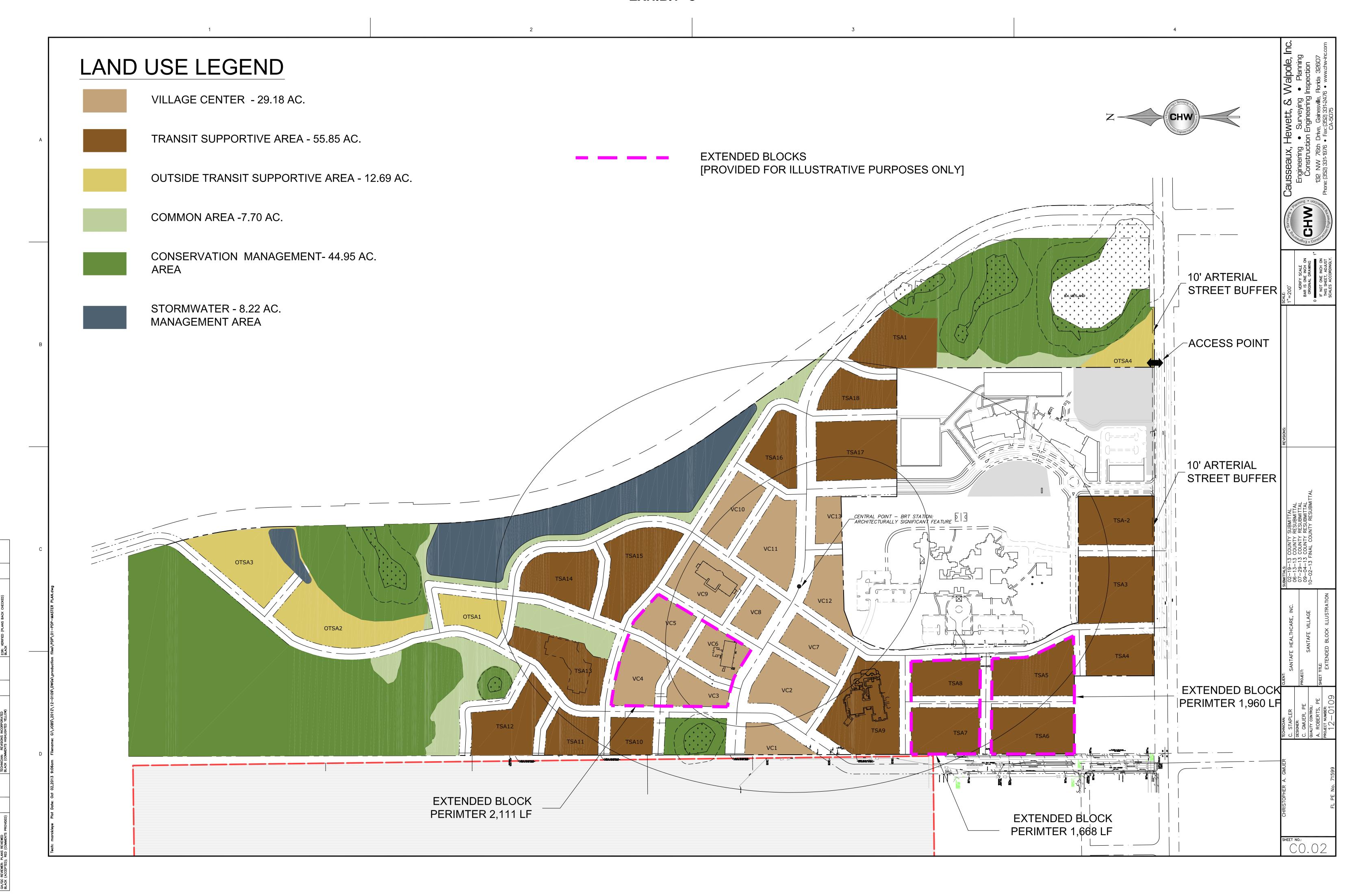
#### 9. <u>GENERAL DEVELOPMENT DATA</u> — THE FOLLOWING TABLE CONTAINS GENERAL DEVELOPMENT DATA

|  | ACRES  | SQ. FEET  | PERCENT |
|--|--------|-----------|---------|
| TOTAL PROJECT AREA   | 158.59 | 6,907,914 | 100%    |
| CONSERVATION MANAGEMENT AREA (PRIMARY OPEN SPACE)                          | 44.95  | 1,958,022 | 28%     |
| DEVELOPABLE AREA (INCLUDES STORMWATER MANAGEMENT, COMMON AND BUFFER AREAS) | 113.64 | 4,950,158 | 72%     |
| VILLAGE CENTER (INCLUDES RIGHTS-OF-WAYS)                                   | 29.18  | 1,271,081 | 18%     |
| TRANSIT SUPPORTIVE AREA (INCLUDES RIGHTS-OF-WAYS)                          | 55.85  | 2,432,826 | 35%     |
| OUTSIDE TRANSIT SUPPORTIVE AREA (INCLUDES RIGHTS-OF-WAYS)                  | 12.69  | 552,776   | 8%      |
| COMMON AREAS AND BUFFERS   | 7.70   | 335,412   | 4.8%    |
| STORMWATER MANAGEMENT AREAS  | 8.22   | 358,063   | 6%      |
| FLOODPLAIN AREAS   | 0.07   | 3,068     | 0.04%   |
| WETLAND AREA   | 2.93   | 127,630   | 2%      |
| RIGHT-OF-WAY AREAS (WITHIN PROPERTY BOUNDARIES)                            | 36.48  | 1,589,268 | 23%     |
| IMPERVIOUS AREA  | 97.72  | 4,256,683 | 61%     |









### EXHIBIT C

### MASTER PLAN NOTES: SANTAFE VILLAGE TOD

ALLOWED USES — LAND WITHIN THE PROPERTY BOUNDAKIES OF THIS PRELIMINARY DEVELOPMENT PLAN (PDP) INIASTER PLAN HAS A COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION OF MIXED USE. USES ALLOWED INCLUDE A 'MIXTURE OF RESIDENTIAL (SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, MULTI-FAMILY, ASSISTED AND INDEPENDENT LIVING FACILITIES) COMMERCIAL RETAIL, OFFICE, FINANCIAL, INSTITUTIONAL, LODGING, MEDICAL, RESEARCH AND DEVELOPMENT, CLEAN / GREEN TECHNOLOGY, RELIGIOUS AND CIVIC USES ARE ALLOWED THROUGHOUT THE DEVELOPMENT.' [POLICY 1.6.5.4. & POLICY 2.2.1 (a)(2)c.1. FLUE] ALLOWED USES INCLUDE THOSE ITEMIZED IN THE USE TABLE AT ULDC CHAPTER 404. A BALANCED MIXTURE OF USES ARE TO BE PROVIDED TO CREATE ACTIVITY THROUGHOUT THE DAY AND ALLOW INDIVIDUALS TO LIVE, WORK AND PLAY IN THE SAME COMMUNITY WITHOUT HAVING TO RELY SOLELY ON A MOTOR VEHICLE FOR MOBILITY, THEREBY ALLOWING A REDUCTION IN PER CAPITA GREENHOUSE GAS EMISSIONS.' [POLICY 1.7.5 FLUE] ALLOWED USES WITHIN COMMON AREAS INCLUDE AGRICULTURAL, RECREATIONAL, EDUCATIONAL, AND CIVIC. RETAIL THAT IS ANCILLARY TO AGRICULTURAL, RECREATIONAL, EDUCATIONAL, AND CIVIC USES ARE ALLOWED WITHIN COMMON AREAS. EXCEPT WITHIN THE VILLAGE CENTER, MINI STORAGE FACILITIES DESIGNED TO SERVE THE PROJECT ARE ALLOWED WHEN PROPERLY MASKED AND INTEGRATED INTO THE DEVELOPMENT IN ACCORDANCE WITH TOD DESIGN CRITERIA. THE SQUARE FOOTAGE OF ANY SUCH STORAGE FACILITIES SHALL NOT BE INCLUDED IN THE CALCULATION OF NON-RESIDENTIAL SQUARE FOOTAGE FOR PURPOSES OF DETERMINING COMPLIANCE WITH THE MINIMUM REQUIRED AND MAXIMUM ALLOWED NON-RESIDENTIAL SQUARE FOOTAGE. [POLICY 1.7.5.4 FLUE]

## 2. <u>DEVELOPMENT DENSITY & INTENSITY AUTHORIZED AND REQUIRED</u> — THE FOLLOWING TABLE DELINEATES THE MINIMUM DEVELOPMENT DENSITY AND INTENSITY REQUIRED AND THE MAXIMUM DEVELOPMENT DENSITY AND INTENSITY AUTHORIZED:

|                                       | ACREAGES | MINIMUM<br>REQUIRED<br>RESIDENTIAL<br>DENSITY | MINIMUM<br>REQUIRED<br>RESIDENTIAL<br>UNITS | MAXIMUM RESIDENTIAL DENSITY AUTHORIZED | MAXIMUM RESIDENTIAL UNITS AUTHORIZED | MINIMUM<br>REQUIRED<br>NON-<br>RESIDENTIAL           | MAXIMUM AUTHORIZED NON- RESIDENTIAL IV            | ALLOCATION OF AUTHORIZED NON- RESIDENTIAL  |
|---------------------------------------|----------|---|---|--|--------------------------------------|--|---|--|
| VILLAGE CENTER                        | 29.18    | 10 DU/AC                                      | 292   | 35.77 DU/AC"                           | 1,044 UNITS                          |  |   | UP TO 100% OF TOTAL MAXIMUM AUTHORIZED NON-RESIDENTIAL S.F (I.E., UP TO A MAXIMUM OF 1,165,000 S.F.) |
| TRANSIT<br>SUPPORTIVE<br>AREA         | 55.85    | 7 DU/AC                                       | 391   | 19.33 DU/AC                            | 1,080 UNITS                          | 10,000 s.f.<br>PLUS 100 s.f.<br>PER DWELLING<br>UNIT | 10,000 s.f. PLUS<br>500 s.f. PER<br>DWELLING UNIT | UP TO 50% OF TOTAL MAXIMUM NON- RESIDENTIAL S.F. (I.E., UP TO A MAXIMUM OF 582,500 S.F.)             |
| OUTSIDE TRANSIT<br>SUPPORTIVE<br>AREA | 12.69    | 4 DU/AC                                       | 51  | 14.65 DU/AC <sup>™</sup>               | 186 UNITS                            |  |   | UP TO 10% OF TOTAL  MAXIMUM NON- RESIDENTIAL S.F. WITH A  MAXIMUM OF 100,000  S.F.)                  |
| TOTALS                                | 97.72    | 5'<br>2.                                      | 734   |  | 2,310 UNITS                          | 83,400 s.f.  | 1,165,000 s.f.                                    | 1,165,000 s.f.   |

UP TO 50% OF THE MINIMUM REQUIRED RESIDENTIAL UNITS MAY BE MET WITH ROOMS IN A HOTEL [§407.65(d)1., TABLE 407.65.1, NOTE 2 OF THE ULDC] AT THE OPTION OF THE

DEVELOPER AND IF EXERCISED SHALL BE DECLARED UPON SUBMITTAL OF AN APPLICABLE FINAL DEVELOPMENT PLAN TO THE DRC CONTAINING A HOTEL USE.

POLICY 1.7.5.2 OF THE FUTURE LAND USE ELEMENT AND TABLE 407.65.1 OF THE ULDC AUTHORIZE A MAXIMUM ALLOWABLE DENSITY OF 48 DU/AC WITHIN VILLAGE CENTERS FOR

TRANSIT ORIENTED DEVELOPMENTS INSIDE THE URBAN SERVICE AREA DESIGNATED ON THE FUTURE LAND USE MAP PURSUANT TO OBJECTIVE 8.6 URBAN SERVICE AREA.

