

DEVELOPMENT DATA

1. DENSITY

	ALLOWABLE RESIDENTIAL DENSITY		PROVIDED RESIDENTIAL DENSITY*	TOTAL
	MIN.	MAX.		
VILLAGE CENTER	4 DU/AC = 111 UNITS	MINIMUM +8 DU/AC = 330 UNITS	11.22 DU/AC	315 UNITS
TRANSIT SUPPORTIVE AREA (OUTSIDE VILLAGE CENTER)	4 DU/AC	MINIMUM +6 DU/AC	N/A	
OUTSIDE TRANSIT SUPPORTIVE AREA	CONSISTENT WITH UNDERLYING FUTURE LAND USE		N/A	

2. INTENSITY

	REQUIRED NON-RESIDENTIAL INTENSITY	PROVIDED NON-RESIDENTIAL* INTENSITY	TOTAL
BASE	10,000 S.F.	10,000 S.F.**	
SQUARE FOOTAGE PER DWELLING UNIT	MIN. 50 S.F. X 3 UNITS = 15,500 S.F. MAX. 200 S.F. X 311 UNITS = 62,200 S.F.	20,000 S.F.** (311 DU X 64.31 S.F)	30,000 S.F.

* THE FOLLOWING "PROPOSED VILLAGE CENTER, RESIDENTIAL UNITS & NON-RESIDENTIAL USES" TABLE DETAILS THE PROPOSED DENSITIES AND INTENSITIES AT BUILT OUT OF THE DEVELOPMENT.
 ** A MINIMUM OF 25% OF THE NON-RESIDENTIAL USES WILL BE RETAIL/COMMERCIAL USES BUT WILL NOT EXCEED 75% OF THE NON-RESIDENTIAL USES.

3. MIX OF USES FOR VILLAGE CENTER AND TRANSIT SUPPORTIVE AREA

- REQUIRED:
- A. A MINIMUM OF 50% OF NON-RESIDENTIAL SQUARE FOOTAGE SHALL BE PROVIDED WITHIN THE VILLAGE CENTER.
 - B. A MAXIMUM OF 50% OF NON-RESIDENTIAL USES ALLOWED MAY BE LOCATED OUTSIDE THE VILLAGE CENTER AND WITHIN THE TRANSIT SUPPORTIVE AREA.
 - C. A MINIMUM OF 25% OF THE TOTAL APPROVED NON-RESIDENTIAL SQUARE FOOTAGE MUST BE IN A MULTI-STORY BUILDING CONTAINING MULTIPLE USES.
- PROVIDED:
- A. THE DEVELOPMENT PROPOSES A TOTAL OF 30,000 S.F. OF NON-RESIDENTIAL USES WITH 30,000 S.F. (100%) LOCATED WITHIN THE VILLAGE CENTER.
 - B. THE ENTIRE PROJECT WILL BE LOCATED WITHIN THE LIMITS OF THE VILLAGE CENTER.
 - C. THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 25% OF THE ACTUAL BUILT NON-RESIDENTIAL SQUARE FOOTAGE IN MULTI-STORY BUILDINGS WITH MULTIPLE USES.

4. PHASING SCHEDULE

	PHASE 1	PHASE 2	BUILD-OUT 2030
1. VILLAGE CENTER ACREAGE	N/A	N/A	27.70 ACRES
2. RESIDENTIAL UNITS (MULTI-FAMILY, LIVE/WORK UNITS)	180 DU	134 DU	315 DU
3. NON-RESIDENTIAL USES	14,250 S.F.	22,450 S.F.	30,000 S.F.
4. MINIMUM REQUIRED RETAIL USES (CALCULATED FROM 3)	4,500 S.F.	3,000 S.F.	7,500 S.F.
5. MAXIMUM ALLOWABLE RETAIL USES (CALCULATED FROM 3)	13,500 S.F.	9,000 S.F.	22,500 S.F.
6. NON RESIDENTIAL USES REQUIRED VERTICAL MIX (CALCULATED FROM 3)	*	*	7,500 S.F.

* THE VERTICAL MIX USE OF NON-RESIDENTIAL USES FOR THE INDIVIDUAL PHASES WILL BE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT

- A. PHASING VARIANCES AND SUB-PHASING OF FINAL DEVELOPMENT PLANS SHALL COMPLY WITH 402.130 ULDC.
- B. RESIDENTIAL USES INCLUDE: MULTI-FAMILY, LIVE/WORK UNITS.
- C. NON-RESIDENTIAL USES OTHER THAN RETAIL INCLUDE: OFFICE, RECREATION AND CIVIC USES, AMENITY CENTER/LEASING OFFICE.

