

SOUTH POINTE PD PHASE II, UNIT II C

PRELIMINARY DEVELOPMENT PLAN

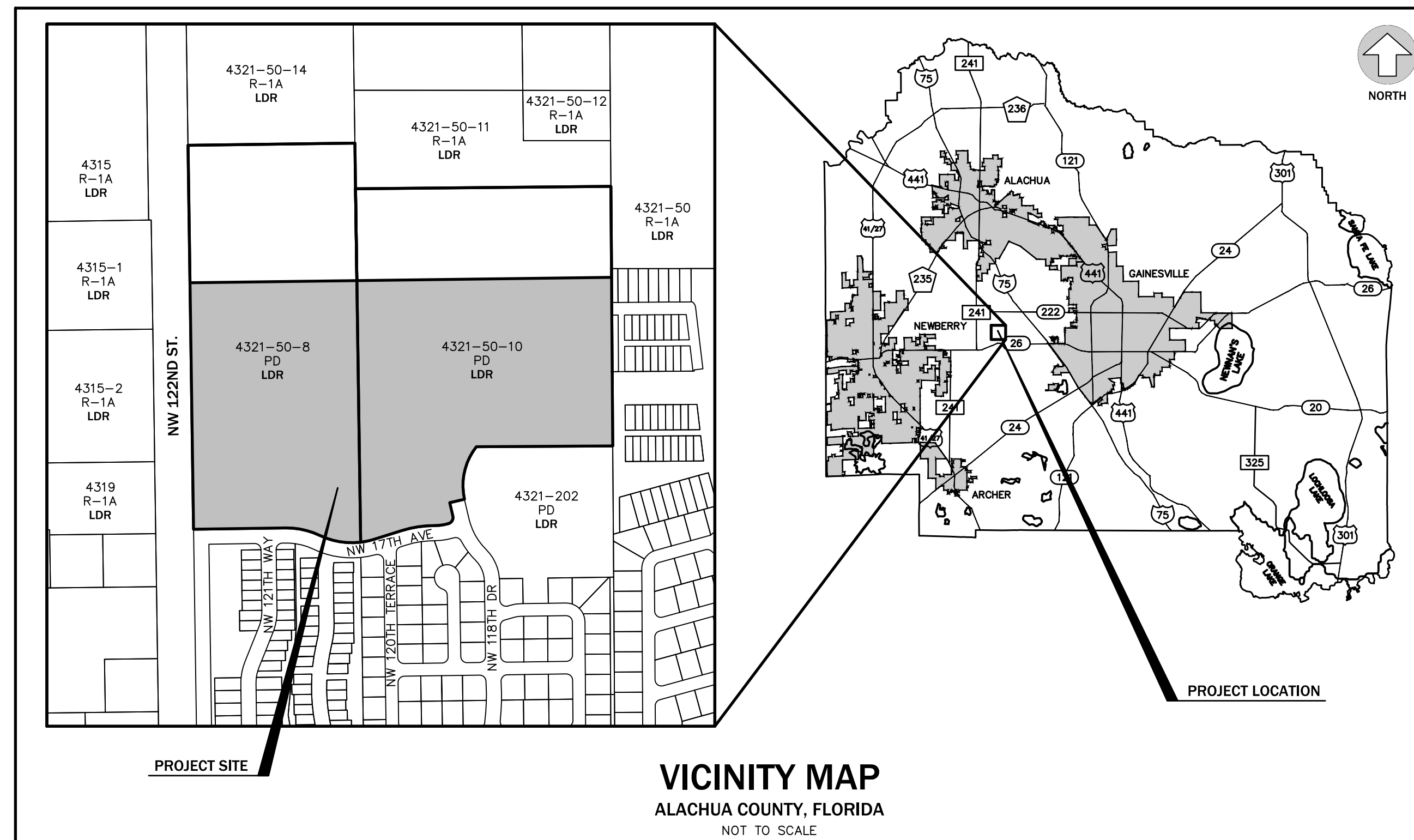
ALACHUA COUNTY, FLORIDA



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:	SOUTH POINTE PD PHASE II, UNIT II C
2. TITLE UNDER WHICH SUBDIVISION WILL BE RECORDED:	SOUTH POINTE PHASE II, UNIT II C
3. PROJECT DESCRIPTION:	A RESIDENTIAL PLATTED SUBDIVISION WITH UP TO 105 LOTS.
4. TAX PARCEL NUMBERS:	4321-50-8 & 4321-50-10 (PORTIONS OF)
5. SECTION/TOWNSHIP/RANGE:	SECTION 36, TOWNSHIP 09 SOUTH, RANGE 18 EAST
6. ZONING:	PD
7. FUTURE LAND USE DESIGNATION:	LOW DENSITY RESIDENTIAL
8. PROJECT AREA:	32.1± ACRES

CONTACT INFORMATION	
1. PROPERTY OWNER:	ROSS INVESTMENT GROUP, INC 324 NW 154TH STREET NEWMERRY, FL 32669
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 SWEEGER, 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