"THE UNDERLYING FUTURE LAND USE IS MIXED USE WHICH IS A 'NON-RESIDENTIAL' FUTURE LAND USE DESIGNATION AND IS THEREFORE ELIGIBLE FOR UP TO 24 DU/AC. [ULDC TABLE 1.2]

POLICY 1.7.5.3 OF THE FUTURE LAND USE ELEMENT AND §407.65(d)2.c. AUTHORIZES A MAXIMUM ALLOWABLE INTENSITY OF NON-RESIDENTIAL SQUARE FOOTAGE OF 500 SQUARE FEET PER DWELLING UNIT WITHIN TRANSIT ORIENTED DEVELOPMENTS INSIDE THE URBAN SERVICE AREA DESIGNATED ON THE FUTURE LAND USE MAP PURSUANT TO OBJECTIVE 8.6 URBAN SERVICE AREA. THE NUMBER OF ROOMS IN A HOTEL AND THE NUMBER OF BEDROOMS IN STUDENT HOUSING WITH SEPARATELY RENTED ROOMS AND SHARED LIVING SPACE MAY, AT THE ELECTION OF THE DEVELOPER EXERCISED UPON SUBMITTAL OF AN APPLICABLE FINAL DEVELOPMENT PLAN, BE USED IN CALCULATING ALLOWABLE NON-RESIDENTIAL SQUARE FOOTAGE. [ULDC §407.65(d)2.f.]

## 3. REQUIRED MINIMUM NON-RESIDENTIAL WITHIN VILLAGE CENTER — A MINIMUM OF 50% OF THE TOTAL NON-RESIDENTIAL SQUARE FOOTAGE SHALL BE LOCATED WITHIN THE VILLAGE CENTER. [ULDC §407.66(c)1.]

#### 4. <u>Existing Development</u> — The following table provides total square footages of existing buildings within each area and within each phase:

| LAND USE AREA                   | Building                  | TOTAL SQUARE FOOTAGE OF EXISTING BUILDINGS | EXISTING SQUARE FOOTAGE WITHIN PHASE I | EXISTING SQUARE FOOTAGE WITHIN PHASE II | EXISTING SQUARE FOOTAGE WITHIN PHASE III |  |
|---------------------------------|---------------------------|--|--|---|--|--|
| VILLAGE CENTER                  | EDWARD PEDDIE             | 47,438                                     | 47,438                                 | 0                                       | 0  |  |
|                                 | HOSPICE<br>ADMINISTRATIVE | 12,593                                     | 12,593                                 | 0                                       | 0  |  |
| TRANSIT SUPPORTIVE              | ET YORK HOSPICE           | 40,777                                     | 40,777                                 | 0                                       | 0  |  |
| AREA                            | ROBERT HUDSON             | 62,204                                     | 0                                      | 62,204                                  | 0  |  |
| OUTSIDE TRANSIT SUPPORTIVE AREA |                           | 0  | 0                                      | 0                                       | 0  |  |
| TOTALS                          |                           | 163,012                                    | 100,808                                | 62,204                                  | 0  |  |

Pursuant to §407.65(d)2.d. ULDC, existing non-residential square footage may be included within or in addition to the minimum required and maximum allowed non-residential square footage. The developer shall declare how each of the existing buildings is to be counted when requesting a final development plan approval for an area containing such buildings.

5. REQUIRED VERTICAL MIXING OF USES — ULDC §407.66(c)3. REQUIRES A MINIMUM OF 25% OF THE TOTAL APPROVED NON-RESIDENTIAL S.F. MUST BE IN MULTISTORY BUILDINGS CONTAINING MULTIPLE USES. TEN PERCENT OF THIS NON-RESIDENTIAL REQUIREMENT MAY BE MET WHERE RESIDENTIAL DEVELOPMENT AT LEAST THREE STORIES IN HEIGHT IS LOCATED DIRECTLY ADJACENT TO RETAIL/COMMERCIAL DEVELOPMENT. IN THIS CASE, THE MAXIMUM SQUARE FOOTAGE COUNTED TOWARDS THE REQUIREMENT SHALL BE LIMITED BY THE BUILDING FOOTPRINT OF THE ADJACENT RESIDENTIAL USE. COMPLIANCE WITH THIS REQUIREMENT SHALL BE DEMONSTRATED TO THE DRC AT FINAL DEVELOPMENT PLAN REVIEW.

b. KFOUIRED CENTRAL POINT — THE CENTRAL POINT DESIGNATION IS THE BK I STATION WHICH WILL BE DESIGNED TO PROVIDE A SIGNIFICANT ARCHITECTURAL FOCAL POINT.

PHASING SCHEDULE – ULDC § 402.130(c) & (d) REQUIRES SUBMITTAL OF A DETAILED PHASING SCHEDULE FOR TRANSIT ORIENTED DEVELOPMENTS. THE PHASING PLAN FOR THIS MASTER PLAN IS DEPICTED GRAPHICALLY WITH PHASE DESIGNATIONS AND PHASE LINES ON MASTER PLAN SHEET CO.01. WITHIN EACH PHASE OF DEVELOPMENT, FINAL DEVELOPMENT PLANS MAY BE APPROVED FOR PORTIONS OF A PHASE. FOR THE FIRST PHASE OF DEVELOPMENT, THE DIFFERENCE BETWEEN DWELLING UNITS AND NONRESIDENTIAL SQUARE FOOTAGE MAY NOT BE GREATER THAN 75% OF THE APPROVED DEVELOPMENT WITHIN THE PHASE. THE PERCENTAGES SHALL BE BASED ON FINAL DEVELOPMENT PLAN APPROVAL WITHIN EACH PHASE. (FOR EXAMPLE, A DEVELOPMENT WITH 100 DWELLING UNITS AND 10,000 SQUARE FEET OF NON-RESIDENTIAL USES IN PHASE 1 MAY ONLY RECEIVE FINAL DEVELOPMENT PLAN APPROVAL FOR ALL 100 DWELLING UNITS ONCE FINAL DEVELOPMENT PLANS HAVE BEEN APPROVED FOR AT LEAST 2,500 SQUARE FEET OF NONRESIDENTIAL USES.) THE DIFFERENCE BETWEEN DWELLING UNITS AND NON-RESIDENTIAL SQUARE FOOTAGE FOR THE TOTAL APPROVED DEVELOPMENT MAY NOT BE GREATER THAN THE FOLLOWING PERCENTAGES IN ORDER TO RECEIVE DEVELOPMENT PLAN APPROVAL IN A SUBSEQUENT PHASE: 30% TO PROCEED TO PHASE 2 AND 15% TO PROCEED TO PHASE 3 [ULDC §402.130(d)4.&5.].

THE ALLOCATION OF DENSITY AND INTENSITY WITHIN EACH PHASE WITHIN THIS MASTER PLAN IN FULFILLMENT OF THE REQUIREMENTS OF **ULDC §402.130(d) 1. THROUGH 3.** IS

|                                 | AUTHORIZED I<br>Non-Ri | 0% OF TOTAL<br>RESIDENTIAL AND<br>SIDENTIAL<br>3-2035 | PHASE II = 26% OF TOTAL AUTHORIZED RESIDENTIAL AND NON-RESIDENTIAL 2016-2039 |              | Phase III = 24% of Total Authorized RESIDENTIAL AND NON-RESIDENTIAL 2018-2043 |              |
|---------------------------------|------------------------|---|--|--------------|---|--------------|
|                                 | Min                    | Max   | MIN  | Max          | Min   | Max          |
| RESIDENTIAL                     | Ö                      |   |  | 10           | -   | ž.           |
| VILLAGE CENTER                  | 196 DU                 | 713 DU  | 86 DU  | 331 DU       | 0 DU  | 0 DU         |
| TRANSIT SUPPORTIVE AREA         | 171 DU                 | 442 DU  | 105 DU   | 270 DU       | 121 DU  | 368 DU       |
| OUTSIDE TRANSIT SUPPORTIVE AREA | 0 DU                   | 0 DU  | 0 DU   | 0 DU         | 51 DU   | 186 DU       |
| NON-RESIDENTIAL                 | 41,700 s.f.            | 582,500 s.f.  | 21,684 s.f.  | 302,900 s.f. | 20,016 s.f.   | 279,600 s.f. |

Adjustments to the phasing schedule, boundaries and allocations of density and intensity within phases may be requested by the developer and approved by the DRC after finding that all proposed changes conform to the requirements of ULDC §402.130(c) & (d).

#### 8. <u>DIMENSIONAL REQUIREMENTS</u> — THE FOLLOWING DIMENSIONAL REQUIREMENTS SHALL APPLY:

| VILLAGE CENTER [TABLE 407.66.1 ULDC]   |  | RETAIL USE  | OTHER NON-RESIDENTIAL, HOT MIXED USE, OR MULTI-FAMIL |
|--|--|---|--|
| BUILD-TO LINE RANGE IN FEET: ESTABLISHED FROM BACK   | OF CURB OF A                           | 15-25   | 15-50  |
| PUBLIC OR PRIVATE STREET OR PEDESTRIAN CIRCULATION   | NO ACREA DATEM ROST HORIZ ASSOCIATIONS | 15 25   | 15 50  |
| BUILDING FRONTS A PLAZA, SQUARE OR OTHER OPEN CIVI   |  |   |  |
| MINIMUM BUILDING HEIGHT IN STORIES <sup>II</sup>   | 00111021                               | 1   | 1  |
| MAXIMUM BUILDING HEIGHT IN STORIES <sup>III</sup>  |  | 8   | 8  |
| MAXIMUM SQUARE FOOTAGE OF SINGLE TENANT BUILD  | ING FOOTPRINT                          | 50,000 <sup>iv</sup>                                    | 65,000   |
| TRANSIT SUPPORTIVE AREA [TABLE 407.66.2 ULDC]  | RETAIL USE                             | OTHER NON-RESIDENTIAL, HOT<br>MIXED USE, OR MULTI-FAMIL |  |
| BUILD-TO LINE RANGE IN FEE: ESTABLISHED FROM BACK OF PUBLIC OR PRIVATE STREET OR PEDESTRIAN CIRCULATION BUILDING FRONTS A PLAZA, SQUARE OR OTHER OPEN CIVI | 15-20                                  | 15-50   |  |
| MINIMUM BUILDING HEIGHT IN STORIES <sup>II</sup>   | 1                                      | 1   |  |
| MAXIMUM BUILDING HEIGHT IN STORIES <sup>III</sup>  | 6                                      | 6   |  |
| MAXIMUM SQUARE FOOTAGE OF SINGLE TENANT BUILD  | ING FOOTPRINT                          | 50,000 <sup>i</sup> ′                                   | 65,000   |
| OUTSIDE TRANSIT SUPPORTIVE AREA [TABLE 407.67.1 ULDC]  | SINGLE-FAMILY<br>DETACHED              | SINGLE-FAMILY<br>ATTACHED                               | MULTI-FAMILY & NON-RESIDEN                           |
| SETBACKS   |  |   |  |
| FRONT, MINIMUM (FT.)   | 10                                     | 5   | 10   |
| FRONT, MAXIMUM (FT.)   | 20                                     | 15  | 25   |
| SIDE, INTERIOR (FT)  | 5                                      | N/A   | 10   |
| SIDE, STREET (FT)  | 10                                     | 10  | 10   |
| REAR (FT)  | 10                                     | 10  | 15   |
| BUILDING STANDARDS   |  |   |  |
| MAXIMUM LOT COVERAGE (%)   | 70                                     | 80  | 80   |
| HEIGHT, MAXIMUM (FT)   | 30                                     | 30  | 60   |
| BUILDING FOOTPRINT, MAX (SQ FT)  | N/A                                    | N/A   | 65,000   |
| SINGLE RETAIL TENANT SIZE, MAX (SQ FT)   | N/A                                    | N/A   | 50,000°  |
| MAXIMUM LOT COVERAGE (%)   | 70                                     | 80  | 80   |

UP TO AN ADDITIONAL 15' MAY BE ADDED TO THE BUILD-TO-LINE TO ACCOMMODATE OUTDOOR SEATING FOR USES SUCH AS CAFES, BISTROS, COFFEE SHOPS OR RESTAURANTS.

ii If only 1 story, building façade shall use architectural features to enhance the vertical scale of the building. iii Additional stories above the fifth shall be stepped back to enhance the pedestrian scale of the street.