5. GENERAL DEVELOPMENT DATA:

ITEM	ACRES	SQUARE FEET (S.F.)	PERCENT (%)
TOTAL PROJECT AREA	27.70	1,206,647	100.00
VILLAGE CENTER	27.70	1,206,647	100.00
COMMUNITY GREEN SPACES	10.00	431,293	35.70
BUFFERS	2.64	114,988	9.53
EXISTING UTILITY EASEMENT	0.15	6,720	0.56
STORMWATER MANAGEMENT AREA	4.91	214,077	17.74
RIGHT-OF-WAY AREA	6.37	299,257	24.80
PEDESTRIAN ACCESS CORRIDOR	0.85	37,282	3.01
BLOCK AREAS	10.93	476,071	39.46

6. DIMENSIONAL REQUIREMENTS

VILLAGE CENTER DIMENSIONAL STANDARDS (TABLE 407.66.1)

STANDARDS	PERMITTED NON-RESIDENTIAL, MIXED USE OR MULTI-FAMILY	PROVIDED NON-RESIDENTIAL, MIXED USE OR MULTI-FAMILY	REQUIRED CIVIC USE	PROVIDED CIVIC USE ⁵
BUILD TO LINE (FT) ¹	15 - 50	15 - 50	15 - 40	N/A
HEIGHT, MIN (STORIES)	1 ²	1 ²	1 ²	N/A
HEIGHT, MAX (STORIES)	8 ³	3	8 ³	N/A
SINGLE TENANT BUILDING FOOTPRINT, MAX (S.F.)	50,000 ⁴	20,000	40,000	N/A

- THE BUILD-TO LINE SHALL BE ESTABLISHED FROM THE BACK OF CURB OF A PUBLIC OR PRIVATE STREET.
- IF ONLY 1 STORY, BUILDING FACADE SHALL USE ARCHITECTURAL FEATURES TO ENHANCE THE VERTICAL SCALE OF THE BUILDING.
- ADDITIONAL STORIES ABOVE THE FIFTH SHALL BE STEPPED BACK TO ENHANCE THE PEDESTRIAN SCALE OF THE STREET.
- EXCEPT AS PERMITTED BY SECTION 407.66(D)2.
- BUILDINGS FOR CIVIC USE ARE NOT PROVIDED.
- THE BUILD TO LINE IN THE MIXED USE BLOCK SHALL VARY UP TO 35 FEET FROM THE BACK OF CURB TO ALLOW FOR OUTDOOR SEATING.

7. BLOCK PERIMETER REQUIREMENTS

REQUIRED (TABLE 407.68.1 ULDC):

LOCATION	MAXIMUM BLOCK PERIMETER (FT)		PROVIDED BLOCK PERIMETER ¹	
	STANDARD	EXTENDED*	STANDARD	EXTENDED
VILLAGE CENTER, BLOCK 1	1,300	2,000	N/A	2,287
VILLAGE CENTER, BLOCK 2	1,300	2,000	N/A	1,630

THE REVISED PRELIMINARY DEVELOPMENT PLAN APPLICATION CONSIST OF THE DRAWINGS INDICATED ON THE ADJACENT DRAWING INDEX TABLE AND THE REVISED PRELIMINARY COMP. PLAN CONSISTENCY REPORT AND THE REVISED PRELIMINARY ULDC CONSISTENCY REPORT SUBMITTED HEREWITH.

*ADDITIONAL 700 FEET ALLOWED WHEN IN COMPLIANCE WITH 407.68(A)3 ULDC.

- THE DEVELOPMENT WILL MEET THE BLOCK PERIMETER REQUIREMENTS ESTABLISHED BY POLICY 1.6.7.2 OF THE FUTURE LAND USE ELEMENT AND SECTION 407.68 (A) OF THE UNIFIED LAND DEVELOPMENT CODE AS SHOWN ON THE PRELIMINARY GENERAL SITE DEVELOPMENT PLAN. COMPLIANCE WILL BE DEMONSTRATED DURING FINAL REVIEW OF THE DEVELOPMENT.

BLOCKS 1 AND 2 BOTH MEET THE CRITERIA FOR EXTENDED BLOCK SIZE. BLOCK 1 ALSO INCLUDES A 10 FOOT MULTI-USE PATH WITH SHADE TREES, FOR AN ADDITIONAL 700 FT. OF BLOCK PERIMETER AS ALLOWED BY 407.68(A)3.

8. GENERAL NOTES

- THE PROJECT IS LOCATED ON THE RAPID TRANSIT CORRIDOR AND "THE SANTA FE/TOWER EXPRESS" EXPRESS TRANSIT CORRIDOR.

9. TRIP GENERATION

THE INSTITUTE OF TRANSPORTATION ENGINEER (ITE) TRIP GENERATION MANUAL 9TH EDITION WAS USED TO PROVIDE TRIP ESTIMATES FOR THE THREE DISTING. LAND USE COMPONENTS OF THIS PROJECT. THE GROSS STORE SQUARE FOOTAGE OF THE RETAIL AND OFFICE COMPONENTS WILL BE 30,000 SQ. FT. WHILE THE APARTMENT COMPLEX WILL HAVE 300 UNITS. TRIP INFORMATION FOR THE PROPOSED DEVELOPMENT IS SUMMARIZED IN TABLE 1-PROJECT TRIP GENERATION BELOW THE PROJECT SITE.

