

DEVELOPMENT SPECIFICATIONS

1. THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL THE LAND USE BOUNDARIES DURING DEVELOPMENT REVIEW, ~~SO LONG AS THE TOTAL CUMULATIVE ALLOCATION OF USES AMONG THE VARIOUS LAND USE AREAS REMAINS WITHIN THE APPROVED TOTAL ACREAGE INDICATED HEREIN.~~
2. THE CONFIGURATION OF ROADWAYS IS NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS TO THE PLACEMENT AND CONFIGURATION OF ROADS WHEN REQUESTED BY THE DEVELOPER IN ORDER TO ACHIEVE A MODIFIED DEVELOPMENT PLAN. POINTS OF INGRESS/EGRESS ARE SCHEMATIC AND EXACT LOCATIONS WILL BE DETERMINED DURING DEVELOPMENT PLAN REVIEW.
3. ~~NO EXISTING OR PROPOSED CONSERVATION OR PRESERVATION AREAS ARE LOCATED ON THE PROPOSED SITE. THE LARGE COMMON OPEN SPACE IN THE SOUTH CENTRAL PORTION OF THE SITE MAY BE CONFIGURED FOR COMMON OPEN SPACE SPECIES AND STORMWATER MANAGEMENT FACILITIES.~~

ALLOWABLE LAND USE DATA

LAND USE CLASSIFICATION	ZONING MASTER PLAN AREA	ALLOWABLE USE	NET ACREAGE	PERCENTAGE OF SITE
SINGLE-FAMILY (1 DWELLING UNIT PER BUILDING)	A	DETACHED SINGLE-FAMILY	66	11.9
	B		36	6.5
	C		112	20.1
	D		44	7.9
	D/E		34	6.1
	E		44	7.9
COMMON OPEN SPACE	--	OPEN SPACE AND STORMWATER MANAGEMENT FACILITIES	157	28.3
ELEMENTARY SCHOOL SET ASIDE	--	ELEMENTARY SCHOOL	20	3.6
RIGHT-OF-WAY	--	RIGHT-OF-WAY	43	7.7

NOTES:

- I. ALL AREAS MAY CONTAIN STORMWATER MANAGEMENT FACILITIES AND PUBLIC USE FACILITIES.
- II. COMMON AREAS MAY CONTAIN THE FOLLOWING SUBCLASSIFICATIONS OF OPEN SPACE TYPE USES:
 - A. ACTIVE RECREATION FACILITIES – FIELDS, COURTS, POOLS, FITNESS, AMENITY CENTER, SIMILAR USES
 - B. PASSIVE RECREATION FACILITIES – TRAILS, PATHS, EXHIBITS, SIMILAR USES
 - C. PUBLIC USE FACILITIES – GATHERING PLACES, COMMUNITY PARKS, AMPHITHEATER, SIMILAR USES
 - D. NATURAL AREAS INCLUDING INSTALLED AND PRESERVED LANDSCAPED OPEN SPACE
 - E. BICYCLE AND PEDESTRIAN PATHWAYS
 - F. LANDSCAPING, FENCES, WALLS, BERMS, AND BUFFERS IN AREAS MAINTAINED BY HOMEOWNERS ASSOCIATION
- III. FIGURES FOR ACREAGE AND RELATIVE PERCENTAGES ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER. A MORE DETAILED BREAKDOWN, INCLUDING RIGHT-OF-WAY CALCULATION, WILL BE PROVIDED DURING DEVELOPMENT PLAN REVIEW.
- IV. THE TERM COMMON OPEN SPACE IS USED TO MEET THE STANDARDS SET FORTH BY ULDC CHAPTER ~~406-407~~, ARTICLE 5. ~~IN ADDITION, THE REQUIREMENTS SET FORTH BY AMENDMENTS TO THE COMPREHENSIVE PLAN (ADOPTED APRIL 2002) FOR COMMUNITY GREEN SPACE (POLICY 2.1.12) AND PERVIOUS OPEN SPACE (POLICY 5.2.2) ARE ALSO MET.~~

5. OPEN SPACE AREAS MAY INCLUDE DEVELOPED AND RESOURCE-BASED RECREATION, COMMON OPEN SPACE, NATURAL AREAS, AND BICYCLE AND PEDESTRIAN PATHWAYS, THE SPECIFIC LOCATION OF WHICH CANNOT BE FINALIZED UNTIL A DETAILED SITE PLAN IS COMPLETED.

6. POINTS OF INGRESS/EGRESS ARE SCHEMATIC AND EXACT LOCATIONS WILL BE DETERMINED AT DEVELOPMENT PLAN REVIEW.

7. **LAND USE CLASSIFICATIONS & MINIMUM REQUIREMENTS**

LAND USE CLASSIFICATION	ZONING MASTER PLAN AREA	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FT)	MIN. LOT DEPTH (FT)	MAXIMUM BUILDING HEIGHT (FT)
SINGLE-FAMILY	A	43,500	150'	290'	35'
	B	15,000 7,800	100 65'	150 120'	
	C	10,400 7,800	80 65'	130 120'	
	D	7,800	60'	130'	
	E	4,000	40'	100'	
RECREATION/ AMENITY CENTER	COMMON OPEN SPACE	N/A	N/A	N/A	35', ARCHITECTURAL ELEMENTS MAY PROJECT UP TO 25' ABOVE THE ROOF LINE

NOTES: I. LOT REQUIREMENTS ARE MINIMUMS AND MAY BE EXCEEDED IN ALL LAND USE CLASSIFICATIONS.