A SINGLE-TENANT RETAIL BUILDING MAY BE ALLOWED TO EXCEED 50,000 SQUARE FEET BY PROVIDING ONE OF THE FOLLOWING:

A. SEPARATE LINER BUILDINGS ORIENTED TOWARD THE STREET ON AT LEAST 3 SIDES OF THE BUILDING, WITH PARKING TO THE REAR OF THE BUILDING OR THE REAR OF THE BUILDING

LINED BY OTHER LINER BUILDINGS; OR

B. VERTICAL MIXTURE OF USES WITH AT LEAST ONE STORY ABOVE THE GROUND FLOOR; OR C. MULTIPLE FLOORS WITH A MAXIMUM OF 50,000 SQUARE FEET PER FLOOR; OR

D. PARKING ON THE TOP OR COMPLETELY ENCLOSED WITHIN THE BUILDING; OR

E. PARKING IN FRONT OF THE BUILDING PROVIDED ALL OFF-STREET SURFACE PARKING AND THE SIDE AND REAR OF THE BUILDING ARE SCREENED FROM ADJACENT STREETS BY LINER

BUILDINGS.

### 9. STREET CROSS SECTIONS

Pursuant to **ULDC §402.130 (c) 5.**, street types and typical section details for all roadways within the Master Plan area are provided on the Multi-Modal Transportation Network & Utilities Sheets. Pursuant to **ULDC §402.130(c) 6**, the NW 83<sup>RD</sup> Street extension shall be dedicated to Alachua County and shall thereafter be the responsibility of Alachua County. The remaining internal streets shall either be dedicated to Alachua County and thereafter maintained by Alachua County or developed and maintained by one or more Community Development District or maintained by one or more Property Owner Associations which shall be established for each phase area prior to issuance of the first final development order governing development within the phase area.

#### 10. DLUCK PERIMETER REQUIREMENTS

ULDC 407.68(a) and 407.69 (a) ESTABLISH MAXIMUM BLOCK PERIMETER STANDARDS AS FOLLOWS:

|                                 | BLOCK STANDARD |
|---------------------------------|----------------|
| VILLAGE CENTER                  | 1,300 FT.      |
| TRANSIT SUPPORTIVE AREA         | 1,600 FT.      |
| OUTSIDE TRANSIT SUPPORTIVE AREA | 2,000 FT.      |

ALL BLOCKS PROVIDED ON THIS MASTER PLAN CONFORM TO THE STANDARD (SEE BLOCK PERIMETER DIMENSION TABLE BELOW FOR ITEMIZED DIMENSIONS OF ALL BLOCKS). LARGER BLOCKS MAY BE APPROVED BY THE DRC WHEN REQUESTED BY THE DEVELOPER AND AFTER THE DEVELOPER HAS DEMONSTRATED THAT SUCH EXTENDED BLOCK IS IN CONFORMANCE WITH THE FOLLOWING STANDARDS FOR EXTENDED BLOCKS.

|                                 | EXTENDED BLOCK SIZE | REQUIREMENT  |
|---------------------------------|---------------------|--|
| VILLAGE CENTER                  | 2,000               | EXTENDED BLOCK MUST CONTAIN BOTH PARKING INTERIOR TO THE BLOCK AND LINER BUILDINGS ON ALL SIDES OF THE BLOCK |
| TRANSIT SUPPORTIVE AREA         | 2,300               | EXTENDED BLOCK MUST CONTAIN BOTH PARKING INTERIOR TO THE BLOCK AND LINER BUILDINGS ON ALL SIDES OF THE BLOCK |
| OUTSIDE TRANSIT SUPPORTIVE AREA | N/A                 | N/A  |

FOR BLOCKS WITHIN A VILLAGE CENTER OR TRANSIT SUPPORTIVE AREA, AN ADDITIONAL 700' OF BLOCK PERIMETER IS ALLOWED WHEN A CONTINUOUS 10 FOOT MULTI-USE PATH WITH LIMITED VEHICULAR CROSSINGS AND WITH SHADE TREES ALTERNATING 40 FEET ON CENTER IS PROVIDED AND WHICH FORMS AN INTERNAL BICYCLE AND PEDESTRIAN CORRIDOR THAT TRAVERSES THE BLOCK (E.G., A MID-BLOCK PASSAGE) WITH THE PERIMETERS OF THE AREAS ON EACH SIDE OF THE CORRIDOR BEING EQUAL TO OR LESS THAN THE MAXIMUM EXTENDED PERIMETER BLOCK LENGTH. FOR BLOCKS CONTAINING A PARKING STRUCTURE WITH AT LEAST ONE LEVEL ABOVE SURFACE PARKING OR CONTAINING A SINGLE TENANT RETAIL USE WITH GREATER THAN 25,000 s.f. AND PARKING INTERIOR TO THE BLOCK, THE MAXIMUM BLOCK PERIMETER IS EXTENDED TO 3,000 LINEAR FEET. [ULDC §407.68 (a) 3. and 4.] EXTENDED BLOCKS ARE DEPICTED ON CO.02 FOR ILLUSTRATIVE PURPOSES ONLY. THE DRC MAY APPROVE EXTENDED BLOCKS WHERE DEMONSTRATED ELIGIBLE EXCEPT THAT NO BLOCK EXTENSIONS THAT WOULD INTERRUPT THE CONTINUITY OF THE BRT CORRIDOR AND THE EXTENSION OF NW 91<sup>ST</sup> STREET NORTH TO MILLHOPPER ROAD DEPICTED ON THE MASTER PLAN SHEET CO.01 MAY BE APPROVED.

11. STORMWATER - AREAS SHOWN FOR SURFACE STORMWATER MANAGEMENT FACILITIES ARE CONCEPTUAL. ENLARGEMENT OR REDUCTION IN TOTAL AREA SHALL BE DETERMINED DURING FINAL DEVELOPMENT PLAN REVIEW BY THE DRC. THE DEVELOPER SHALL IMPLEMENT 'LOW IMPACT DEVELOPMENT' STORMWATER MANAGEMENT PRACTICES WHERE PRACTICAL, POTENTIALLY REDUCING THE TOTAL AREA REQUIRED FOR CONVENTIONAL SURFACE STORMWATER MANAGEMENT FACILITIES. ALL CONVENTIONAL SURFACE STORMWATER MANAGEMENT FACILITIES WITHIN THE VILLAGE CENTER SHALL BE DESIGNED TO MEET THE CRITERIA OF OPEN SPACE REQUIREMENTS CONTAINED IN ULDC CHAPTER 407 ARTICLE 5 OPEN SPACE AND ARTICLE 9 STORMWATER MANAGEMENT FACILITIES MAY BE PROVIDED CONSISTENT WITH ULDC \$407.56. STORMWATER QUANTITIES ATTRIBUTABLE TO: (A) THE EXTENSION OF NW 83<sup>RD</sup> STREET NORTH FROM NW 39<sup>TH</sup> AVENUE; (B) THE CREATION AND EXTENSION NORTH OF NW 91<sup>ST</sup> STREET NORTH TO MILLHOPPER ROAD; AND (C) THE MULTI-USE PATH REQUIRED BETWEEN NW 39<sup>TH</sup> AVENUE AND MILLHOPPER ROAD, SHALL BE HANDLED WITHIN THE COUNTY OWNED RIGHT-OF-WAY RUNNING ALONG THE EASTERN PROJECT PROPERTY BOUNDARY. THE STORMWATER VOLUME TO BE STORED WITHIN SAID COUNTY RIGHT-OF-WAY SHALL INCLUDE ALL STORMWATER ATTRIBUTABLE TO THE ROADS AND MULTI-USE PATH LOCATED WITHIN THE RIGHT-OF-WAY AND ALSO THE VOLUME OF STORMWATER ATTRIBUTABLE TO THAT PORTION OF NW 83<sup>RD</sup> STREET AND NW 91<sup>ST</sup> STREET LOCATED WITHIN THE SANTAFE VILLAGE PROJECT BOUNDARIES FOR WHICH CREDIT AGAINST MULTI-MODAL FEES IS GRANTED.

12. UTILITY EASEMENTS - ALL UTILITIES THROUGHOUT THE MASTER PLAN 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 RIGHTS-OF-WAYS INDICATED IN THE MULTI-MODAL TRANSPORTATION NETWORK AND UTILITIES.

13. OTHER ULDC REQUIREMENTS — COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ULDC SHALL BE DEMONSTRATED TO THE DRC BY THE DEVELOPER, WHEN SUBMITTING FINAL DEVELOPMENT PLANS FOR REVIEW AND APPROVAL.

|       | BLOCK PERIMETER DIMENSION TABLE |   |            |                  |                                 |       |                  |  |  |  |  |
|-------|---------------------------------|---|------------|------------------|---------------------------------|-------|------------------|--|--|--|--|
| VILLA | GE CENTER                       |   | TRANSIT SU | IPPORTIVE AREA   | OUTSIDE TRANSIT SUPPORTIVE AREA |       |                  |  |  |  |  |
| Вьоск | PERIMETER (L.F.)                |   | Вьоск      | PERIMETER (L.F.) |                                 | Вьоск | PERIMETER (L.F.) |  |  |  |  |
| VC1   | 960                             |   | TSA1       | 1,316            |                                 | OTSA1 | 1,007            |  |  |  |  |
| VC2   | 1,190                           |   | TSA2       | 1,281            |                                 | OTSA2 | 1,931            |  |  |  |  |
| VC3   | 897                             |   | TSA3       | 1,461            |                                 | OTSA3 | 1,680            |  |  |  |  |
| VC4   | 1,080                           |   | TSA4       | 1,127            |                                 | OTSA4 | 1,213            |  |  |  |  |
| VC5   | 913                             |   | TSA5       | 1,364            |                                 |       |                  |  |  |  |  |
| VC6   | 926                             |   | TSA6       | 1,327            |                                 |       |                  |  |  |  |  |
| VC7   | 994                             |   | TSA7       | 1,179            |                                 |       |                  |  |  |  |  |
| VC8   | 782                             |   | TSA8       | 1,075            |                                 |       |                  |  |  |  |  |
| VC9   | 1,177                           |   | TSA9       | 1,600            |                                 |       |                  |  |  |  |  |
| VC10  | 1,075                           | 0 | TSA10      | 825              |                                 |       |                  |  |  |  |  |
| VC11  | 1,278                           |   | TSA11      | 954              |                                 |       |                  |  |  |  |  |
| VC12  | 1,133                           |   | TSA12      | 1,451            |                                 |       |                  |  |  |  |  |
| VC13  | 750                             |   | TSA13      | 1,469            |                                 |       |                  |  |  |  |  |
|       |                                 |   | TSA14      | 1,211            |                                 |       |                  |  |  |  |  |
|       |                                 |   | TSA15      | 1,488            |                                 |       |                  |  |  |  |  |
|       |                                 |   | TSA16      | 1,092            |                                 |       |                  |  |  |  |  |
|       |                                 |   | TSA17      | 1,433            |                                 |       |                  |  |  |  |  |
|       |                                 |   | TSA18      | 1,113            |                                 |       |                  |  |  |  |  |

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INC. 02–19–13 COUNTY SUBMITTAL 02–19–13 COUNTY RESUBMITTAL 07–29–13 COUNTY RESUBMITTAL 09–04–13 COUNTY RESUBMITTAL 10–02–13 FINAL COUNTY RESUBMITTAL

PROJECT:
SANTAFE VILLAGE
SHEET TITE:
MASTER PLAN NOTES

DESIGNER:

C. GMUER, PE

QUALITY CONTROL:

A. ROBERTS, PE

PROJECT NUMBER:

DE N. 74500

HEET NO.:

## **OPEN SPACE PLAN NOTES:**

1. MINIMUM OPEN SPACE REQUIREMENT — ULDC §407.52 REQUIRES THAT AT LEAST 20% OF A DEVELOPMENT SHALL BE PROVIDED AS OPEN SPACE. AREAS SET ASIDE AS CONSERVATION MANAGEMENT AREAS CONSTITUTE 28.29% OF THE PROJECT SITE, EXCEEDING THE 20% MINIMUM REQUIRED OPEN SPACE. NO FURTHER OPEN SPACE IS REQUIRED TO FULFILL THE 20% OPEN SPACE REQUIRED UNDER ULDC §407.52. AREAS INDICATED AS STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE VILLAGE CENTER SHALL BE DEVELOPED IN ACCORDANCE WITH ULDC §407.56 AND SHALL RECEIVE CREDIT TOWARD THE REQUIRED 20% OPEN SPACE.