TABLE 1: Project Trip Generation
Park Avenue at Santa Fe TND
Gainesville, Florida

Land Use	Description	ITE	Period	Trip Rates	Unit*	Trips	Distribution		Trips		Internal	Retail	NET
							% In	% Out	IN	OUT			
Apartment	220	Daily	(T)=6.65 (X)	298	1982	50%	50%	991	991	110		1872	
Retail	820	Daily	(T)=42.70 (X)	15,000	641	50%	50%	321	321	36	206	399	
Office	710	Daily	(T)=11.03 (X)	15,000	165	50%	50%	83	83	9		166	
Gross Daily Project Total Trips						2788		1394	1394	156	206	2427	
Multi-modal trip reduction (10% Residential only)						-187		-94	-94			-187	
Daily External Project Total Trips						2601		1300	1300	-156	-206	2240	
								50%	50%				
Apartment	220	PM	(T)=0.62 (X)	298	185	65%	35%	120	65	10		175	
Retail	820	PM	(T)=3.71 (X)	15,000	56	48%	52%	27	29	3	18	35	
Office	710	PM	(T)=1.49 (X)	15,000	22	17%	83%	4	18	1		21	
PM Peak Project Total Trips						263		151	112	15	18	230	
Multi-modal trip reduction (10% Residential only)						-17		-9	-9			-17	
PM Peak External Project Total Trips						246		142	103	-15	-18	213	
								57%	43%				
Apartment	220	AM	(T)=0.51 (X)	298	152	20%	80%	30	122	9		143	
Retail	820	AM	(T)=0.96 (X)	15,000	14	62%	38%	9	5	1	4	9	
Office	710	AM	(T)=1.56 (X)	15,000	23	88%	12%	20	3	1		22	
AM Peak Project Total Trips						189		69	130	11	4	175	
Multi-modal trip reduction (10% Residential only)						-11		-7	-7			-14	
AM Peak External Project Total Trips						175		52	123			160	
								31%	69%				

Units: ksf = 1,000 square feet for office/retail, Apartments are by dwelling unit
 Source: ITE 9th Edition Trip Generation
 Notes: 5.57% Internal Capture calculated using the ITE Handbook worksheet based on approved Preliminary TIA volumes
 34% retail only pass-by after internal capture reduction
 10% multi-modal reduction applied to apartment trips only after internal capture reduction

PHASE 2 ADDITIONAL RESIDENTIAL UNITS TRIP GENERATION

ITE LAND USE: 220 Multifamily Housing (Low Rise)							
PROPOSED: 5 Residential Units							
SOURCE: ITE TRIP GENERATION, 10th EDITION							
PERIOD	RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.46	5.00	2.3	22%	78%	0.055	1.79
PM	0.56	5.00	2.8	65%	35%	1.82	0.99
AVG	7.32	5.00	36.6	50%	50%	18.3	18.3