LEGEND		FUTURE LAND USE:	
ZONING:		LDR	- LOW DENSITY RESIDENTIAL
R-1A	- SINGLE FAMILY		
PD	- PLANNED DEVELOPMENT		

LEGAL DESCRIPTION

A PORTION OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°49'37" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION, 3178.79 FEET TO THE NORTHWEST CORNER OF "SOUTH POINTE PHASE I UNIT 5-A", A PLANNED DEVELOPMENT AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 89°09'34" EAST, ALONG THE NORTH BOUNDARY OF SAID "SOUTH POINTE PHASE I UNIT 5-A", A DISTANCE OF 362.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 305.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID NORTH BOUNDARY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°22'27", AN ARC DISTANCE OF 140.40 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 77°39'12" EAST, 139.16 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 295.00 FEET; THENCE EASTERLY, ALONG SAID NORTH BOUNDARY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°16'26", AN ARC DISTANCE OF 166.17 FEET TO THE NORTHEAST CORNER OF SAID "SOUTH POINTE PHASE I UNIT 5-A", SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 80°36'12" EAST, 163.98 FEET, SAID NORTHEAST CORNER BEING THE NORTH CORNER ON THE WEST MOST BOUNDARY OF "SOUTH POINTE PHASE II -UNIT IIA", A PLANNED DEVELOPMENT AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGES 15 AND 16 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY BOUNDARY OF SAID "SOUTH POINTE PHASE II -UNIT IIA", THROUGH A CENTRAL ANGLE OF 10°50'21", AN ARC DISTANCE OF 55.81 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°50'25" EAST, 55.72 FEET; THENCE NORTH 72°25'14" EAST, ALONG SAID LAST AFOREMENTIONED NORTHERLY BOUNDARY, 112.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 430.00 FEET; THENCE EASTERLY, ALONG SAID NORTHERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°37'47", AN ARC DISTANCE OF 132.31 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81°59'45" EAST, 56.05 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG SAID NORTHERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°06'32", AN ARC DISTANCE OF 56.23 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81°59'45" EAST, 56.05 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG SAID NORTHERLY BOUNDARY AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°06'43", AN ARC DISTANCE OF 38.01 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 30°23'08" EAST, 34.45 FEET; THENCE NORTH 13°10'14" WEST, ALONG SAID NORTHERLY BOUNDARY, 54.76 FEET; THENCE NORTH 76°49'46" EAST, ALONG SAID NORTHERLY BOUNDARY, 60.00 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE WEST BOUNDARY OF SAID "SOUTH POINTE PHASE II -UNIT IIA", AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°28'12", AN ARC DISTANCE OF 220.22 FEET TO THE WEST CORNER ON THE NORTH MOST BOUNDARY OF SAID "SOUTH POINTE PHASE II -UNIT IIA", SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°42'50" EAST, 213.17 FEET; THENCE NORTH 89°38'40" EAST, 540.93 FEET TO THE NORTHEAST CORNER OF SAID "SOUTH POINTE PHASE II -UNIT IIA", SAID NORTHEAST CORNER LYING ON THE WEST BOUNDARY OF "CHARLESTON PARK, PHASE ONE AT FLETCHER'S MILL", A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 65 OF SAID PUBLIC RECORDS; THENCE NORTH 00°24'04" WEST, ALONG SAID WEST BOUNDARY OF "CHARLESTON PARK, PHASE ONE AT FLETCHER'S MILL" AND ALONG THE WEST BOUNDARY OF "CHARLESTON PARK, PHASE TWO AT FLETCHER'S MILL", A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 1 OF SAID PUBLIC RECORDS, A DISTANCE OF 667.73 FEET; THENCE SOUTH 89°15'54" WEST, 1668.83 FEET TO A POINT ON SAID WEST BOUNDARY OF SECTION 36; THENCE SOUTH 00°49'37" EAST, ALONG SAID WEST BOUNDARY OF SECTION 36, A DISTANCE OF 976.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.42 ACRES (1,455,969 SQUARE FEET), MORE OR LESS.

DEVELOPMENT DATA			
DESCRIPTION	CRITERIA	REQUIRED	PROPOSED
MAXIMUM DENSITY / PROPOSED DENSITY	PD	170 UNITS MAX	UP TO 105 UNITS
DESCRIPTION	CRITERIA	REQUIRED	PROVIDED
BUFFER & SCREENING	1. NORTH: PD	1. NORTH: 20+25 FT. LOW DENSITY BUFFER	1. NORTH: 20+25 FT. LOW DENSITY BUFFER
	2. WEST: PD	2. WEST: 15 FT. LOW DENSITY BUFFER	2. WEST: 15 FT. LOW DENSITY BUFFER
	3. EAST: PD	3. EAST: 20 FT. LOW DENSITY BUFFER	3. EAST: 20 FT. LOW DENSITY BUFFER
	4. SOUTH: PD	4. SOUTH: NONE	4. SOUTH: NONE
TREE CANOPY	20% OF EXISTING CANOPY COVER SHALL REMAIN	EXISTING CANOPY COVER = 29.71 Ac x 20% = 5.94 Ac	EXISTING CANOPY TO REMAIN = 5.94 Ac 20.0%

ITE LAND USE: 210 SINGLE FAMILY DETACHED							
PROPOSED: 105 UNITS							
				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.70	105.00	73.50	26%	74%	19.11	54.39
PM	0.94	105.00	98.70	63%	37%	62.18	36.52
AVG	9.43	105.00	990.15	50%	50%	495.08	495.08

SOURCE: ITE TRIP GENERATION, 11TH EDITION

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
C110	GENERAL DEVELOPMENT AND TRANSPORTATION NETWORK PLAN
C120	OPEN SPACE PLAN
C130	TREE CANOPY AND PRESERVATION PLAN
P00	ZONING MASTER PLAN (APPROVED)
P01	UPDATED ZONING MASTER PLAN
V-001 - V-008	BOUNDARY AND TOPOGRAPHIC SURVEY

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-182

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title: SOUTH POINTE PD PHASE II, UNIT II C ALACHUA COUNTY, FLORIDA

Sheet title: COVER SHEET

Designed: CSV Sheet No.: C100
Drawn: NJG
Checked: TAR
Date: 01/18/24

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LEGEND

- PROPOSED RIGHT-OF-WAY
--APPROXIMATELY 5.8± ACRES (18.1%)
- RESIDENTIAL LOT AREA
--APPROXIMATELY 11.3± ACRES (35.2%)
- PRIMARY OPEN SPACE
--APPROXIMATELY 3.8± ACRES (11.8%)
- OPEN SPACE (SECONDARY--PER APPROVED PD)
--APPROXIMATELY 2.6± ACRES (8.1%)
- COMMON AREA
--APPROXIMATELY 6.1± ACRES (19.0%)
- RECREATION AREA
--APPROXIMATELY 2.5± ACRES (7.8%)
- BLOCK PERIMETER

