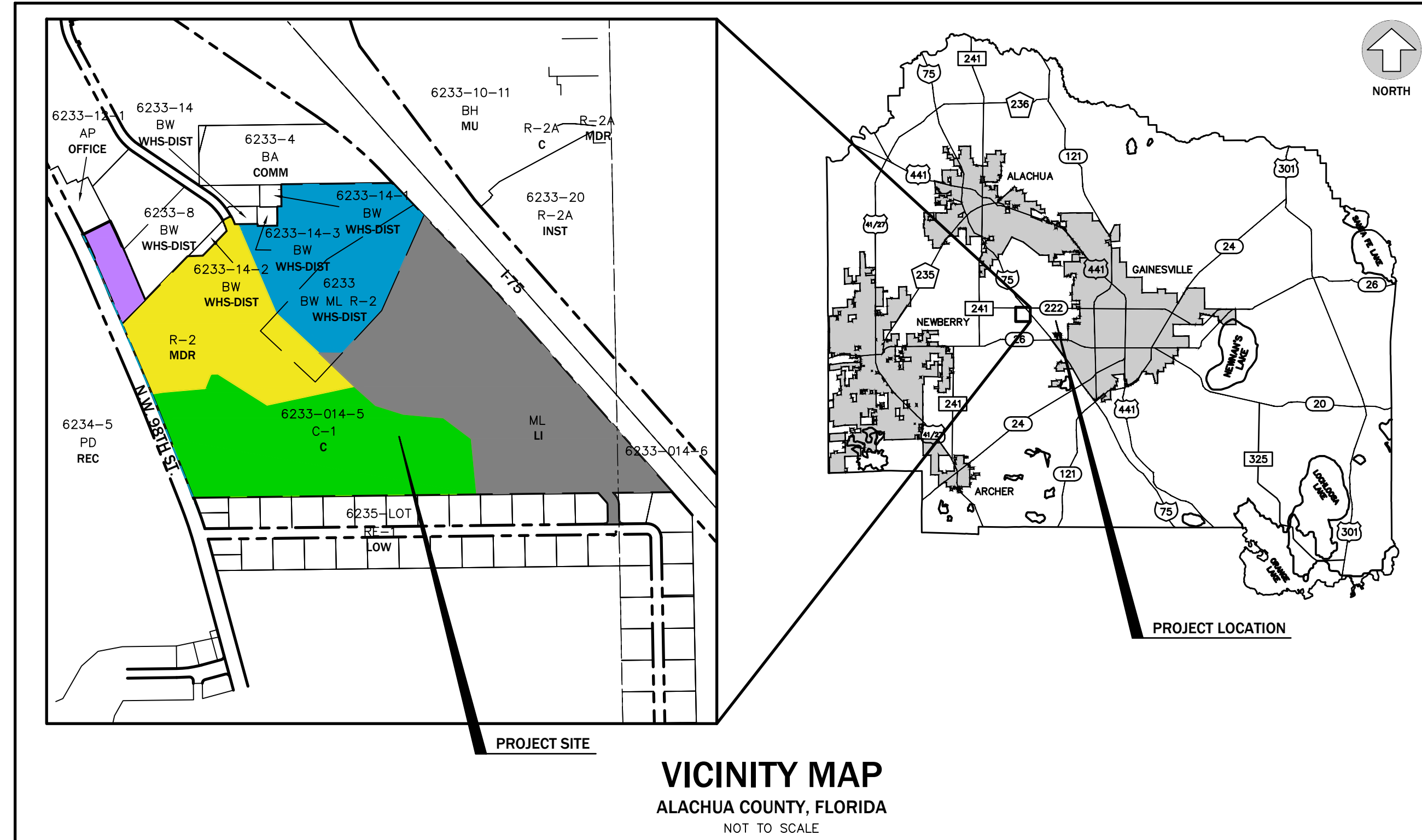


SPRINGHILLS - SW QUADRANT

PRELIMINARY DEVELOPMENT PLAN ALACHUA COUNTY, FLORIDA

DEVELOPMENT INFORMATION	
1. NAME OF PROJECT:	SPRINGHILLS - SW QUADRANT
2. PROJECT DESCRIPTION:	A MULTI-PHASE DEVELOPMENT INCLUDING UP TO 149 RESIDENTIAL UNITS AND BUILDING AREA UP TO 20,000 S.F. OF OFFICE SPACE, 120,000 S.F. OF BUSINESS PARK AND 315,000 S.F. OF LIGHT INDUSTRIAL.
3. PROJECT ADDRESS:	N.W. 98TH STREET AND N.W. 97TH BOULEVARD
4. TAX PARCEL NUMBER:	06233-000-000 06233-014-005 06233-014-006 06233-014-007
5. SECTION/TOWNSHIP/RANGE:	SECTION 30, TOWNSHIP 9 SOUTH, RANGE 19 EAST
6. ZONING:	AP, R-2, BW, ML, AND C-1
7. FUTURE LAND USE DESIGNATION:	OFFICE, MEDIUM DENSITY RESIDENTIAL, WAREHOUSE/DISTRIBUTION, AND LIGHT INDUSTRIAL
8. OPA-01-20 AND POLICY 2.2.1(d)(7)	APPLICABLE COMPREHENSIVE PLAN POLICIES FOR THIS QUADRANT
9. TOTAL PROJECT AREA	116.21 ACRES

CONTACT INFORMATION	
1. PROPERTY OWNERS:	NREP GARDENS, LLC. 3914 S.W. 95TH DRIVE GAINESVILLE, FL 32608 YADDA PROPERTY HOLDINGS, LLC. 12210 TILLINGHAST CIRCLE PALM BEACH GARDENS, FL 33418
2. DEVELOPER:	YADDA PROPERTY HOLDINGS, LLC. 12210 TILLINGHAST CIRCLE PALM BEACH GARDENS, FL 33418 CONTACT: PETER TREMATERRA
3. ENGINEER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: SERGIO REYES, P.E.
5. PLANNER:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: CLAY SWEGER, AICP, LEED AP
6. SURVEYOR:	eda consultants inc. 720 S.W. 2nd AVE. SOUTH TOWER, SUITE 300 GAINESVILLE, FL 32601 (352) 373-3541 CONTACT: JARED ROGERS, PSM



LEGEND	
ZONING:	<ul style="list-style-type: none"> PD - PLANNED DEVELOPMENT R-2A - MULTI-FAMILY RESIDENTIAL R-2 - MULTI-FAMILY RESIDENTIAL RE-1 - SINGLE FAMILY RESIDENTIAL ESTATE BA - AUTOMOTIVE ORIENTED BUSINESS BW - WHOLESALE AND WAREHOUSING AP - ADMINISTRATIVE AND PROFESSIONAL ML - LIGHT INDUSTRIAL C-1 - CONSERVATION BH - HIGHWAY ORIENTED BUSINESS
FUTURE LAND USE:	<ul style="list-style-type: none"> INST - INSTITUTIONAL LOW - LOW DENSITY RESIDENTIAL REC - RECREATION C - CONSERVATION MDR - MEDIUM DENSITY RESIDENTIAL WHS-DIST - WAREHOUSE/DISTRIBUTION COMM - COMMERCIAL OFFICE - OFFICE LI - LIGHT INDUSTRIAL MU - MIXED USE