CONDITIONS AND RESPONSES

- A 50-FOOT WIDE MEDIUM DENSITY BUFFER WITH SCREENING SHALL BE MAINTAINED ALONG BOUNDARIES A, B, & C CONSISTENT WITH THE REQUIREMENTS OF SECTION 407.70(B)2AIV AND 407.43 OF THE ULDC.
- EXISTING VEGETATION SHALL BE MAINTAINED WITHIN THE ENTIRE BOUNDARIES OF THE 50-FOOT WIDE MEDIUM DENSITY BUFFERS OF A,B, & C TO THE EXTENT FEASIBLE.
- WHERE A RETENTION WALL AT LEAST 3 FEET ABOVE NATURAL GRADE IS PROVIDED IMMEDIATELY ADJACENT TO BUFFERS A, B, & C, A MINIMUM 4-FOOT TALL SOLID, OPAQUE VINYL FENCE SHALL BE PROVIDED AND MAINTAINED TO SCREEN THE PROPOSED USE IN CLOSE PROXIMITY TO THE RETENTION WALL, WITH THE BASE OF THE FENCE LOCATED AT THE SURFACE OF THE PARKING AREA. THIS VINYL FENCE WILL BE PLACED ALONG THE ENTIRE LENGTH OF BOUNDARY B.
- ALONG THE FULL LENGTH OF BOUNDARY A, A 6-FOOT TALL CHAIN LINK FENCE SHALL BE ERRECTED AND MAINTAINED WITHIN THE 50-FOOT BUFFER, USING EXISTING VEGETATION AND ADDITIONAL PLANTINGS TO SCREEN VISIBILITY OF THE FENCE FROM THE ADJACENT STREET (NW 77TH TERRACE). THIS CHAIN LINK FENCE WILL TIE INTO THE RETAINING WALL AT THE JUNCTION OF BOUNDARY A AND BOUNDARY B.
- ALONG THE FULL LENGTH OF BOUNDARY C, A 6-FOOT TALL SOLID, OPAQUE VINYL FENCE SHALL BE ERRECTED AND MAINTAINED, AND ABUT THE RETAINING WALL ALONG BOUNDARY B.
RESPONSE: ALL PROPOSED BUFFERS WERE ESTABLISHED IN PHASE 1.
- A MULTI-USE PATH OR TRAIL SHALL BE PROHIBITED WITHIN THE 50 FOOT WIDE BUFFER AREA PROVIDED ALONG BOUNDARIES A, B & C.
RESPONSE: NO MULTI-USE PATHS ARE PROPOSED WITHIN THIS PHASE OR ANY FUTURE PHASES.
- NO LESS THAN A 120 FOOT BUILDING SETBACK SHALL APPLY ON PROPERTY BOUNDARIES A, B&C.
RESPONSE: PHASE 1 BUILDINGS COMPLY WITH REQUIRED SETBACKS.
- A 3 STORY BUILDING HEIGHT LIMITATION SHALL APPLY TO ALL BUILDINGS WITHIN THE PARK AVENUE AT SANTA FE TND.
RESPONSE: ALL EXISTING AND PROPOSED BUILDINGS MEET THIS REQUIREMENT.
- TWO ACCESS CONNECTIONS TO THE NW 39TH AVENUE ARE ALLOWED (SUBJECT TO APPROVAL BY FDOT) WITH THE EASTERN MOST CONNECTION LOCATED A MINIMUM OF 400 FEET WEST OF THE NORTHEAST CORNER OF THE PARK AVENUE OF SANTA FE TND ON 39TH AVENUE WHERE IT JOINS THE SUMMIT OAKS PROPERTY LINE.
RESPONSE: 2 CONNECTIONS TO NW 39TH AVE. WERE CONSTRUCTED WITH PHASE 1.
- OUTDOOR BASKETBALL COURTS SHALL BE PROHIBITED IN THE PARK AVENUE AT SANTA FE TND.
RESPONSE: NO BASKETBALL COURTS ARE PROPOSED WITH ANY PHASE OF THIS PROJECT.
- THE FINAL DEVELOPMENT PLAN SHALL PROVIDE SOUND BUFFERING FOR THE EXISTING ADJACENT SINGLE FAMILY RESIDENTIAL LOTS IN SUMMIT OAKS BY PROVIDING ONE OR MORE BUILDINGS BETWEEN ANY OUTDOOR ACTIVE RECREATIONAL USES AND SUCH LOT OR LOTS.
RESPONSE: ALL REQUIRED BUFFERS AND SETBACKS ARE IMPLEMENTED IN PHASE 1.
- IF DEVELOPMENT OCCURS IN MULTIPLE PHASES, SUCH DEVELOPMENT PHASES SHALL BEGIN FURTHEST FROM THE SUMMIT OAKS NEIGHBORHOOD. TEMPORARY CHAIN LINK FENCING SHALL BE INSTALLED AND MAINTAINED SEPARATING ANY SUCH INITIAL PHASE OR PHASES FROM THE SUMMIT OAKS NEIGHBORHOOD AND NO CLEARING OR GRUBBING SHALL BE PERMITTED IN ANY AREA BEFORE FINAL DEVELOPMENT APPROVAL IS GRANTED FOR SUCH AREA OR AREAS. THE LOCATION OF THE CHAIN LINK FENCING SHALL BE THE EASTERN AND SOUTHERN LIMITS OF DEVELOPMENT AND HAVE A MINIMUM 50 FOOT SETBACK FROM THE SUMMIT OAKS PROPERTY LINE. SUBSEQUENT PHASES, IF ANY, SHALL OCCUR IN INCREASINGLY MOVING FROM WEST TO EAST.
RESPONSE: PROPOSED PHASE IS LOCATED FURTHER WEST FROM THE SUMMIT OAKS NEIGHBORHOOD.
- RESIDENTIAL UNITS CONTAINING 4 OR MORE BEDROOMS SHALL BE PROHIBITED.
RESPONSE: PROPOSED UNITS WILL BE LIMITED TO NO MORE THAN 3 BEDROOMS.
- NEITHER PEDESTRIAN CONNECTIONS NOR VEHICULAR CONNECTION TO SUMMIT OAKS SUBDIVISION SHALL BE PERMITTED.
RESPONSE: ALL BUFFERS, SETBACKS, AND PEDESTRIAN/VEHICULAR CONNECTIONS PROPOSED HAD BEEN IMPLEMENTED WITH PHASE 1.
- A 12-FOOT-WIDE PEDESTRIAN PATH AROUND BASIN PERIMETER WILL MEANDER AROUND EXISTING TREES AND MINIMIZE DISTURBANCE TO NATIVE VEGETATION.
RESPONSE: THIS PATH WAS CONSTRUCTED WITH PHASE 1.



