

NW 39TH AVENUE/STATE ROAD 222



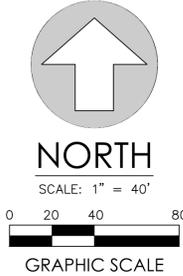
OPEN SPACE/ENVIRONMENTAL RESOURCE DATA TABLE			
PROJECT AREA (ACRES)		9.1 AC.	100.00%
PRIMARY OPEN SPACE (ACRES)		EXISTING	PROVIDED
WETLANDS	0.00 AC.	0.00 AC.	0.00%
WETLAND BUFFERS	0.00 AC.	0.00 AC.	0.00%
SURFACE WATERS	0.00 AC.	0.00 AC.	0.00%
SURFACE WATER BUFFERS	0.00 AC.	0.00 AC.	0.00%
SIGNIFICANT GEOLOGICAL FEATURES	0.00 AC.	0.00 AC.	0.00%
SIGNIFICANT GEOLOGICAL FEATURE BUFFERS	0.00 AC.	0.00 AC.	0.00%
STRATEGIC ECOSYSTEM	0.00 AC.	0.00 AC.	0.00%
LISTED SPECIES HABITAT	0.00 AC.	0.00 AC.	0.00%
100 YEAR FLOODPLAIN (FEMA AREA) *	0.00 AC.	0.00 AC.	0.00%
SIGNIFICANT HABITAT	0.00 AC.	0.00 AC.	0.00%
OTHER NATURAL AREAS	0.00 AC.	0.00 AC.	0.00%
SECONDARY OPEN SPACE (ACRES)		PROVIDED	% TOTAL AREA
COMMUNITY GREEN SPACES		0.9 AC.	11%
STORMWATER MANAGEMENT AREAS		1.3 AC.	14%
TOTAL OPEN SPACE PROVIDED (ACRES)		2.2 AC.	25%

* APPROXIMATELY 0.28 AC. IS LOCATED WITHIN A MAPPED FEMA FLOOD ZONE AREA. HOWEVER, THIS AREA IS PROPOSED FOR MODIFICATION AND IS NOT PROPOSED AS OPEN SPACE.

LEGEND

- PROPOSED RIGHT-OF-WAY
-APPROXIMATELY 1.5± ACRES (16%)
- RESIDENTIAL LOT AREA
-APPROXIMATELY 3.4± ACRES (37%)
- COMMON AREAS
-APPROXIMATELY 2.0± ACRES (22%)
- OPEN SPACE/COMMUNITY GREEN SPACE
-APPROXIMATELY 0.9± ACRES (11%)
- OPEN SPACE/STORMWATER AREA
-APPROXIMATELY 1.3± ACRES (14%)
- EXISTING TREE TO REMAIN (pi20)
- DESIRABLE TREE TO REMAIN (pi20)
- TOTAL AREA
-APPROXIMATELY 9.1± ACRES (100%)

- NOTES:**
- ALL LAND USE AREAS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTAL(S).
 - THIS PROJECT MAY BE PHASED CONSISTENT WITH THE OVERALL ULDC REQUIREMENTS.
 - RIGHT OF WAY WIDTHS WITHIN THE SUBDIVISION SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
 - BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH.407.69(g).
 - SUBDIVISION SHALL INCLUDE PEDESTRIAN CONNECTIONS WITHIN THE INTERIOR ROAD NETWORK AT LEAST EVERY 600 FEET, AS REQUIRED IN ULDC 407.142(g)(3).
 - RIGHT-OF-WAY DEDICATION AND UPGRADED STREET DESIGN OF NW 63RD STREET SHALL RECEIVE MMTH CREDITS.
 - 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.



No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-079
 Project phase: PRELIMINARY DEVELOPMENT PLAN
 Project title: TARA ST. AUGUSTINE ALACHUA COUNTY

Sheet title: OPEN SPACE PLAN

Designed: SJR Sheet No.: C0.20
 Drawn: JB
 Checked: CV
 Date: 10/07/2019

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