II. LOT SIZE MAY VARY UP TO ±20% TO ACCOMMODATE ROAD CURVATURE AND TOPOGRAPHIC CONSTRAINTS.

8. **MINIMUM SETBACK REQUIREMENTS**

LAND USE CLASSIFICATION	REAR LOT LINE	SURROUNDING PROPERTY LINES	SIDE LOT LINE	FRONT LOT LINE	RIGHT-OF-WAY LINES	OTHER PROPOSED BUILDINGS	PRESERVATION / CONSERVATION AREAS
SINGLE-FAMILY	10'	N/A	0'	5'	5'	N/A	N/A
ACCESSORY BUILDING	5'	N/A	5'	5'	5'	N/A	N/A

NOTE: SINGLE-FAMILY HOMES SHALL MEET THE MINIMUM FIRE SEPARATION DISTANCE REQUIREMENTS OF THE FLORIDA BUILDING CODE

9. **STREET STANDARDS**

STREET TYPE	MIN. R/W WIDTH	MIN. CARTWAY WIDTH	MIN. VEHICLE LANE WIDTH	CURB & GUTTER REQUIRED	SIDEWALK REQUIRED	MIN S/W WIDTH	SHADE TREES REQUIRED	ON-STREET PARKING ALLOWED	BIKE LANES ALLOWED	MIN. BIKE LANE WIDTH
COLLECTOR	50'	20'	10'	YES	YES	5'	YES	NO	YES	4'
NEIGHBORHOOD	36'	16'	N/A	YES	YES	5'	YES	YES	NO	N/A

10. **GENERALIZED PHASING SCHEDULE**

PHASE	PHASE COMPONENTS	UNITS	COMPLETION BY
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1	A/B/C/D/E	999 UNITS	AUGUST 2024
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11. LANDSCAPE BUFFERS WILL CONSIST OF A COMBINATION OF HEDGES AND SHRUBS WHERE EXISTING VEGETATION WOULD NOT SUFFICE. THE SPECIFIC FLORAL COMPOSITION OF THE LANDSCAPE ELEMENTS WILL BE CONSISTENT WITH CHAPTER ~~406~~407, [ARTICLE 4](#) OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE. BUFFERS MAY INCLUDE ORNAMENTAL WALLS AND/OR FENCES.
12. SMF DESIGN WILL ENSURE CONFORMANCE WITH CHAPTER 407 STORMWATER MANAGEMENT REQUIREMENTS OF ALACHUA COUNTY'S UNIFIED LAND DEVELOPMENT CODE. FURTHERMORE, THE DEVELOPMENT'S DESIGN WILL TAKE THE 100-YEAR CRITICAL DURATION RAINFALL DEPTH INTO CONSIDERATION. WATER QUANTITY TREATMENT WILL MAINTAIN POST-DEVELOPED RATES OF DISCHARGE TO PRE-DEVELOPMENT RATES AND VOLUME OF DISCHARGE FOR THE 100-YEAR DESIGN STORM EVENT. THE PROPOSED SMF'S ARE DESIGNED TO PERCOLATE THE REQUIRED WATER QUALITY TREATMENT VOLUME WITHIN 72 HOURS AFTER THE STORM EVENT.
13. A HOMEOWNER'S ASSOCIATION [OR COMMUNITY DEVELOPMENT DISTRICT \(CDD\)](#) WILL BE CREATED TO MAINTAIN AND MANAGE COMMON AND OPEN SPACE AREAS.
14. NO OTHER DEVELOPMENT COMMITMENTS EXIST THAT WOULD AFFECT THE AUTHORITY OF THE PLANNED DEVELOPMENT REZONING APPLICATION BEING SUBMITTED HEREIN.
15. TWO STUB-OUT CONNECTIONS WILL BE LOCATED ALONG THE SOUTHERN BOUNDARY OF THE OAKMONT SITE AND DEDICATED TO THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT. THE SPECIFIC LOCATION OF THE CONNECTION POINTS WILL BE DETERMINED DURING DEVELOPMENT REVIEW COMMITTEE APPROVAL OF THE FINAL DEVELOPMENT PLAN BASED ON A REVIEW OF THE NATURAL CHARACTERISTICS AND KARST FEATURES OF THE PROPERTY TO THE SOUTH.
16. THE EMERGENCY INGRESS/EGRESS POINTS ON SOUTHWEST 24TH AVENUE AND SW 122ND STREET WILL BE A MINIMUM 14 FEET OF CLEAR WIDTH, PROVIDE A PAVED PATH, AND MAY BE GATED AND LOCKED IN ACCORDANCE WITH ACCEPTED PRACTICE OF THE ALACHUA COUNTY FIRE RESCUE DEPARTMENT. ON SOUTHWEST 24TH AVENUE, A PEDESTRIAN/BICYCLE ACCESS TO EXISTING EXTERNAL PUBLIC FACILITIES SHALL BE PROVIDED ALONG WITH THE EMERGENCY INGRESS/EGRESS. ON SOUTHWEST 122ND AVENUE, A VEHICULAR EGRESS AND PEDESTRIAN/BICYCLE INGRESS/EGRESS SHALL BE PROVIDED ALONG WITH THE EMERGENCY INGRESS/EGRESS.