**2. PRIMARY OPEN SPACE** — ULDC §407.53 REQUIRES THAT PROPERTIES CONTAINING THE FOLLOWING RESOURCES SHALL BE SET ASIDE AS 'PRIMARY OPEN SPACE' IN FULFILLMENT OF THE MINIMUM SET ASIDE REQUIREMENT OF ULDC §407.52.

- A. WETLANDS: ALL WETLANDS IDENTIFIED WITHIN THE PROJECT BOUNDARIES ARE PRESERVED AND REQUIRED MINIMUM WETLAND BUFFERS ARE PROVIDED WITHIN CONSERVATION MANAGEMENT AREAS.
- B. SURFACE WATERS: THERE ARE SURFACE WATERS LOCATED WITHIN THE PROJECT BOUNDARIES AND ALL ARE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREA.
- C. 100 YEAR FLOODPLAIN: THE 0.07 ACRES OF 100 YEAR FLOODPLAIN AREA IS CONTAINED WITHIN A COMMON AREA AND IS NOT COUNTED TOWARD OPEN SPACE.
- D. LISTED SPECIES HABITAT: THERE IS NO LISTED SPECIES HABITAT LOCATED WITHIN THE PROJECT BOUNDARIES.
- E. STRATEGIC ECOSYSTEM: THERE IS NO STRATEGIC ECOSYSTEM WITHIN THE PROJECT BOUNDARIES.
- F. SIGNIFICANT GEOLOGIC FEATURES: ALL SIGNIFICANT GEOLOGIC FEATURES FOUND WITHIN THE PROJECT BOUNDARIES ARE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREAS.
- G. SIGNIFICANT PLANT AND WILDLIFE OR UPLAND HABITAT AND NATURAL AREAS: THE TOTAL SIGNIFICANT UPLAND HABITAT CONTAINED WITHIN THE PROJECT BOUNDARY IS 46.750 ACRES, OF WHICH 40.239 (OR 86.07% OF THE TOTAL SIGNIFICANT UPLAND HABITAT WITHIN THE PROJECT BOUNDARIES) IS INCLUDED WITHIN THE FIVE CONSERVATION MANAGEMENT AREAS. THE TOTAL SIGNIFICANT UPLAND HABITAT RETAINED EQUALS 25.85% OF THE TOTAL SITE UPLAND AREA. NON-SIGNIFICANT UPLAND HABITAT INCLUDED WITHIN THE CONSERVATION MANAGEMENT AREAS CONTAIN A COMBINED 44.870 ACRES WHICH INCLUDES 28.29% OF THE TOTAL SITE ACREAGE. ALL SIGNIFICANT NATURAL AREAS CONTAINED WITHIN THE PROJECT BOUNDARIES ARE INCLUDED WITHIN THE CONSERVATION MANAGEMENT AREAS.

THE CONSERVATION MANAGEMENT AREAS, CONSISTING ENTIRELY OF 'PRIMARY OPEN SPACE' EXCEED THE MINIMUM REQUIRED OPEN SPACE AND THEREFORE, NO 'SECONDARY OPEN SPACE' IS REQUIRED BY **ULDC §407.54**. COMMUNITY GREEN SPACES, PEDESTRIAN TRAILS, STORMWATER MANAGEMENT AREAS, CIVIC SPACES AND COMMON AREAS THAT COULD OTHERWISE QUALIFY FOR CREDIT TOWARD SATISFYING THE MINIMUM REQUIRED OPEN SPACE ARE NOT INCLUDED IN THE OPEN SPACE CALCULATION. ACCESS TO ALL OPEN SPACE AREAS IS PROVIDED FOR IN ACCORDANCE WITH **ULDC §407.57**.

| PROJECT AREA (ACRES)            |       |           | 15     | 8.58      | 100%       |
|---------------------------------|-------|-----------|--------|-----------|------------|
|                                 | Ex    | ISTING    | PRO    | VIDED     | % OF TOTAL |
|                                 |       |           |        |           | Area       |
| PRIMARY OPEN SPACE              | ACRES | S.F.      | ACRES  | S. F.     |            |
| WETLANDS                        | 2.936 | 127,892   | 2.936  | 127,892   | 1.85       |
| WETLAND BUFFERS                 | 8.22  | 357,928   | 8.22   | 357,928   | 5.18       |
| SURFACE WATERS                  | 2.936 | 127,892   | 2.936  | 127,892   | 1.85       |
| SURFACE WATER BUFFERS           | 8.22  | 357,928   | 8.22   | 357,928   | 5.18       |
| SIGNIFICANT GEOLOGICAL FEATURES | 0.00  | 000,000   | 0.00   | 000,000   | -          |
| SIGNIFICANT GEOLOGICAL FEATURES | 0.00  | 000,000   | 0.00   | 000,000   | _          |
| BUFFERS                         |       |           |        |           |            |
| STRATEGIC ECOSYSTEM             | 0.00  | 000,000   | 0.00   | 000,000   | _          |
| LISTED SPECIES HABITAT          | 0.00  | 000,000   | 0.00   | 000,000   | -          |
| SIGNIFICANT UPLAND HABITAT      | 46.75 | 2,036,430 | 40.239 | 1,752,854 | 25.37      |
| 100 YEAR FLOODPLAIN             | 0.07  | 3,049     | 0.07   | 3,049     | 0.04       |
| OTHER NATURAL AREAS             | 0.00  | 000,000   | 0.00   | 000,000   | _          |
| SECONDARY OPEN SPACE            | 0.00  | 000,000   | 0.00   | 000,000   | -          |
| COMMUNITY GREEN SPACES          | 0.00  | 000,000   | 0.00   | 000,000   | _          |
| STORMWATER MANAGEMENT AREAS     | 0.00  | 000,000   | 0.00   | 000,000   | _          |
| LANDSCAPED AREAS                | 0.00  | 000,000   | 0.00   | 000,000   | _          |
| TOTAL OPEN SPACE PROVIDED       | 0.00  | 000,000   | 44.94* | 1,957,586 | 28.33      |

\* FIGURE INCLUDES 40.239 ACRES OF SIGNIFICANT UPLAND HABITAT INCLUDED WITHIN THE CONSERVATION

MANAGEMENT AREAS, PLUS 2.936 ACRES OF WETLANDS, PLUS 1.695 ACRES OF NON-SIGNIFICANT UPLAND HABITAT

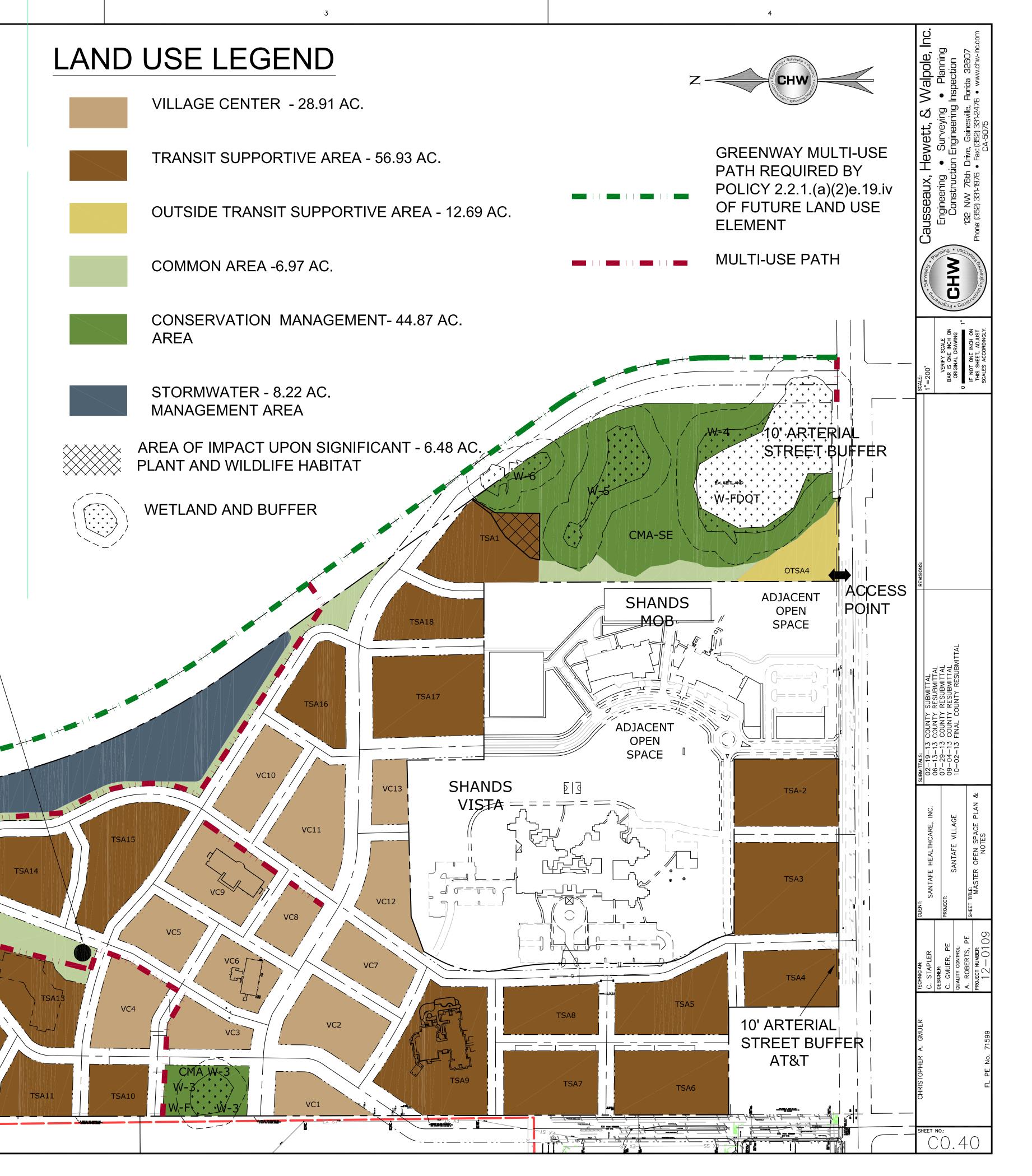
INCLUDED WITHIN THE CONSERVATION MANAGEMENT AREAS, PLUS .07 ACRES OF 100 YEAR FLOODPLAIN THAT IS TO BE
RETAINED AS OPEN SPACE.