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Professional Engineer of Record:

Engineer Certificate No.

Project No: 20-164

Project phase: COUNTY SUBMITTAL

Project title: REVISED PRELIMINARY DEVELOPMENT PLAN PARK AVENUE AT SANTA FE

Sheet title: TND CONSISTENCY NOTES

Designed: ---

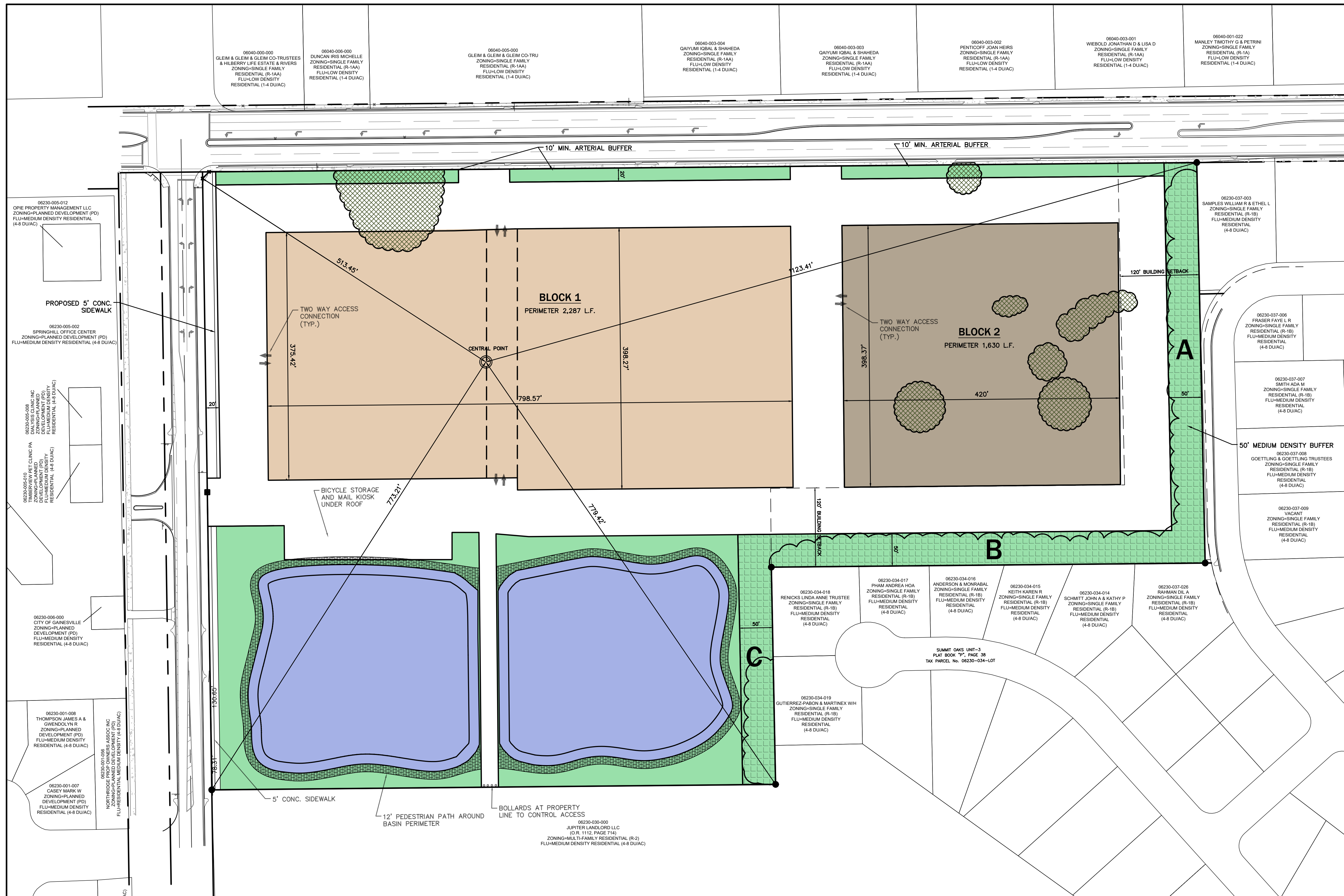
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Date: 007/23/25



LEGEND

- EXISTING DESIRABLE TREE CANOPY
- VILLAGE CENTER BLOCK AREA
- RIGHT OF WAY/PEDESTRIAN AREA
- OPEN SPACE/BUFFER AREA
- MEDIUM DENSITY BUFFER AREA
- STORMWATER AREA
- PEDESTRIAN PATH

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NORTH
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No.	Date	Comment

Professional Engineer of Record:

Engineer _____ Certificate No. _____

Project No: 20-164
Project phase: COUNTY SUBMITTAL
Project title:

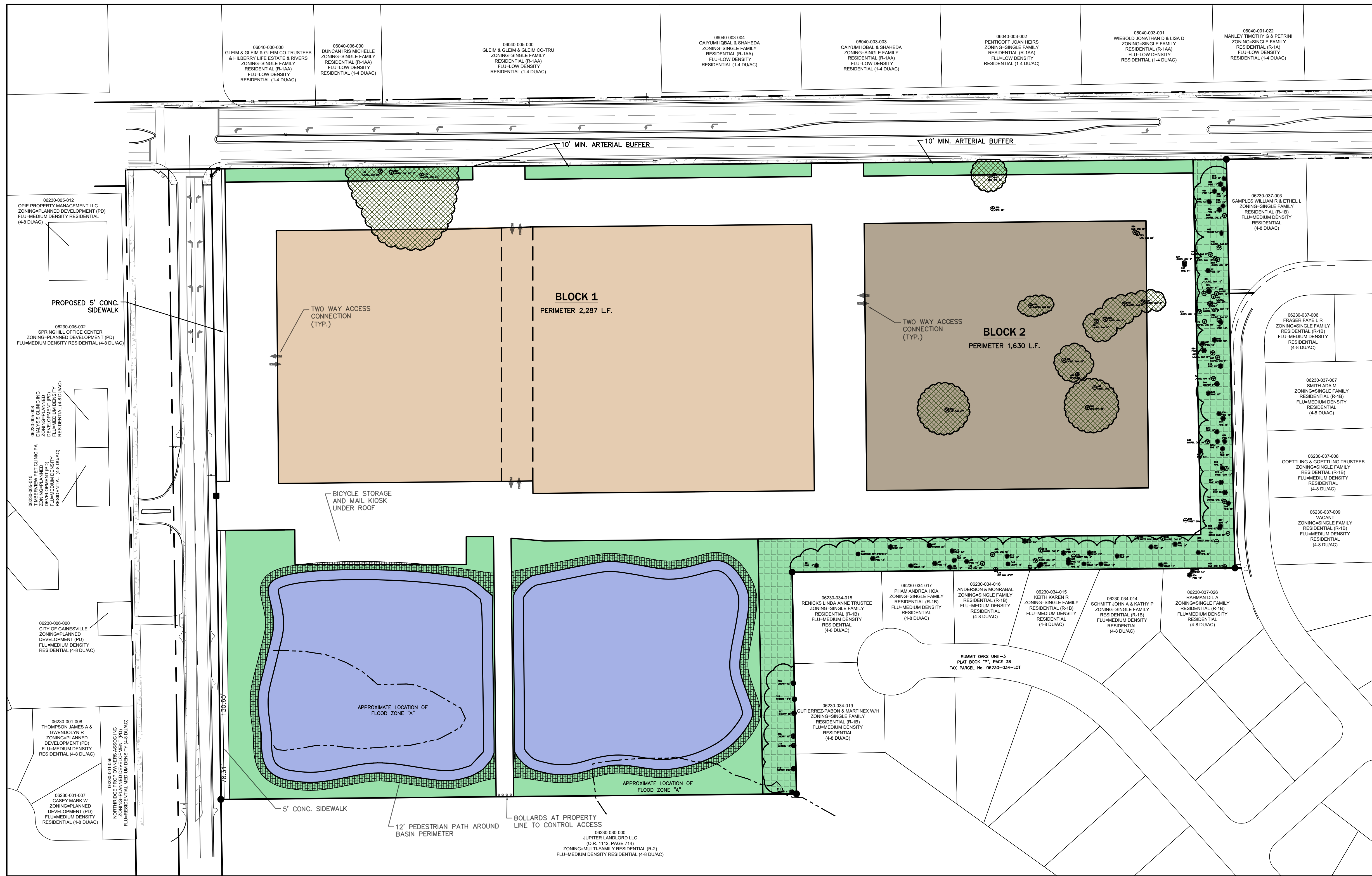
REVISED PRELIMINARY DEVELOPMENT PLAN PARK AVENUE AT SANTA FE

Sheet title: SITE DEVELOPMENT PLAN

Designed: ---
Drawn: TAR
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Date: 007/23/25

Sheet No.: C110

PROPOSED UNITS: TOTAL = 316 DU
DENSITY: TOTAL GROSS DENSITY AT BUILD OUT = 11.22 DU/AC
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE: TOTAL = 30,000 S.F.
UTILITIES: ALL UTILITIES ARE LOCATED WITHIN OR ADJACENT TO THE PROVIDED TRANSPORTATION NETWORK. PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR ANY UTILITIES REQUIRED TO EXTEND BEYOND THE LIMITS OF THE PROVIDED TRANSPORTATION NETWORK.