TOTAL DEVELOPMENT AREA
--APPROXIMATELY 32.1± ACRES (100.0%)

FUTURE RIGHT-OF-WAY DEDICATION
--APPROXIMATELY 1.3± ACRES (NOT PART OF DEVELOPMENT AREA)

PROPOSED WASTEWATER

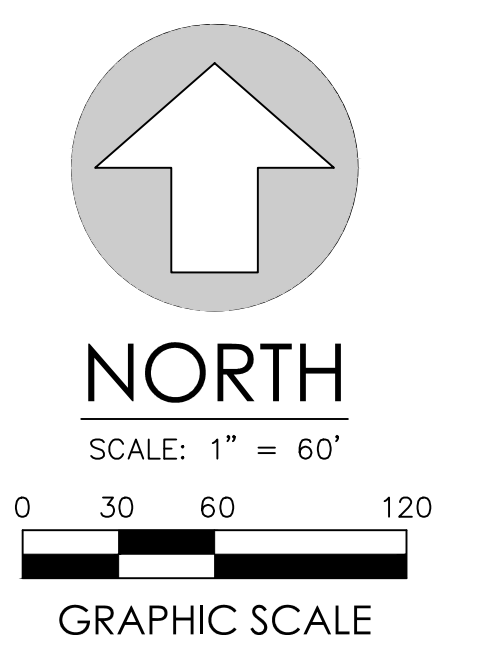
PROPOSED POTABLE WATER

- UTILITIES:**
- ELECTRIC SERVICE WILL BE PROVIDED BY GRU ELECTRIC FROM THE EXISTING ELECTRIC LINES LOCATED ALONG NW 17TH AVE. AND NW 118TH DRIVE.
 - WATER WILL BE PROVIDED BY GRU FROM EXISTING WATERMAIN LOCATED ALONG NW 17TH AVE. AND NW 118TH DRIVE AND SEWER FROM EXISTING MANHOLE ALONG NW 117TH TERRACE.
- NOTES:**
- ALL LAND USE AREAS, BLOCK DIMENSIONS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTALS.
 - RIGHT OF WAY WIDTHS AND FINAL CROSS-SECTION WITHIN THE SUBDIVISION SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
 - BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH.407.69(a).
 - 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.
 - ON STREET PARKING MAY BE PROVIDED IN LOCATIONS THAT DO NOT CONFLICT WITH INTERSECTIONS AND INDIVIDUAL LOT ACCESS TO PROVIDE ADDITIONAL PARKING OPPORTUNITIES FOR RESIDENTS AND GUESTS OF THE NEIGHBORHOOD.
 - RECREATION AREA SHALL RETAIN EXISTING REGULATED CANOPY TREES AND ANY PROPOSED IMPROVEMENTS SHALL BE DESIGNED IN A MANNER TO PROTECT THE TREES. PROPOSED IMPROVEMENT DETAILS SHALL BE INCLUDED IN THE FINAL DEVELOPMENT PLAN.
 - NO LOTS SHALL FRONT NW 118TH DRIVE.

BLOCK PERIMETER INFORMATION

BLOCK	LENGTH (±)
1	736 L.F.
2	942 L.F.
3	752 L.F.
4	1,099 L.F.
5	851 L.F.
6	628 L.F.
7	508 L.F.
8	902 L.F.
9	1,047 L.F.
10	723 L.F.
11	865 L.F.
12	1,010 L.F.
13	1,225 L.F.
14	411 L.F.
15	621 L.F.

BLOCKS 1, 5, 11, 12, AND 13 ARE LIMITED TO MINIMUM LOT SIZES SHOWN ON THE PD ZMP AS TYPE "B." ALL OTHER BLOCKS MAY HAVE MINIMUM LOT SIZES AS TYPE "C".



No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-182
Project phase: PRELIMINARY DEVELOPMENT PLAN
Project title: SOUTH POINTE PD PHASE II, UNIT II C ALACHUA COUNTY, FLORIDA

Sheet title: GENERAL DEVELOPMENT AND TRANSPORTATION NETWORK PLAN

Designed: CSV Sheet No.:
Drawn: NJG
Checked: TAR
Date: 01/18/24
C110

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LEGEND

- PROPOSED RIGHT-OF-WAY
-APPROXIMATELY 5.8± ACRES (18.1%)
 - RESIDENTIAL LOT AREA
-APPROXIMATELY 11.3± ACRES (35.2%)
 - PRIMARY OPEN SPACE
-APPROXIMATELY 3.8± ACRES (11.8%)
 - OPEN SPACE (SECONDARY-PER APPROVED PD)
-APPROXIMATELY 2.6± ACRES (8.1%)
 - COMMON AREA
-APPROXIMATELY 6.1± ACRES (19.0%)
 - RECREATION AREA
-APPROXIMATELY 2.5± ACRES (7.8%)
 - BLOCK PERIMETER
- TOTAL DEVELOPMENT AREA
-APPROXIMATELY 32.1± ACRES (100.0%)
- FUTURE RIGHT-OF-WAY DEDICATION
-APPROXIMATELY 1.3± ACRES (NOT PART OF DEVELOPMENT AREA)
 - EXISTING TREE TO REMAIN
 - DESIRABLE TREE TO REMAIN

UTILITIES:

1. ELECTRIC SERVICE WILL BE PROVIDED BY GRU ELECTRIC FROM THE EXISTING ELECTRIC LINES LOCATED ALONG NW 17TH AVE. AND NW 118TH DRIVE.
2. WATER WILL BE PROVIDED BY GRU FROM EXISTING WATERMAIN LOCATED ALONG NW 17TH AVE. AND NW 118TH DRIVE AND SEWER FROM EXISTING MANHOLE ALONG NW 117TH TERRACE.