CMA-NW

3. TREE CANOPY PROTECTION: ULDC \$406.12(a)3. REQUIRES THAT DEVELOPMENT PLANS FOR TRANSIT ORIENTED DEVELOPMENTS BE DESIGNED TO RETAIN A MINIMUM OF FIVE PERCENT OF THE EXISTING TREE CANOPY. THE TREE CANOPY PRESERVATION WITHIN THE CONSERVATION MANAGEMENT AREAS EXCEEDS THE MINIMUM REQUIRED BY RETAINING 40.5% OF THE EXISTING CANOPY. SEE SHEET CO.41 FOR EXISTING TREE CANOPY LINE.

| TREE CANOPY  |                   |                |                     |  |  |
|--------------|-------------------|----------------|---------------------|--|--|
| EXISTING     | MIN REQUIRED (5%) | RETAINED ACRES | RETAINED % OF TOTAL |  |  |
| 111.03 ACRES | 5.5 ACRES         | 44.95 ACRES    | 40.48%              |  |  |

100 YR FLOOD PLAIN



ANCE (GA) / GUALITY CONTROL (GC) REVIEW

INITIALS DATE

QA/OC REVIEWER: VERIFIED (BACK CHECKED)

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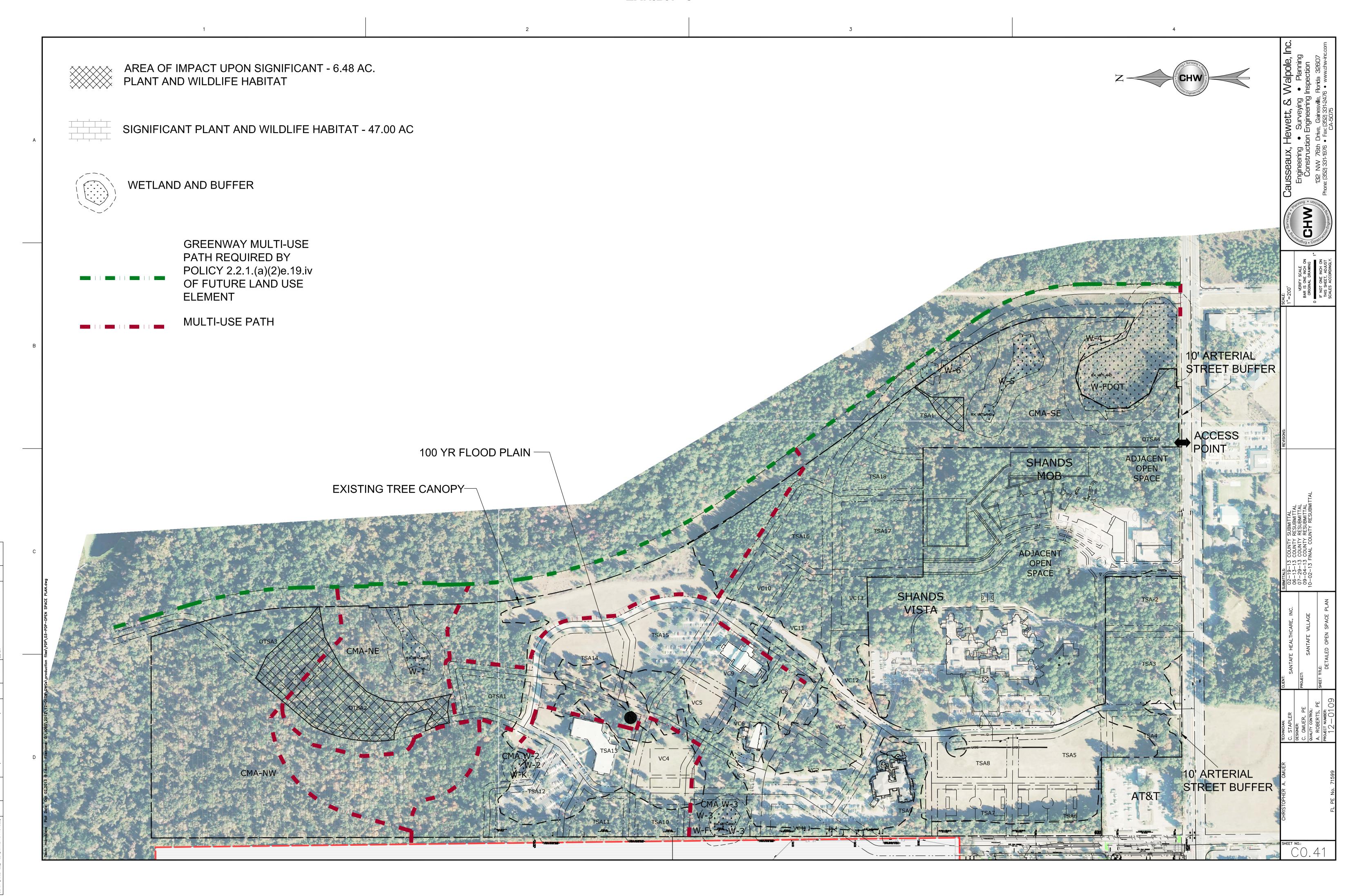
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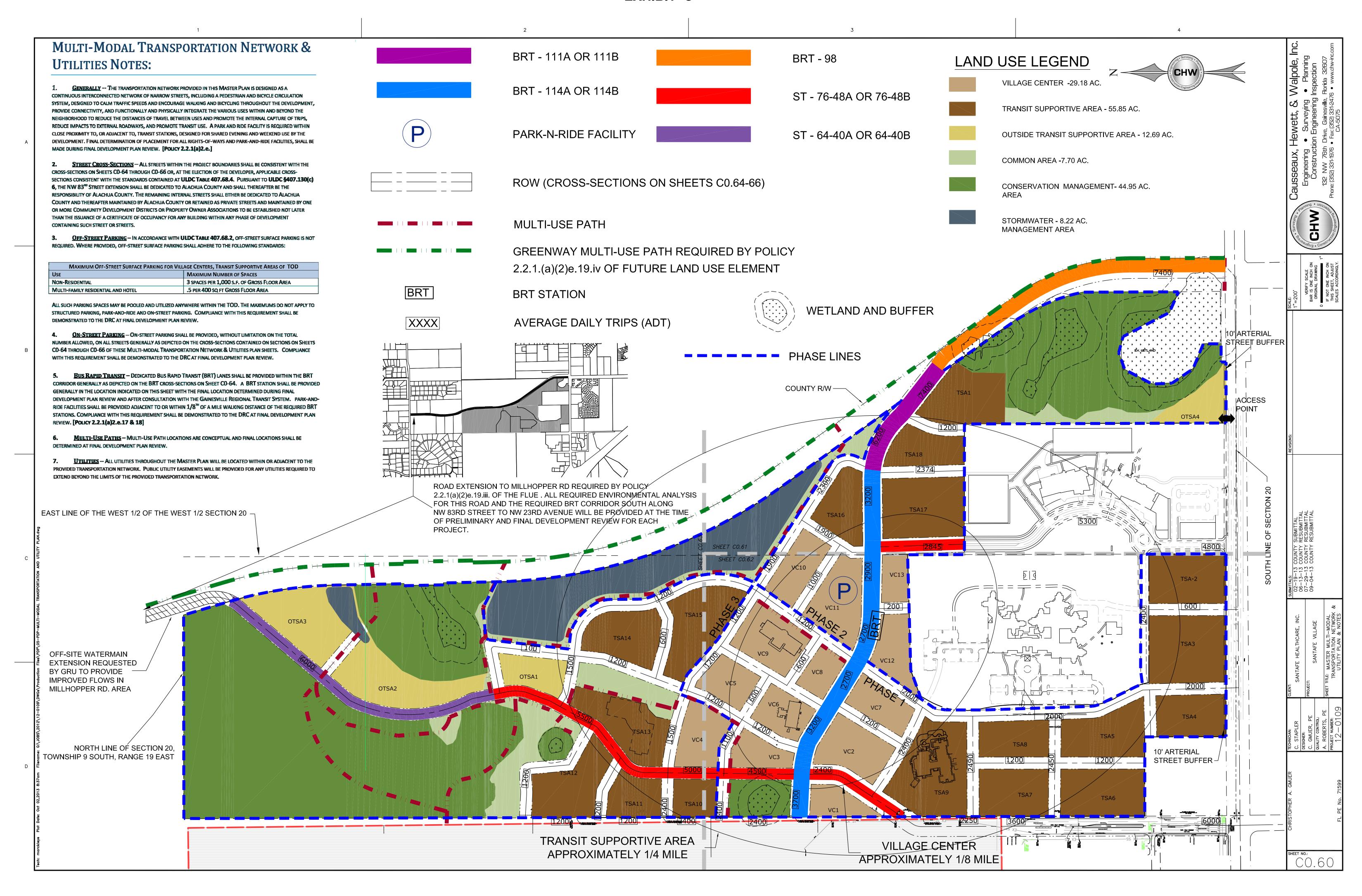
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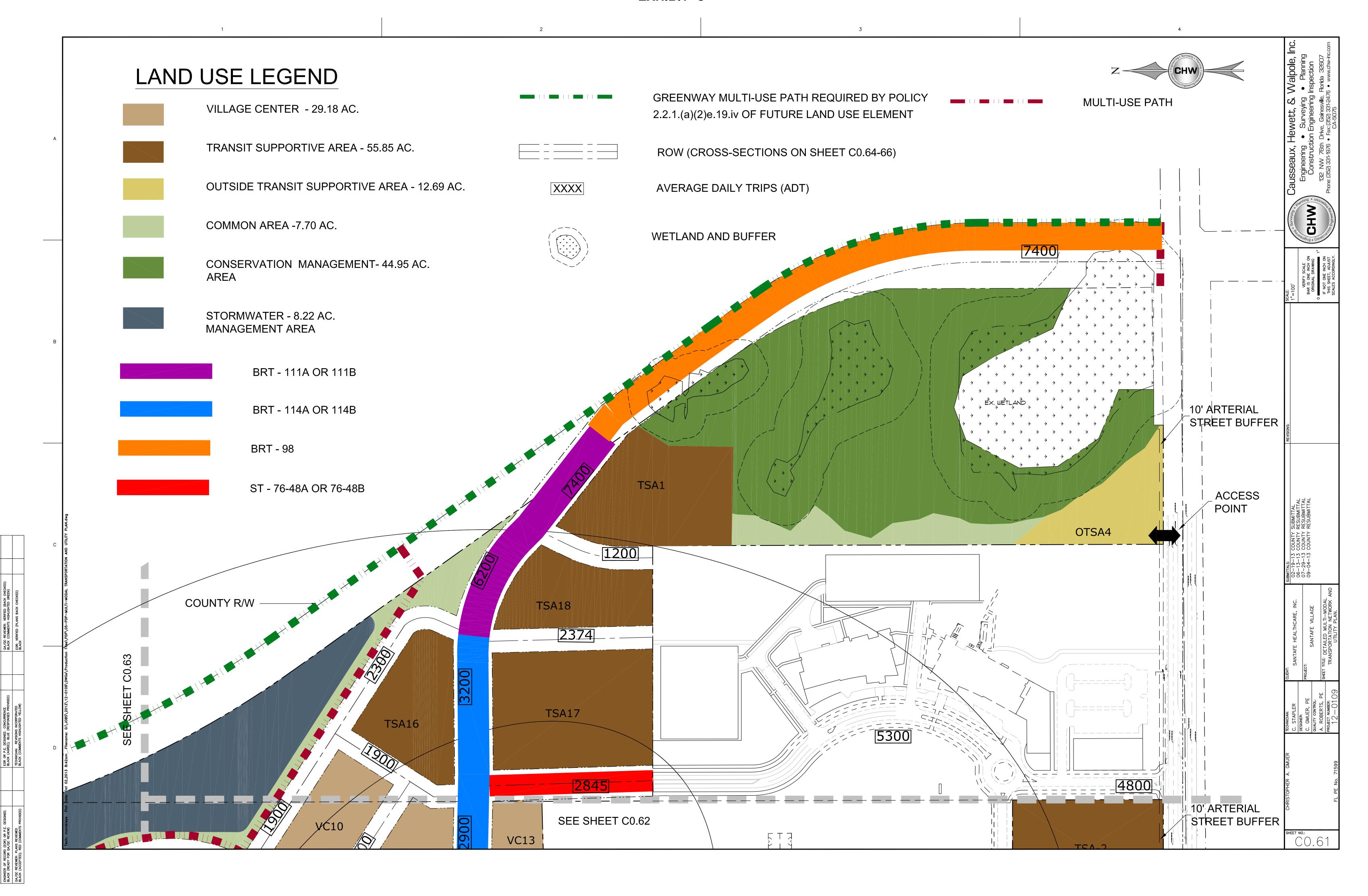
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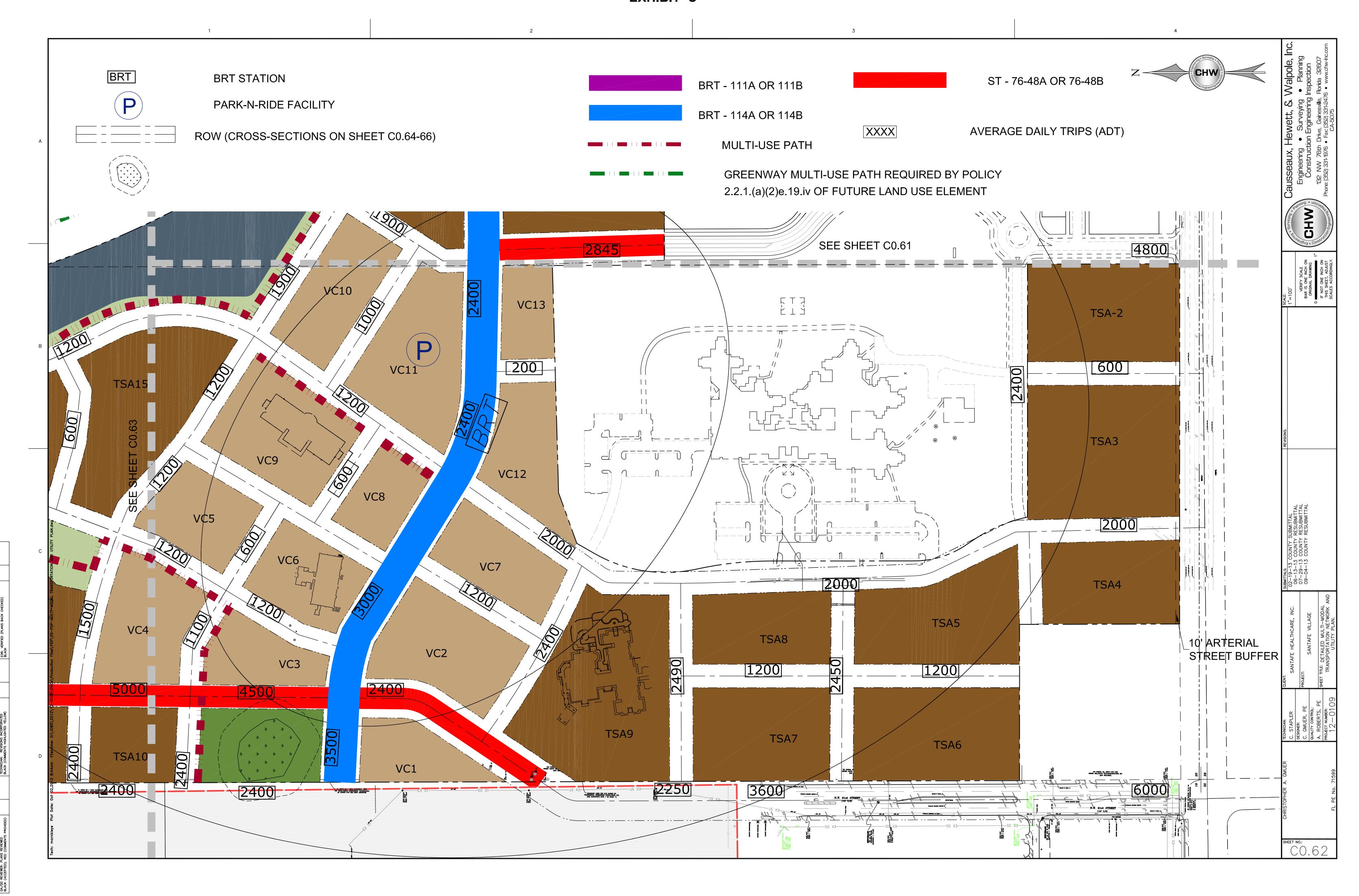
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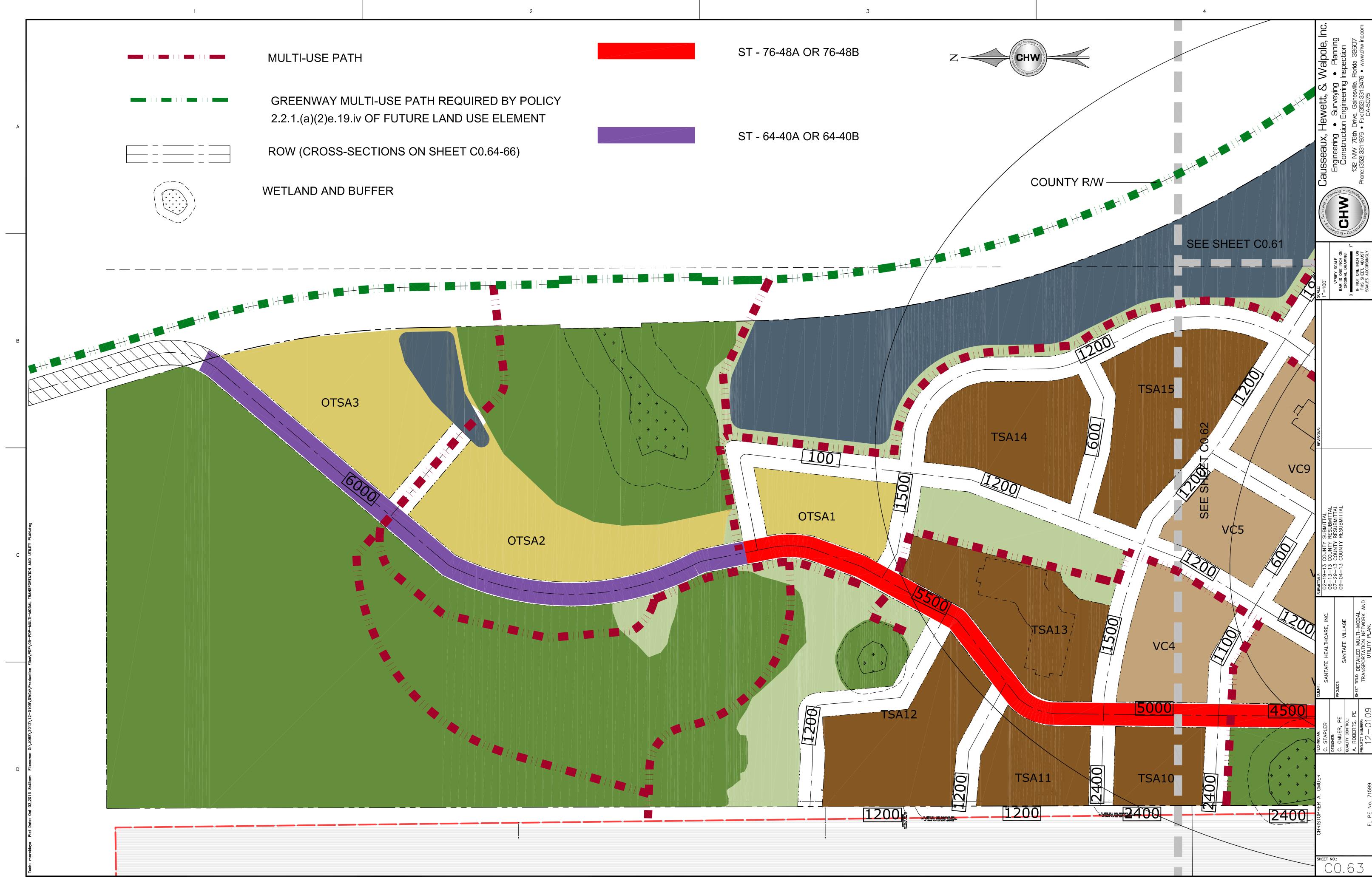
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RENDERINGS ARE PROVIDED FOR ILLUSTRATION ONLY