LEGEND

- EXISTING DESIRABLE TREE CANOPY
- VILLAGE CENTER BLOCK AREA
- RIGHT OF WAY/PEDESTRIAN AREA
- OPEN SPACE/BUFFER AREA
- MEDIUM DENSITY BUFFER AREA
- STORMWATER AREA
- FLOOD ZONE "A" BOUNDARY
- PEDESTRIAN PATH

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NORTH
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No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 20-164
Project phase: COUNTY SUBMITTAL
Project title: REVISED PRELIMINARY DEVELOPMENT PLAN PARK AVENUE AT SANTA FE

Sheet title: OPEN SPACE PLAN

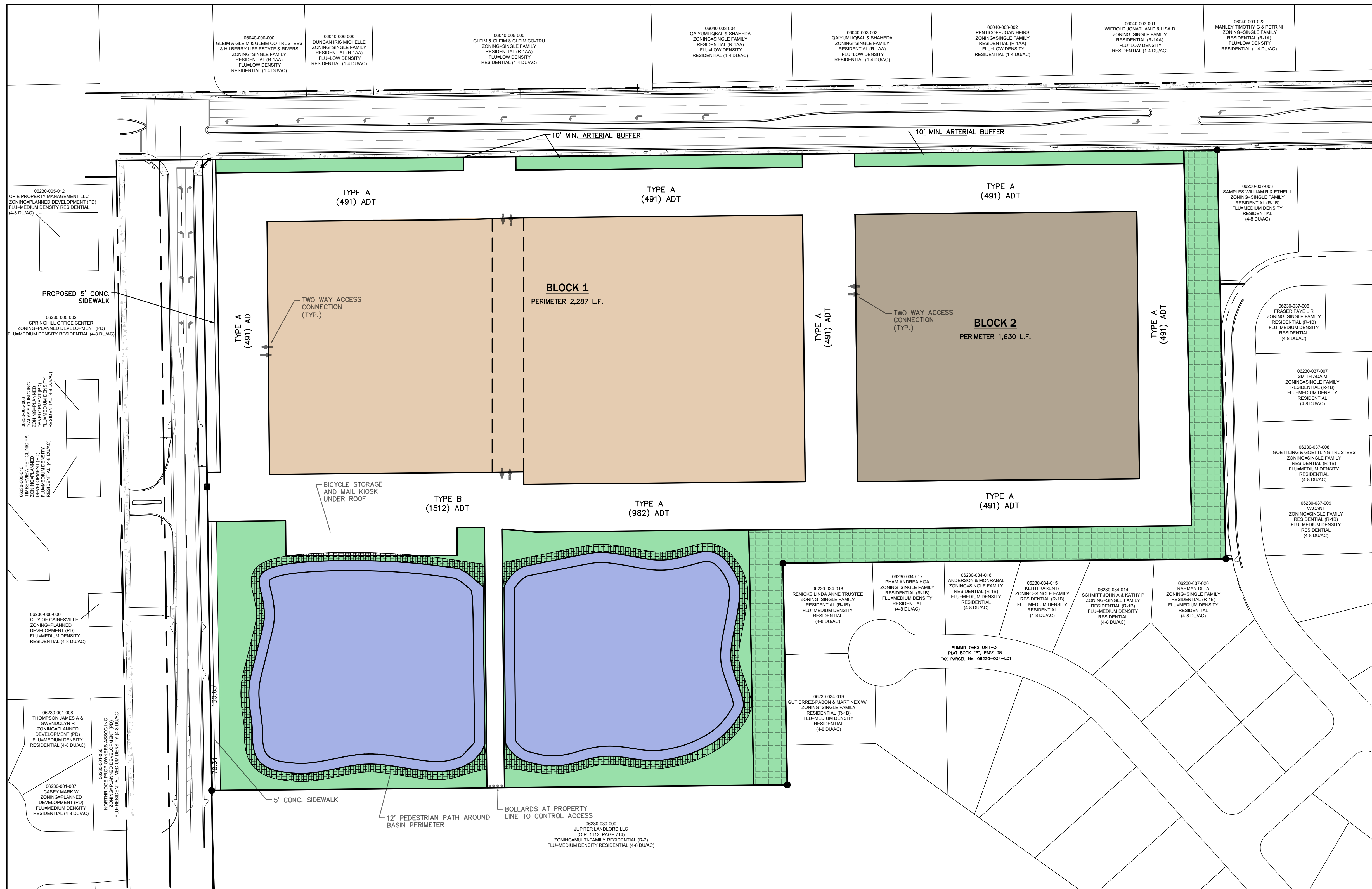
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Date: 007/23/25

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- NOTES:
- A. THE STORMWATER AREA HAS SIGNS INFORMING THE PUBLIC ABOUT OPEN SPACE MANAGEMENT REQUIREMENTS.
 - B. THE OPEN SPACE BOUNDARIES ARE CLEARLY MARKED AND PROTECTED.
 - C. A 12' PEDESTRIAN PATH AROUND BASIN PERIMETER MEANDERS AROUND EXISTING TREES AND MINIMIZE DISTURBANCE TO NATIVE VEGETATION.
 - D. OPEN SPACE WAS PREVIOUSLY APPROVED IN 2012 CONSISTENT WITH OPEN SPACE PROVISIONS OF THE COMPREHENSIVE PLAN AND ULDC IN EFFECT AT THAT TIME. THE SITE COMPLETED CONSTRUCTION IN 2016. THE REVISED PRELIMINARY APPLICATION DOES NOT PROPOSE ANY CHANGES TO THE PREVIOUSLY APPROVED AND CONSTRUCTED OPEN SPACE.