LEGAL DESCRIPTION

COMMENCE AT THE CENTERLINE INTERSECTION OF STATE ROAD NO. 222 (NORTHWEST 98TH AVENUE) AND STATE ROAD NO. 93 (INTERSTATE ROUTE 75) FOR A POINT OF REFERENCE; THENCE RUN SOUTH 89°19'30" WEST ALONG SAID CENTERLINE OF STATE ROAD NO. 222, ALSO BEING THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 986.84 FEET; THENCE, DEPARTING SAID CENTERLINE, RUN SOUTH 00°40'30" EAST, 72.61 FEET TO THE POINT OF BEGINNING; SAID POINT LIES ON THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 222; THENCE RUN SOUTH 00°40'32" EAST, 189.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; SAID POINT LIES ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1885, PAGE 2882 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG SAID NORTH LINE AND SAID CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 04°50'33", AN ARC LENGTH OF 65.50 FEET, A CHORD LENGTH OF 65.48 FEET, AND A CHORD BEARING OF SOUTH 82°56'03" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 80°31'06" WEST, ALONG SAID NORTH LINE, 100.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°05'54", AN ARC LENGTH OF 42.80 FEET, A CHORD LENGTH OF 37.76 FEET, AND A CHORD BEARING OF NORTH 50°25'57" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY; SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 97TH BOULEVARD ACCORDING TO OFFICIAL RECORDS BOOK 1680, PAGE 2649 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 00°42'30", AN ARC LENGTH OF 4.70 FEET, A CHORD LENGTH OF 4.70 FEET, AND A CHORD BEARING OF NORTH 01°01'45" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°40'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, 180.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°31'31", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.02 FEET, AND A CHORD BEARING OF NORTH 05°05'15" EAST TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 222; THENCE RUN NORTH 89°19'30" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 155.75 FEET; THENCE RUN SOUTH 86°51'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 39.20 FEET TO THE POINT OF BEGINNING.