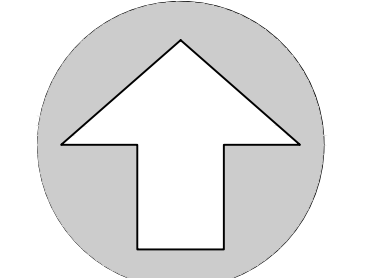
NOTES:

1. ALL LAND USE AREAS, BLOCK DIMENSIONS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTALS.
2. RIGHT OF WAY WIDTHS AND FINAL CROSS-SECTION WITHIN THE SUBDIVISION SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
3. BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH.407.69(g).
4. 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.
5. ON STREET PARKING MAY BE PROVIDED IN LOCATIONS THAT DO NOT CONFLICT WITH INTERSECTIONS AND INDIVIDUAL LOT ACCESS TO PROVIDE ADDITIONAL PARKING OPPORTUNITIES FOR RESIDENTS AND GUESTS OF THE NEIGHBORHOOD.
6. RECREATION AREA SHALL RETAIN EXISTING REGULATED CANOPY TREES AND ANY PROPOSED IMPROVEMENTS SHALL BE DESIGNED IN A MANNER TO PROTECT THE TREES. PROPOSED IMPROVEMENT DETAILS SHALL BE INCLUDED IN THE FINAL DEVELOPMENT PLAN.
7. NO LOTS SHALL FRONT NW 118TH DRIVE.

BLOCK PERIMETER INFORMATION

BLOCK	LENGTH (±)
1	736 L.F.
2	942 L.F.
3	752 L.F.
4	1,099 L.F.
5	851 L.F.
6	628 L.F.
7	508 L.F.
8	902 L.F.
9	1,047 L.F.
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13	1,225 L.F.
14	411 L.F.
15	621 L.F.

BLOCKS 1, 5, 11, 12, AND 13 ARE LIMITED TO MINIMUM LOT SIZES SHOWN ON THE PD ZMP AS TYPE "B." ALL OTHER BLOCKS MAY HAVE MINIMUM LOT SIZES AS TYPE "C".



NORTH
SCALE: 1" = 80'
0 40 80 160
GRAPHIC SCALE

No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-182

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title:

**SOUTH POINTE PD
PHASE II, UNIT II C
ALACHUA COUNTY,
FLORIDA**

Sheet title:

OPEN SPACE PLAN

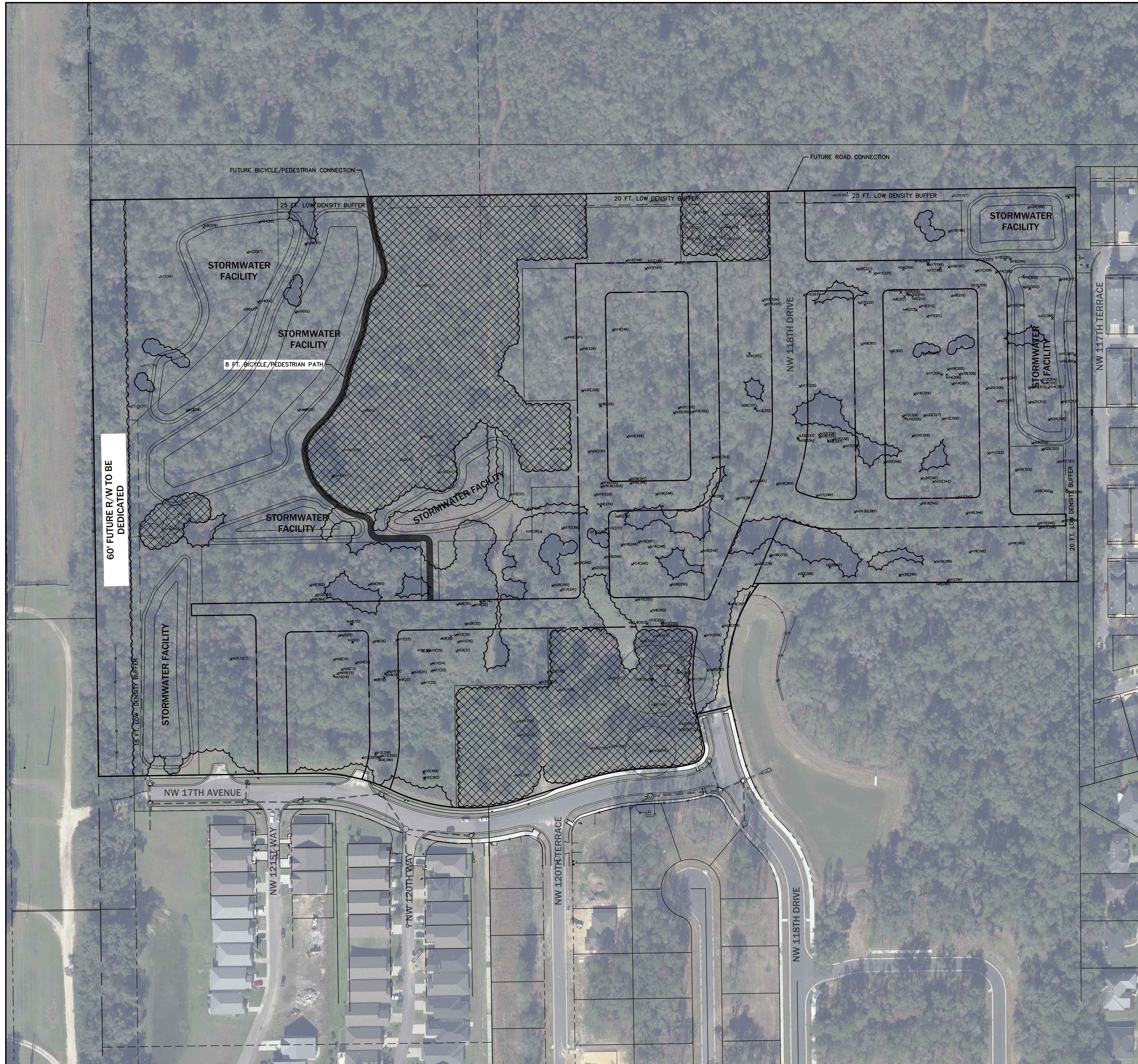
Designed: CSV Sheet No.:

Drawn: NJG

Checked: TAR

Date: 01/18/24



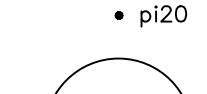

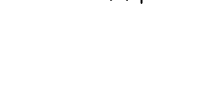
C120



TREE CLEARING DATA

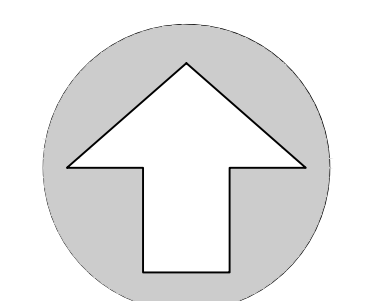
EXISTING CANOPY TOTAL:	29.71 AC.	100.0%
EXISTING CANOPY TO REMAIN:	5.94 AC.	20.0%

LEGEND

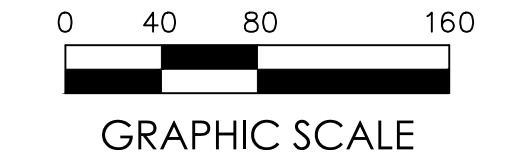
-  EXISTING TREE CANOPY TO REMAIN
-  EXISTING TREE CANOPY
-  EXISTING TREE TO REMAIN
-  DESIRABLE TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

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 |
|----------|-----------|------------------------------|------------|--------------------------|
| ● | ch11(445) | | | = 11" CHINA BERRY |
| ● | ce21(207) | | | = 21" SOUTHERN RED CEDAR |
| ● | ch16(204) | | | = 16" BLACK CHERRY |
| ● | h33(112) | | | = 33" HICKORY |
| ● | la23(546) | | | = 23" LAUREL OAK |
| ● | la23(43) | | | = 23" LIVE OAK |
| ● | mm2(215) | | | = 12" MIMOSA |
| ● | pe20(70) | | | = 20" PECAN |
| ● | pi20(79) | | | = 20" PINE |
| ● | ro23(55) | | | = 23" SOUTHERN RED OAK |
| ● | sb23(1) | | | = 23" SUGARBERRY |
| ● | sy15(69) | | | = 15" SYCAMORE |
| ● | w27(8) | | | = 27" WATER OAK |



NORTH
SCALE: 1" = 80'



No.	Date	Comment

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Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 21-182

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title: SOUTH POINTE PD PHASE II, UNIT II C ALACHUA COUNTY, FLORIDA

Sheet title: TREE CANOPY AND PRESERVATION PLAN

Designed: CSV Sheet No.:

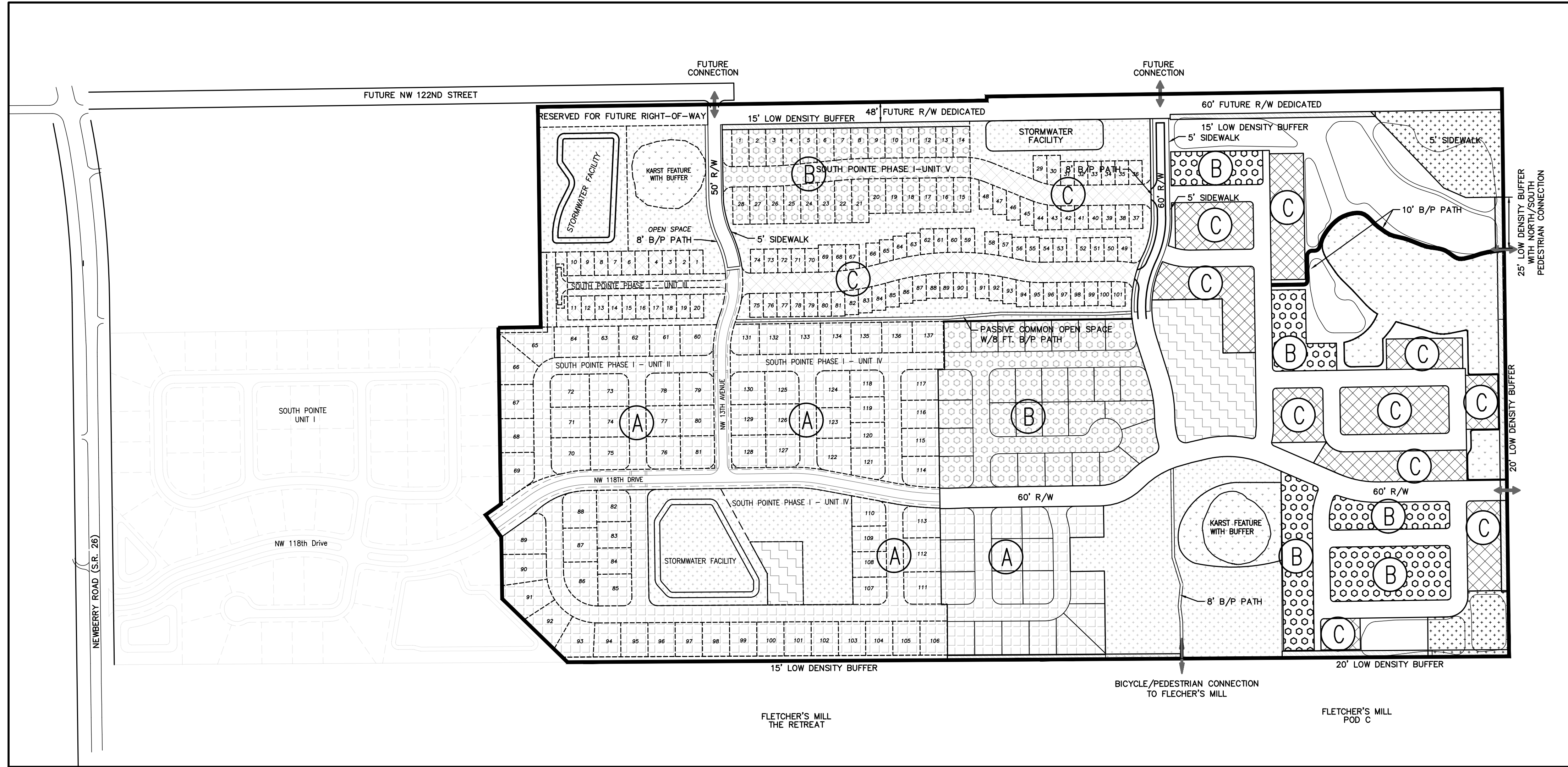
Drawn: NJG

Checked: TAR

Date: 01/18/24

C130

\\server3\engprojects\South Pointe PD 2021\Plans\Current\DWG\New Master Zoning Plan\South Pointe Planned Development Conditions - 1/19/2024 10:25:23 AM, TAR