OPEN SPACE/ENVIRONMENTAL RESOURCES DATA TABLE

PROJECT AREA (ACRES)	27.70 AC	100.00 %
PRIMARY OPEN SPACE (ACRES)	PROVIDED	% TOTAL AREA
WETLANDS	0	0
WETLAND BUFFERS	0	0
SURFACE WATERS	0	0
SURFACE WATERS BUFFERS	0	0
SIGNIFICANT GEOLOGIC FEATURES	0	0
SIGNIFICANT GEOLOGIC FEATURES BUFFERS	0	0
STRATEGIC ECOSYSTEM	0	0
LISTED SPECIES HABITAT	0	0
SIGNIFICANT HABITAT	0	0
100 YEAR FLOODPLAIN	0.27 AC	0.97 %
OTHER NATURAL AREAS*	2.42 AC	8.74 %
SECONDARY OPEN SPACE (ACRES)	PROVIDED	% TOTAL AREA
LANDSCAPED AREAS (OUTSIDE OF BLOCKS)	1.16 AC	4.19 %
STORMWATER MANAGEMENT AREAS	4.83 AC	17.44 %
PEDESTRIAN TRAILS	0.08 AC	0.29 %
TOTAL OPEN SPACE PROVIDED (ACRES)	8.76 AC	31.62 %
*EXISTING TREE CANOPY		



TRIP GENERATION

I. APPROVED TRIP GENERATION

PERIOD	TRIPS
ADT	2,321
PM PEAK	218
AM PEAK	166

II. TRIP GENERATION PER ITE 11TH EDITION MANUAL

PROGRAM: 5 RESIDENTIAL UNITS

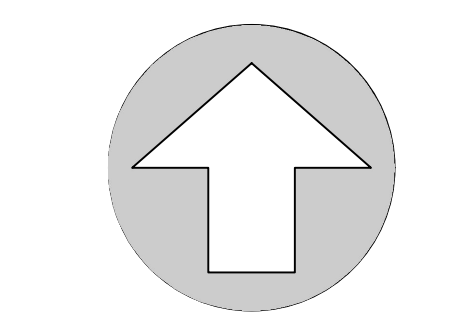
PERIOD	TRIPS
ADT	37
AM PEAK	3
AM PEAK	3

III. TOTAL TRIP GENERATION

PERIOD	TRIPS
ADT	2,358
AM PEAK	221
AM PEAK	169



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NORTH
SCALE: 1" = 20'
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No.	Date	Comment

Professional Engineer of Record:

Engineer Certificate No.

Project No: 20-164

Project phase: COUNTY SUBMITTAL

Project title:

REVISED PRELIMINARY DEVELOPMENT PLAN PARK AVENUE AT SANTA FE

Sheet title: TRANSPORTATION NETWORK AND UTILITY PLAN

Designed: --- Sheet No.:

Drawn: TAR

Checked: ---

Date: 007/23/25

C130

- NOTES:
- THE APPROPRIATE CROSS SECTIONS FOR THE ON-SITE ROADWAYS WERE DETERMINED DURING FINAL REVIEW OF THE DEVELOPMENT. THE PROPOSED ROADWAY SEGMENT DESIGNATIONS ON THIS SHEET (TYPES A - E) ARE SOLELY BASED ON THE PROJECTED ADT PROVIDED IN THE "TRAFFIC IMPACT ANALYSIS" AND IN NO WAY OBLIGATES THE DEVELOPMENT TO MEET THE PROPOSED DESIGN STANDARDS IN TABLE 407.88.4.
 - ROADWAY ALIGNMENTS, RIGHT-OF-WAY WIDTHS AND CONNECTIONS TO N.W. 83RD STREET AND N.W. 39TH AVENUE MEET TRANSPORTATION ENGINEERING REQUIREMENTS OF THE FINAL DEVELOPMENT PLAN APPROVAL AND WITHOUT THE NEED FOR REVISED PRELIMINARY PLAN APPROVAL.
 - THE DRIVEWAY ACCESS POINTS ALONG NW 39TH AVE ARE LIMITED TO RIGHT IN AND RIGHT OUT MOVEMENTS.
 - PEDESTRIAN AND VEHICULAR CONNECTIONS TO ADJACENT PROPERTIES SHALL BE PROHIBITED, EXCEPT AS SHOWN HERE.
 - A 12' PEDESTRIAN PATH AROUND THE BASIN PERIMETER MEANDERS AROUND EXISTING TREES AND MINIMIZES DISTURBANCE TO NATIVE VEGETATION.