| NAME           | BRT 114A  | BRT 114B  | BRT 111A  | BRT 111B  |
|----------------|---|---|---|---|
| Where Allowed  | As depicted on Sheet C0.60  | As depicted on Sheet C0.60  | As depicted on Sheet C0.60  | As depicted on Sheet C0.60  |
| ROW Width      | 114'  | 114'  | 111'  | 111'  |
| Pavement Width | 22.5' face of curb to face of curb for travel and parking lanes on each side  | 22.5' face of curb to face of curb for travel and parking lanes on each side  | 22.5' face of curb to face of curb for travel and parking lanes on each side  | 22.5' face of curb to face of curb for travel and parking lanes on each   |
|                | of dedicated BRT lanes. Four ribbons of concrete or asphalt 3' wide   | of dedicated BRT lanes. Four ribbons of concrete or asphalt 3' wide within  | of dedicated BRT lanes. Four ribbons of concrete or asphalt 3' wide within  | side of dedicated BRT lanes. Four ribbons of concrete or asphalt 3'   |
|                | within the dedicated BRT lane area.   | the dedicated BRT lane area.  | the dedicated BRT lane area.  | wide within the dedicated BRT lane area.  |
| Design Speed   | 30 mph  | 30 mph  | 30 mph  | 30 mph  |
| Travel Lanes   | 2 - 10' travel lanes for motorized vehicles and 2- 5' travel lanes for bikes;<br>2 -12' corridors dedicated for Bus Rapid Transit | 2 - 10' travel lanes for motorized vehicles and 2- 5' travel lanes for bikes; 2 - 12' corridors dedicated for Bus Rapid Transit | 2 - 10' travel lanes for motorized vehicles and 2- 5' travel lanes for bikes; 2<br>-12' corridors dedicated for Bus Rapid Transit | 2 - 10' travel lanes for motorized vehicles and 2- 5' travel lanes for<br>bikes; 2 -12' corridors dedicated for Bus Rapid Transit |
| Parking Lanes  | 2-7.5' lanes  | 2-7.5' lanes  | 2-7.5' lanes  | 2-7.5' lanes  |
| Curb Radius    | 20'   | 20' with Bulbout  | 20'   | 20' with Bulbout  |
| Walkway Type   | 2 - 14' sidewalk  | 2 - 14' sidewalk  | 2 - 12.5' sidewalk  | 2 - 12.5' sidewalk  |
| Planter Type   | Tree wells in sidewalks; 8.5 foot planting strips in medians for BRT  | Tree wells in sidewalks; 8.5 foot planting strips in medians for BRT  | 8.5 foot planting strips in median for BRT  | 8.5 foot planting strips in median for BRT  |
| Landscape Type | Street Trees  | Street Trees  | Street Trees  | Street Trees  |
| Medians        | Median seperators for BRT lanes with mountable curbs.   | Median seperators for BRT lanes with mountable curbs.   | Median seperators for BRT lanes with mountable curbs.   | Median seperators for BRT lanes with mountable curbs.   |