DEVELOPMENT DATA				
DESCRIPTION ZONING CATEGORY	ACREAGE (±)	CRITERIA	REQUIRED	PROVIDED
R-2	21.6	DENSITY RANGE: 4-8 DWELLING UNITS PER ACRE	4-8 DU/AC	4-8 DU/AC
		MAX BUILDING HEIGHT	35 FT.	35 FT. (MAX.)
AP	2.8	MAX BUILDING HEIGHT	45 FT.	45 FT. (MAX.)
		MAX BUILDING COVERAGE (% OF GROSS LAND AREA)	40%	40% (MAX.)
BW	20.9	MAX BUILDING HEIGHT	40 FT.	40 FT. (MAX.)
ML	41.7	MAX BUILDING HEIGHT	60 FT.	60 FT. (MAX.)
MAXIMUM DENSITY / PROPOSED DENSITY				
DESCRIPTION	CRITERIA	REQUIRED	PROVIDED	
OPEN SPACE	25% OF TOTAL PROJECT AREA	0.25 x 116.21 AC = 29.05 AC	29.05 ACRES	
BUFFER & SCREENING	PER RESPECTIVE ZONING CATEGORY AND COMPREHENSIVE PLAN POLICIES			
TREE CANOPY	20% OF EXISTING TREE CANOPY SHALL REMAIN	EXISTING CANOPY COVER = 3,135,360 SF x 0.20 = 627,072 SF = 14.39 AC	1,269,011 SF = 29.13 AC OR 1,269,011 SF / 3,135,360 SF = 40.5% OF EXISTING CANOPY	
BUILDING SETBACKS	PER RESPECTIVE ZONING CATEGORY			

TRIP GENERATION										
KIMLEY-HORN TRAFFIC IMPACT ANALYSIS DATED NOVEMBER 2020										
ITE LAND USE CODE	LAND USE	SIZE	UNITS	DAILY TRIPS	AM PEAK			PM PEAK		
					TOTAL	IN	OUT	TOTAL	IN	OUT
110	GENERAL LIGHT INDUSTRIAL	315	1,000 SQ.FT.	1,252	104	92	12	81	11	70
220	MULTIFAMILY HOUSING (LOW-RISE)	149	DWELLING UNIT(S)	1,086	70	16	54	84	53	31
710	GENERAL OFFICE BUILDING	20	1,000 SQ.FT.	196	23	20	3	23	4	19
770	BUSINESS PARK	170	1,000 SQ.FT.	2,522	68	41	27	71	33	36
TOTAL EXTERNAL PROJECT TRIPS				5,056	265	169	96	259	101	158

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. CABLE:	COX COMMUNICATIONS
6. TELEPHONE:	AT&T OR COX COMMUNICATIONS
7. FIRE SUPPRESSION WATER SUPPLY:	GAINESVILLE REGIONAL UTILITIES (GRU)
8. HIGH SPEED INTERNET:	COX COMMUNICATIONS OR AT&T OR GRU

DRAWING INDEX	
SHEET NUMBER	DRAWING TITLE
C0.00	COVER SHEET
C0.10	GENERAL DEVELOPMENT & TRANSPORTATION NETWORK PLAN
C0.20	OPEN SPACE PLAN
C0.30 - C0.36	TREE PRESERVATION PLAN
V-001 - V-008	SURVEY



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TEL: (352) 373-3541
www.edafl.com mail@edafll.com

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 19-068

Project phase: PRELIMINARY DEVELOPMENT PLAN

Project title:

SPRINGHILLS - SW QUADRANT

COVER SHEET

Designed: SJR Sheet No.:
Drawn: MJS
Checked: CBS
Date: 04/15/21

C0.00