SOUTH POINTE PLANNED DEVELOPMENT CONDITIONS

CONDITION 1: THE FINAL LOCATION OF INTERNAL ROADWAYS, LOT CONFIGURATIONS AND OTHER FEATURES SHOWN ON THE ZONING MASTER PLAN MAY BE ADJUSTED TO MINIMIZE THE IMPACTS TO EXISTING FLOOD PLAINS, OR OTHER ENVIRONMENTAL FEATURES LOCATED WITHIN THE LIMITS OF THE PROPERTY.

RESPONSE: THE PDP FOR THIS PHASE IS PREPARED CONSISTENT WITH THIS CONDITION AS THE LAYOUT HAS BEEN PREPARED TO AVOID ENVIRONMENTALLY SENSITIVE AREAS AND PREFERRED TREE CANOPY RETENTION AREAS.

CONDITION 2: APPROPRIATE INFRASTRUCTURE SHALL BE CONSTRUCTED TO SUPPORT EACH PHASE. INFRASTRUCTURE CONSTRUCTED BEYOND WHAT IS NECESSARY TO SUPPORT EACH PHASE SHALL BE AT THE DEVELOPER'S RISK, AND SHALL NOT BE CONSTRUED AS A VESTING OF FUTURE PHASES OF THE DEVELOPMENT. THE PHASING SHALL BE AS FOLLOWS:

RESPONSE: THE PDP FOR THIS PHASE INCLUDES THE FINAL PHASE OF THE SOUTH POINTE PD AND WILL PROVIDE ALL NECESSARY INFRASTRUCTURE TO COMPLETE THE PROJECT.

LAND USE	PHASE I (COMPLETE)	PHASE II (2016-2026)	TOTAL
RESIDENTIAL	199 UNITS	215 UNITS (MAXIMUM)	414 UNITS

CONDITION 3: SIXTY FEET OF RIGHT-OF-WAY (R/W) FROM THE SECTION LINE SHALL BE RESERVED ALONG THE WESTERN BOUNDARY OF THE PLANNED DEVELOPMENT. UPON ISSUANCE OF A DEVELOPMENT ORDER FOR CONSTRUCTION OF THE NW 122ND STREET, THE DEVELOPER, OR HIS SUCCESSORS OR HEIRS, SHALL DEDICATE THIS RESERVED R/W AT NO COST TO THE PUBLIC.

RESPONSE: THE PDP FOR THIS PHASE INCLUDES THE DEDICATION OF THIS 60-FOOT AREA AS COUNTY RIGHT-OF-WAY.

CONDITION 4: THE DEVELOPER SHALL DESIGN THE PORTION OF THE NW 122ND ST EXTENSION FROM NEWBERRY ROAD TO NW 13TH AVENUE TO COUNTY STANDARDS. THE DESIGN OF THE ROADWAY SHALL INCLUDE 11' LANES, IN-STREET BICYCLE LANES, A 10 FOOT WIDE MULTUSE PATH ON THE WEST SIDE OF THE ROADWAY EXCEPT WHERE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS IN WHICH CASE AN 8 FOOT WIDE PATH IS PERMITTED, AND NECESSARY DRAINAGE IMPROVEMENTS FOR THE ROAD CORRECTING DEFICIENCIES IN THE DRAINAGE OF THE GRU RIGHT OF WAY. THE DESIGN PROCESS SHALL INCLUDE AN ARCHAEOLOGICAL ANALYSIS CONDUCTED TO COUNTY STANDARDS. THE DESIGN MUST BE FOUND ACCEPTABLE BY THE COUNTY ENGINEER AND THE DEVELOPER MUST DEDICATE PARCEL 04321-301-021 TO THE COUNTY PRIOR TO THE ISSUANCE OF THE 26TH BUILDING PERMIT WITHIN PHASE 2 OF THE PD. NW 13TH AVE SHALL BE CONNECTED TO THE EXISTING STABILIZED SURFACE WITHIN THE GRU RIGHT OF WAY IN A MANNER SUFFICIENT TO PROVIDE EMERGENCY ACCESS TO THE COUNTY STANDARDS UNTIL SUCH TIME AS THE COUNTY COMPLETES CONSTRUCTION OF THE NW 122ND ST AS A PAVED COLLECTOR ROADWAY. THE VALUE OF THE DESIGN AND RIGHT OF WAY DEDICATION FOR THE NW 122ND ST SHALL BE CONSIDERED THE DEVELOPER'S FAIR SHARE CONTRIBUTION FOR THE SITE RELATED IMPACT OF DEVELOPMENT TRIPS TO THE NW 122ND ST EXTENSION. THE REMAINDER OF THE PD SHALL CONTINUE TO PAY TRANSPORTATION IMPACT FEES OR FUNCTIONALLY EQUIVALENT TRANSPORTATION MITIGATION FOR OFFSITE TRANSPORTATION IMPACTS.

RESPONSE: THE PDP FOR THIS PHASE PROPOSES TO PROVIDE THE REQUIRED RIGHT-OF-WAY FOR THE NW 122ND STREET EXTENSION. THE EXTENSION OF NW 122ND STREET IS A COUNTY PROJECT AND THE DESIGN IS BEING CONDUCTED BY THE COUNTY'S ENGINEERING CONSULTANT.