CAUSSEAUX, HEWETT, & WALPOLE, INC. - GUALITY ASSURANCE (GA) / GUALITY CONTROL (GC) REVIEW

REVIEW TYPE:

ENGINEER OF RECORD (EOR) OR P.E. DESIGNEE:

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AA/OC REVIEWER: VENIFIED (BLACK CHECKED)

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AA/OC REVIEWER: VENIFIED (BLACK CHECKED)

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SHEET NO.:

SUBMITTALS:

02-19-13 COUNTY SUBMITTAL

06-13-13 COUNTY RESUBMITTAL

07-29-13 COUNTY RESUBMITTAL

09-04-13 COUNTY RESUBMITTAL

10-02-13 FINAL COUNTY RESUBMITTAL

|                | 98' 71' 3.5',10',7',5.5',10',8', 12', 12', 8', 10',5.5',6.5'   | 80' 48' 0.5' 15.5' 8', 10', 12', 10', 8', 15.5'  | 80' 48' 0.5' 15.5' 8',10', 12',10', 8', 15.5'  | 76' 48' 14' 8',5',11',11',5', 8', 14'  | 76' 48' 14' 8',5',11',11',5', 8', 14'  |
|----------------|--|--|--|--|--|
| NAME           | BRT 98   | ST 80A   | ST 80B   | ST 76A   | ST 76B   |
| Where Allowed  | As depicted on Sheet C0.60   | Village Center; Transit Supportive Area  | Village Center; Transit Supportive Area  | As depicted on Sheet C0.60   | As depicted on Sheet C0.60   |
| ROW Width      | 98'  | 80'  | 80'  | 76'  | 76'  |
| Pavement Width | 15.5' face of curb to face of curb for travel lanes on each side of dedicated BRT lanes. Four ribbons of concrete or asphalt 3' wide within the dedicated BRT lane area. | 48' face of curb to face of curb with 2 - 10' travel lanes, 2 - 8' parking lanes and a 12' textured strip/median | 48' face of curb to face of curb with 2 - 10' travel lanes, 2 - 8' parking lanes and a 12' textured strip/median | 48' face of curb to face of curb with 2 - 11' travel lanes, 2 - 5' bicycle lanes; 2 - 8' parking lanes | 48' face of curb to face of curb with 2 - 11' travel lanes, 2 - 5' bicycle lanes; 2 - 8' parking lanes |
| Design Speed   | 30 mph   | 25 mph   | 25 mph   | 30 mph   | 30 mph   |
| Travel Lanes   | 2 - 10' travel lanes for motorized vehicles and 2- 5.5' travel lanes<br>(including gutter pans) for bikes; 2 -12' corridors dedicated for Bus<br>Rapid Transit           | 2 - 10' sharro lanes for bike and auto travel  | 2 - 10' sharro lanes for bike and auto travel  | 2- 11' travel lanes for motorized vehicles and 2 - 5' travel lanes for bikes.                          | 2- 11' travel lanes for motorized vehicles and 2 - 5' travel lanes for bikes.                          |
| Parking Lanes  | N/A  | 2 - 8' lanes   | 2 - 8' lanes   | 2 - 8' lanes   | 2 - 8' lanes   |
| Curb Radius    | 20'  | 20'  | 20' with Bulbout   | 20'  | 20' with Bulbout   |
| Walkway Type   | 1-6.5' sidewalk (including top of curb) & 10' Multi-Use Path   | 2 - 15.5' sidewalks  | 2 - 15.5' sidewalks  | 2 - 14' sidewalks  | 2 - 14' sidewalks  |
| Planter Type   | 8 foot planting strips in median for BRT   | Tree Wells   | Tree Wells   | Tree Wells   | Tree Wells   |
| Landscape Type | Street Trees   | Street Trees   | Street Trees   | Street Trees   | Street Trees   |
| Medians        | Median seperators for BRT lanes with mountable curbs.  |  |  |  |  |

|                            | ST 73A  | ST 73B                                   | ST 64A                                   | ST 64B   |  |
|----------------------------|---|--|--|--|--|
|                            |   |  |  |  | ST 64 - 40 A   |
|                            |   |  |  |  |  |
|                            | 73'   | 73'                                      | 64'                                      | 64'  |  |
|                            |   | , 3                                      | •  |  | 64'  |
|                            | → 36′   | 36'                                      | → 36′                                    | 36'  |  |
|                            | 10', 8.5', 8', 10', 10', 8', 8.5', 10'                                | 10' 8.5 8' 10' 10' 8' 8.5' 10'           | 14' 8',10',10',8' 14'                    | 14' 8',10',10',8' 14'                              | 40'  |
|                            |   |  |  |  | 8' 5' 11' 11' 5' 8' 8' 8'  |
|                            |   |  |  |  |  |
|                            |   |  |  |  |  |
|                            |   |  |  |  |  |
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|                            |   |  |  |  |  |
|                            |   |  |  |  |  |
|                            |   |  |  |  |  |
|                            |   | 22'                                      |  | 22'  |  |
|                            |   |  |  |  |  |
| NAME                       | ST 73A  | ST 73B                                   | ST 64A                                   | ST 64B   | ST 64-40A  |
|                            | Village Center; Transit Supportive Area and Outside Transit           | Village Center & Transit Supportive Area | Village Center & Transit Supportive Area | Village Center & Transit Supportive Area           | As depicted on Sheet C0.60   |
| Where Allowed<br>ROW Width | Supportive Area 73'   | 73'                                      | 64'                                      | 64'  | 64'  |
| Pavement Width             |   |  | 80.78                                    | <u>†</u>   |  |
| i avement wiath            | 36' face of curb to face of curb with 2 - 10' travel lanes and 2 - 8' | 1 C C C C C C C C C C C C C C C C C C C  | 52 92 20                                 | SAMPLE HARD AND AND AND AND AND AND AND AND AND AN | AC 201 - HE SE |
|                            | parking lanes   | 8' parking lanes                         | 8' parking lanes                         | 8' parking lanes                                   | bicycle lanes and 1 - 8' parking lane  |
| Design Speed               | 25 mph  | 25 mph                                   | 25 mph                                   | 25 mph   | 30 mph   |
| Travel Lanes               | 2 - 10' travel lanes  | 2 - 10' travel lanes                     | 2 - 10' travel lanes                     | 2 - 10' travel lanes                               | 2 - 11' travel lanes   |
| Parking Lanes              | 2 - 8' lanes  | 2 - 8' lanes                             | 2 - 8' lanes                             | 2 - 8' lanes                                       | 1 - 8' lane  |
| Curb Radius                | 20'   | 20' with Bulbout                         | 20'                                      | 20' with Bulbout                                   | 20'  |
| Walkway Type               | 2- 10' sidewalks  | 2 - 10' sidewalks                        | 2-14' sidewalks                          | 2-14' sidewalks                                    | 1 - 8' sidewalk  |
| Planter Type               | 2 - 8.5' Planting Strips  | 2 - 8.5' Planting Strips                 | Tree Wells                               | Tree Wells   | 2 - 8' planting strips   |
| Landagana Tuna             | Street Trees and ground cover   | Street Trees and ground cover            | Street Trees                             | Street Trees                                       | Street Trees and ground cover  |
| Landscape Type             | Street frees and ground cover   | Street frees and ground cover            | Street frees                             | 300000000000000000000000000000000000000            | otreet rices and ground cover  |

SHEET NO.: CO.65

|                | 64'<br>40'<br>8' 5' 11' 11' 5' 8' 8' 8'  | 8′8.5′ 7′ 10′ 10′ 7′ 8.5′ 8′  | 8' 8.5' 7', 9', 9', 7', 8.5', 8'   | 8'8.5 9' 9' 7'8.5' 8'   |
|----------------|--|---|--|---|
| NAME           | ST 64-40B  | ST 67   | ST 65  | ST 60   |
| Where Allowed  | As depicted on Sheet C0.60   | Transit Supportive Area & Outside Transit Supportive Area                           | Transit Supportive Area & Outside Transit Supportive Area                                      | Transit Supportive Area & Outside Transit Supportive Area                                   |
| ROW Width      | 64'  | 70'   | 70'  | 65'   |
| Pavement Width | 40' face of curb to face of curb with 2 - 11' travel lanes, 2 - 5' bicycle lanes and 1 - 8' parking lane | 34' face of curb to face of curb with 2 - 10' travel lanes and 2 - 7' parking lanes | 32' face of curb to face of curb with 2 - 9' travel lanes and 2 - 7' parking lanes             | 25' face of curb to face of curb with 2 - 9' travel lanes and 1 - 7' parking lanes          |
| Design Speed   | 30 mph   | 25 mph  | 25 mph   | 25 mph  |
| Travel Lanes   | 2 - 11' travel lanes   | 2 - 10' travel lanes  | 2 - 9' travel lanes  | 2 - 9' travel lanes   |
| Parking Lanes  | 1 - 8' lane  | 2 - 7' lanes  | 2 - 7' lanes   | 1 - 7' lanes  |
| Curb Radius    | 20'  | 20'   | 20'  | 20'   |
| Walkway Type   | 1 - 8' sidewalk  | 2 - 8' sidewalks  | 2 - 8' sidewalks; sidewalks may be reduced to 6' where fronted<br>by single-family residential | 2 - 8' sidewalks; sidewalks may be reduced to 6' where fronted by single-family residential |
| Planter Type   | 2 - 8' planting strips   | 2 - 8.5' Planting Strips  | 2 - 8.5' Planting Strips   | 2 - 8.5' Planting Strips  |
|                |  |   |  |   |
| Landscape Type | Street Trees and ground cover  | Street Trees and ground cover   | Street Trees and ground cover  | Street Trees and ground cover   |

CAUSSEAUX, HEWETT, & WALPOLE, INC. - GUALITY ASSURANCE (GA) / GUALITY CONTROL (GC) REVIEW

ENGINEER OF RECORD (EOR) OR P.E. DESIGNEE:

ENGINEER OF RECORD (EOR) OR P.E. DESIGNEE:

ELACK (READY FOR QA/OC REVIEW)

GA/OC REVIEWER: PLANS REVIEWED

BLACK (ACCEPTED); RED (COMMENTS PROVIDED)

GA/OC REVIEWER: PLANS REVIEWED

BLACK (COMMENTS HIGHLIGHTED YELLOW)

GA/OC REVIEWER: PLANS REVIEWED

BLACK (COMMENTS PROVIDED)

BLACK (COMMENTS PROVIDED)

GA/OC REVIEWER: PLANS REVIEWED

BLACK (COMMENTS PROVIDED)

DESIGNER:

C. GMUER, PE

QUALITY CONTROL:

A. ROBERTS, PE

PROJECT NUMBER:

12—0109

SHEET NO.:

#### **EXHIBIT D**

#### BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHWEST QUARTER (NW 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF
SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

#### LEGAL DESCRIPTION: ("PARCEL A")(PREPARED BY THIS FIRM)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2411, PAGE 1357 AND OFFICIAL RECORDS BOOK 5060, PAGE 2141 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 20; THENCE SOUTH 00°08'24" EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 3049.61 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 2452, PG. 932; THENCE, DEPARTING SAID MEST LINE OF SECTION 20, NORTH 89°52'40" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 195.55 FEET TO THE NORTH-HEAST CORNER OF SAID LANDS, THENCE NORTH 00°02'42" EAST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2411, PAGE 1357, A DISTANCE OF 87.58 FEET TO THE NORTH-HENCE DEPARTING SAID NORTH LINE AND STAID CONTROL OF 18.59 FEET TO THE NORTH-HENCE, DEPARTING SAID NORTH LINE AND STAID CONTROL OF 18.59 FEET TO THE POINT OF BEGINNING. THE NORTH LINE OF SAID LANDS, A DISTANCE OF 72.68 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 14.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 3015 THE PAGE 15.50 FEET TO THE STAID CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 14.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 3015 FEET TO THE STAID CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 14.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 3015 THE POINT OF 8015 FEET TO THE SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 3015 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTH-WESTERLY, HAVING A RADIUS OF 520.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF 3015 AND CURVE; (4) SOUTH 58°3950° EAST, A DISTANCE OF 351.23 FEET; (6) SOUTH 31°235° WEST, A DISTANCE OF 294 84 FEET; (6) NORTH 57°30°20° WEST, A DISTANCE OF 3015 CURVE; (8) NORTH 57°30°30° WEST, A DISTANCE OF SAID CURVE; (8) NORTH 57°30°37° WEST, A DISTANCE OF 180.257 FEET TO THE END OF SAID CURVE; (8) NORTH 50°337° WEST, A DISTANCE OF 182.57 FEET; (6) NORTH 65°0739° WEST, A DISTANCE OF 182.57 FEET; (6) NORTH 65°0739° WEST, A DISTANCE OF 182.57 FEET; (6) NORTH 65°0739° WEST, A DISTANCE OF 182.57 FEET TO THE END OF SAID CURVE; (8) NORTH 50°337° WEST, A DISTANCE OF 182.