CONDITION 5: INTERNAL SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE TWO PROPOSED ROADWAYS CONNECTING TO NW 122ND STREET, ON THE EXTENSION OF NW 118TH DRIVE, ALONG ANY DEDICATED ROADWAY, AND ON ANY ROADWAY LOCATED WITHIN THE CONVENTIONAL SINGLE FAMILY-DETACHED PORTION OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR A NETWORK OF 8-FOOT WIDE BICYCLE/PEDESTRIAN PATHS IN ACCORDANCE WITH THE ZONING MASTER PLAN WHICH SHALL LINK EACH OF THE RECREATION AND OPEN SPACE AREAS WITHIN THE DEVELOPMENT. PAVED BICYCLE/PEDESTRIAN PATHS, ALONG INTERIOR STREETS, MAY BE USED IN PLACE OF SIDEWALKS.

RESPONSE: THE PDP FOR THIS PHASE INCLUDES THE DESIGN ELEMENTS THAT ARE REQUIRED IN THIS CONDITION.

CONDITION 6: THE DEVELOPER MUST UPDATE THE TRAFFIC STUDY PERFORMED FOR THIS PROJECT PRIOR TO THE FINAL DEVELOPMENT PLAN APPROVAL FOR PHASE II TO DEMONSTRATE THE VALIDITY OF THE TRAFFIC STUDY'S FINDING. THE TRAFFIC STUDY SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND THE DEPARTMENT OF GROWTH MANAGEMENT FOR REVIEW.

RESPONSE: THIS CONDITION IS RELATED TO A PREVIOUS PHASE (PH. II, UNIT IIA) AND THEREFORE IS NOT APPLICABLE.

CONDITION 7: THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF A BICYCLE/PEDESTRIAN PATH UP TO THE EASTERN BOUNDARY OF THE SITE AS SHOWN ON THIS ZONING MASTER PLAN.

RESPONSE: THE PDP FOR THIS PHASE INCLUDES THE BICYCLE/PEDESTRIAN PATHS SHOWN ON THE ZMP FOR THIS PHASE.

CONDITION 8: THE TWO LARGE GEOLOGIC FEATURES (SINKHOLES) SHALL BE PROTECTED AS CONSERVATION AREAS AND APPROPRIATELY BUFFERED, IN ACCORDANCE WITH FUTURE LAND USE POLICY 8.4.3.

RESPONSE: THESE FEATURES ARE IN PROTECTED AREAS OF THE PROJECT.

CONDITION 9: PRIOR TO FINAL DEVELOPMENT PLAN APPROVAL, THE APPLICANT SHALL DEVELOP A LONG-TERM MANAGEMENT PLAN TO CONTROL KUDZU THAT IS ACCEPTABLE TO THE DEVELOPMENT REVIEW COMMITTEE. SUCH PLANS SHALL INCLUDE DISPOSAL METHODS.

RESPONSE: THIS MANAGEMENT PLAN WAS PROVIDED FOR PREVIOUS PHASES AND WILL BE AT FDP FOR THIS PHASE IF REQUIRED BY COUNTY STAFF.

CONDITION 10: PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE APPLICANT SHALL CONDUCT A SURVEY FOR GOPHER TORTOISES AND SHALL HAVE COMPLETED ALL NECESSARY MANAGEMENT OR MITIGATION REQUIREMENTS OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION.

RESPONSE: THIS SURVEY WILL BE PROVIDED PRIOR TO CONSTRUCTION, IF REQUIRED BY COUNTY AND FFWCC.

CONDITION 11: THE LOTS ALONG THE WEST BOUNDARY SHALL BE A MINIMUM OF 5,000 SQUARE FEET IN SIZE. PATIO HOME UNITS MAY ALSO BE LOCATED ADJACENT TO THE SINGLE FAMILY ATTACHED PORTION OF FLETCHER'S MILL PUD.

RESPONSE: THE PDP INCLUDES LOTS THAT ARE SIZED CONSISTENT WITH THE APPROVED ZMP.

CONDITION 12: THE TOTAL NUMBER OF DWELLING UNITS SHALL NOT EXCEED 414 UNITS. THERE SHALL BE A MAXIMUM OF 200 PATIO HOME UNITS.

RESPONSE: THE PDP PROPOSES UP TO 105 RESIDENTIAL LOTS, WHICH IN ADDITION TO THE NUMBER OF EXISTING LOTS IN THE ZMP (244) EQUALS 349, WHICH IS LESS THAN THE MAXIMUM OF 414.

CONDITION 13: REQUIRED BUFFERS FOR THE PD SHALL BE AS FOLLOWS:

- A. SOUTHEAST 1,000' (APPROXIMATELY): NONE REQUIRED
- B. SINGLE FAMILY CONVENTIONAL DWELLING UNITS: 15 FT. LOW DENSITY, EXCLUSIVE OF LOTS
- C. PATIO HOME DWELLING UNITS: 20 FT. LOW DENSITY, EXCLUSIVE OF LOTS
- D. ALL REQUIRED BUFFERS SHALL BE IN PLACE BEFORE COMPLETION OF EACH APPROPRIATE PHASE. ALL BUFFERS MAY BE INCREASED TO 50 FT. IN WIDTH FOR USE AS RECREATION AREA.

RESPONSE: THE REQUIRED BUFFERS ARE INCLUDED ON THE PROPOSED PDP.

CONDITION 14: TO THE GREATEST EXTENT POSSIBLE, DWELLING UNITS SHALL BE CLUSTERED TO PRESERVE TREES, ENVIRONMENTALLY SIGNIFICANT AREAS, AND HABITAT.

RESPONSE: THE PDP LAYOUT HAS BEEN DESIGNED TO PRESERVE QUALITY TREES AND ENVIRONMENTALLY SENSITIVE AREAS.