SAID TRACT OF LAND CONTAINING 2.97 ACRES, MORE OR LESS.

#### LEGAL DESCRIPTION: ("PARCEL A-1")(PREPARED BY THIS FIRM)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5060, PAGE 2141 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

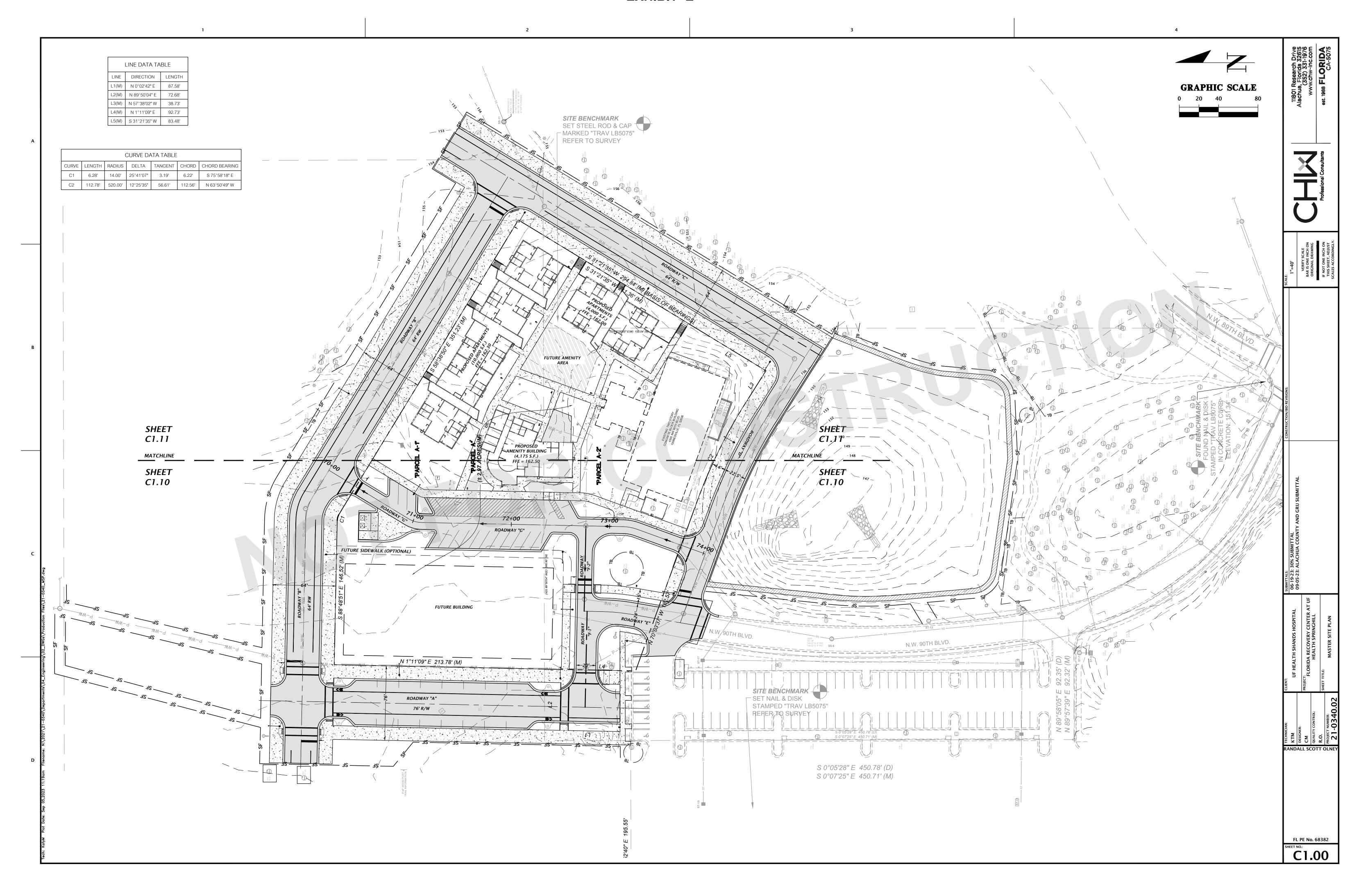
COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED SECTION 20, THENCE SOUTH 00°08′24′ EAST, ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 3049.61 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 2452, PG. 932; THENCE, DEPARTING SAID WEST LINE OF SECTION 20, NORTH 89°52′40′ EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 195.55 FEET TO THE NORTHHEAST CORNER OF SAID LANDS, THENCE NORTH 00°02′42′ EAST, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2411, PAGE 1357, A DISTANCE OF 87.58 FEET TO THE NORTHHEAST CORNER OF SAID LANDS, THENCE NORTH 89°50′04′ EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 72.68 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING FIVE (5) COURSES; (1) NORTH 01′11′09′ EAST, A DISTANCE OF 213.78 FEET; (2) SOUTH 88°48′51′ EAST, A DISTANCE OF 140.5 FEET TO THE DEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 14.00 FEET ABBING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 75′58°18′ EAST, 6.22 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE; (4) SOUTH 58°38′50′ EAST, A DISTANCE OF 351.23 FEET TO THE END OF SAID CURVE; (4) SOUTH 58°38′50′ EAST, A DISTANCE OF 351.23 FEET; (5) SOUTH 31°21′35′ WEST, A DISTANCE OF 511.36 FEET TO THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2411, PAGE 1357′. THENCE NORTH 00′00′00′ EAST, ALONG SAID EAST LINE, A DISTANCE OF 150.04 FEET TO THE NORTH LINE OF SAID LANDS, THENCE SOUTH 89°50′04′ WEST, ALONG THE NORTH LINE OF SAID LANDS, THENCE SOUTH 89°50′04′ WEST, ALONG THE NORTH LINE OF SAID LANDS, THENCE SOUTH 89°50′04′ WEST, ALONG THE NORTH LINE OF SAID LANDS, THENCE SOUTH 89°50′04′ WEST, ALONG THE NORTH LINE OF SAID LANDS, THENCE SOUTH 89°50′04′ WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 36.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.72 ACRES, MORE OR LESS.

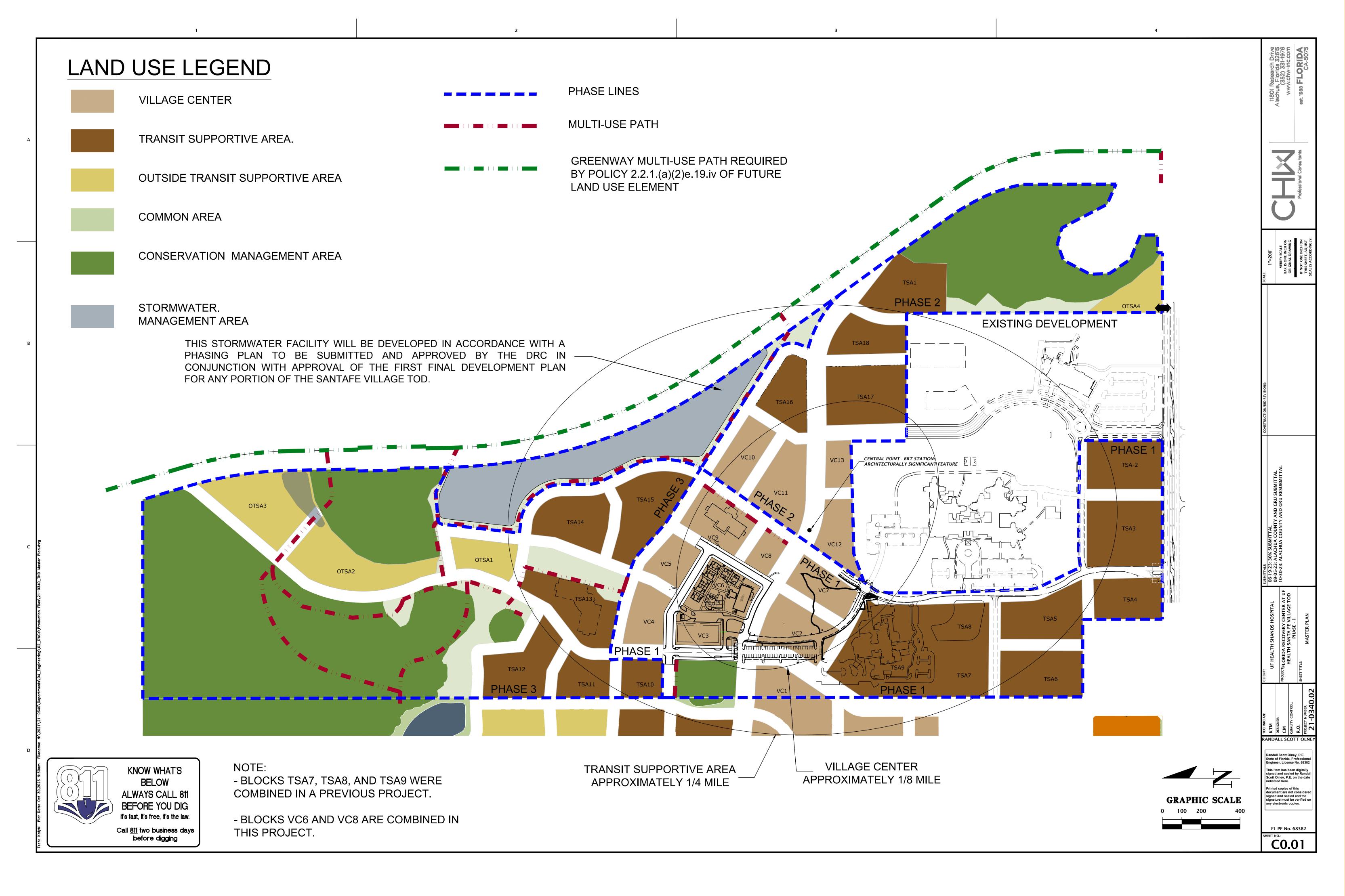
#### LEGAL DESCRIPTION: ("PARCEL A-2")(PREPARED BY THIS FIRM)

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 19 EAST, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2411, PAGE 1357 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT OF LAND CONTAINING 1.25 ACRES, MORE OR LESS



## **EXHIBIT** F



**EXHIBIT G** 