CONDITION 15: WHERE TECHNICALLY FEASIBLE, SIDEWALKS AND BICYCLE/PEDESTRIAN FACILITIES SHALL BE LOCATED AT THE MAXIMUM POSSIBLE DISTANCE FROM EDGE OF PAVEMENT, INCLUDING UTILIZATION OF THE SPACE CURRENTLY DESIGNATED AS PUBLIC UTILITY EASEMENT ON THE ZONING MASTER PLAN, WITH THE PUBLIC BICYCLE/PEDESTRIAN FACILITIES.

RESPONSE: THE PDP WILL COMPLY WITH THIS CONDITION TO THE DEGREE FEASIBLE.

CONDITION 16: THE AREA IDENTIFIED IN PHASE I UNIT IV AS 'RECREATION' SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

- A. A MINIMUM 20% OF THE EXISTING TREE CANOPY SHALL BE PRESERVED. TREES IDENTIFIED ON THE SURVEY ATTACHED AS EXHIBIT 'B' THAT ARE REMOVED SHALL BE MITIGATED ON A 2-FOR-1 BASIS WITHIN THE BOUNDARIES OF PHASE I UNIT IV.
- B. A MAXIMUM OF 5000 SF OF IMPERVIOUS AREA SHALL BE ALLOWED, SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS IF APPLICABLE.
- C. IF LIGHTING IS PROPOSED ON THE SITE, A PHOTOMETRIC PLAN WILL BE REQUIRED AT DEVELOPMENT PLAN REVIEW THAT INDICATES A LIGHT LEVEL OF NO MORE THAN 0.5 FOOT-CANDELES AT THE BOUNDARY OF THE ACTIVE COMMON OPEN SPACE. LIGHTING SHALL BE ALLOWED BETWEEN THE HOURS OF 9 AM AND 8 PM.

RESPONSE: THIS CONDITION IS RELATED TO A PREVIOUS PHASE AND THEREFORE IS NOT APPLICABLE.

PD DEVELOPMENT DATA

RESIDENTIAL USES	# OF UNITS	AC (±)	% (±)
A CONVENTIONAL (7500 S.F.) SINGLE FAMILY	96	26.9	24.4
B CONVENTIONAL (5000 S.F.) SINGLE FAMILY	118	21.6	19.7
C PATIO HOME (2800 S.F.) SINGLE FAMILY	200	19.5	17.7
SUBTOTAL	414	68	61.8
OPEN SPACE (PER ULDC CH. 407)			
PRIMARY OPEN SPACE		4.8	4.4
SECONDARY OPEN SPACE		20.2	18.3
SUBTOTAL	25	22.7	
NON RESIDENTIAL USES			
RECREATION		3.1	2.8
LANDSCAPE BUFFER		1.6	1.5
PRIMARY ROADWAYS		12.3	11.2
SUBTOTAL	17	15.5	
TOTAL (3.76 DU/AC)	414	110.00	100%

RESIDENTIAL DEVELOPMENT NOTES:

	A CONVENTIONAL S.F.	B CONVENTIONAL S.F.	C PATIO HOME/ZERO
MINIMUM LOT AREA (S.F.)	7500	5000	2800
MINIMUM LOT WIDTH (Ø BLDG. LINE)	75'	50'	40'
MINIMUM LOT DEPTH	85'	80'	N/A
MINIMUM FRONT YARD	20'	15'	N/A
MINIMUM REAR YARD	10'	10'	N/A
MINIMUM SIDE YARD (INTERIOR)	5.5'	5.0'	N/A
MINIMUM SIDE YARD (STREET)	10'	10'	N/A
MAXIMUM BUILDING HEIGHT	35'	35'	35'
MINIMUM SETBACK ACCESSORY BLDG.	2	2	N/A

A AND B TYPE CONVENTIONAL SINGLE FAMILY LOTS SHALL HAVE DEDICATED PUBLIC INTERIOR ROADWAY WITH SIDEWALK ON EACH SIDE. THE TYPE A LOTS ADJACENT TO FLETCHER'S MILL SHALL BE MINIMUM 80' WIDE.

C TYPE PATIO HOME/ZERO LOT LINE LOTS WILL BE PRIVATE ROADWAY WITHOUT SIDEWALK. SIDEWALKS ARE ALLOWED AT SELECTED LOCATION FOR INTERCONNECTIVITY WHEN POD PLATS ARE LAID OUT BY OWNER.

PHASING SCHEDULE:

PHASE	TIMELINE	UNITS
PHASE I	COMPLETE	199*
PHASE II	2016-2026	215

EXISTING/APPROVED UNIT MIX IN PHASE I

A:	78 LOTS
B:	28 LOTS
C:	93 LOTS
TOTAL:	199 LOTS

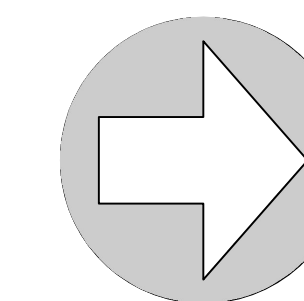
UPDATED PHASING PLAN:

PHASE	STATUS	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	TOTAL
I	COMPLETE	78	28	93	199
II-A&B	COMPLETE	17	28	0	45
II-C	PROPOSED	0	46	59	105
TOTAL		95 (96 MAX)	102 (118 MAX)	152 (200 MAX)	349 (414 MAX)

NOTE: UNIT TOTALS IN PHASE II-C MAY SLIGHTLY ADJUST BETWEEN TYPE B & C, PROVIDED THAT THE TOTAL FOR EACH IS WITHIN THE PERMITTED MAXIMUM PER UNIT TYPE AREA.



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NORTH

SCALE: 1" = 200'

0 100 200 100

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 17-172

Project phase: PLANNED DEVELOPMENT

Project title:

**SOUTH POINTE PLANNED DEVELOPMENT
ALACHUA COUNTY,
FLORIDA**

Sheet title:
**UPDATED ZONING
MASTER PLAN**

Designed: CSV Sheet No.:

Drawn: LBO

Checked: CSV

Date: 01/18/24

P01