

1. DEVELOPMENT INFORMATION

- PD CONDITIONS**

- ## RESPONSES TO CONDITIONS

- [illegible]

PRELIMINARY
NOT FOR
CONSTRUCTION

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

SHEET TITLE

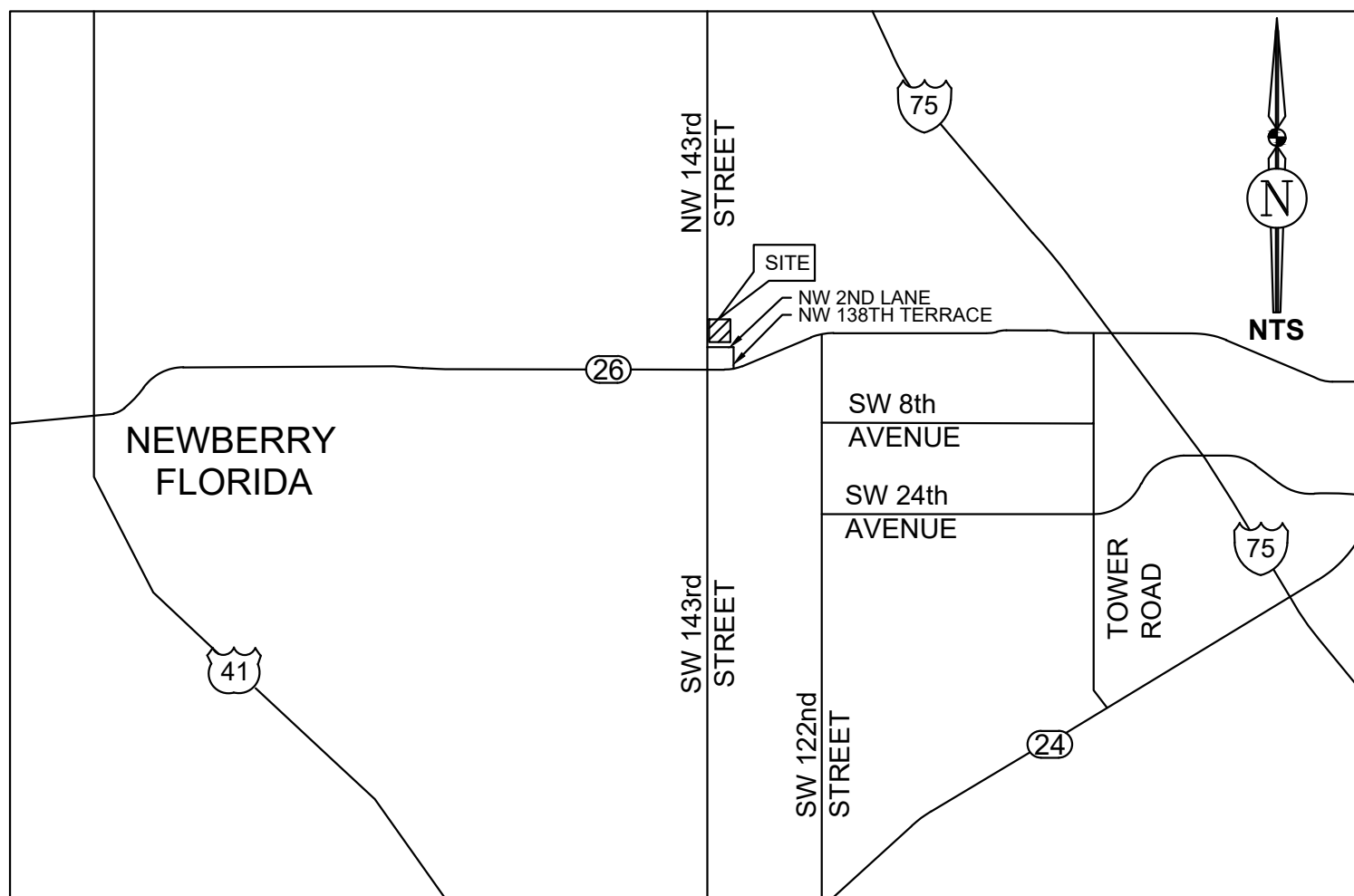
CLIENT:

PROJECT:

C0.0

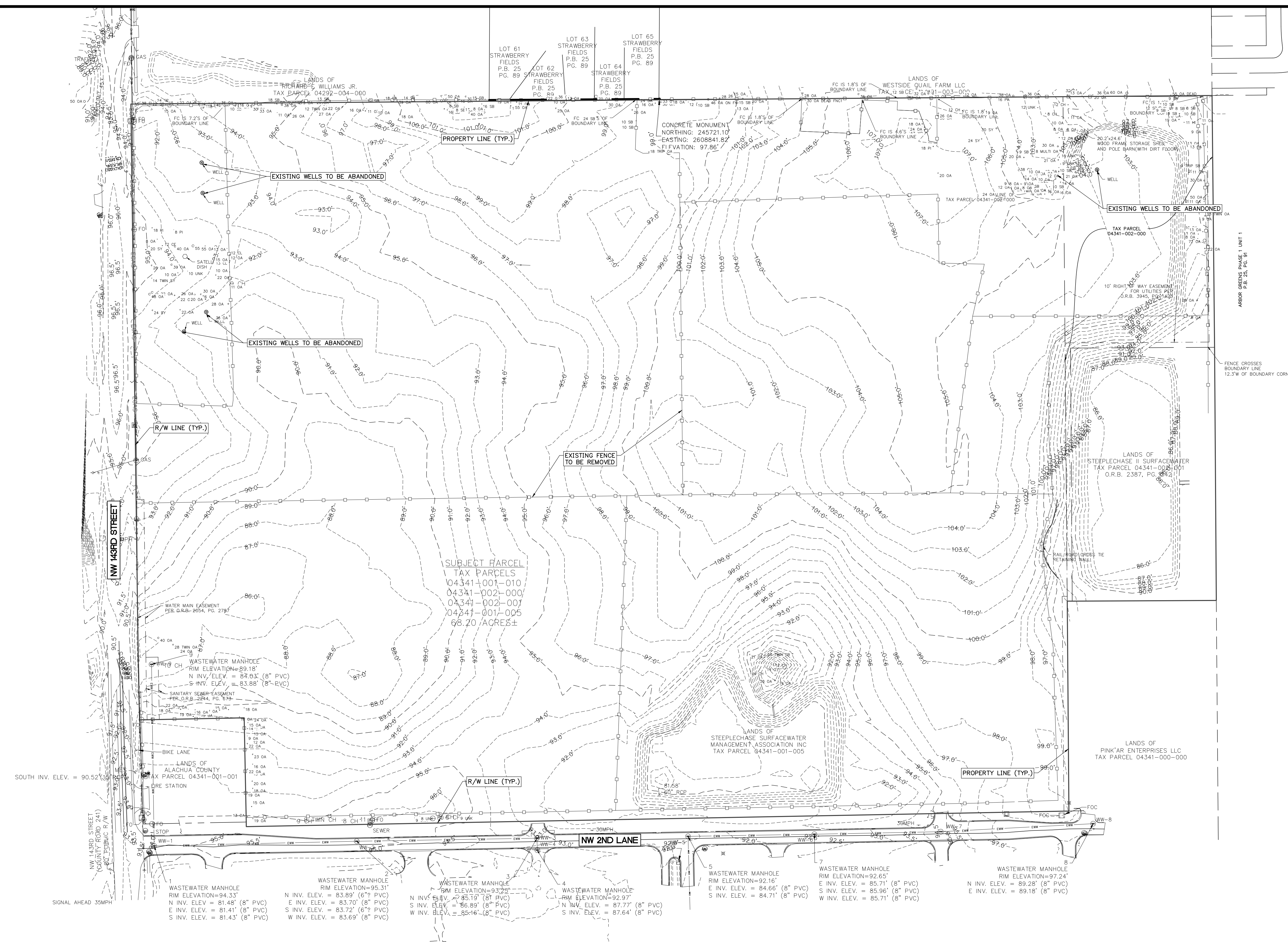
A map of Alachua County, Florida, showing major roads and general location. The map includes labels for cities such as Gainesville, Ocala, and Gainesville. A line points to a specific location on the map, labeled "GENERAL LOCATION".

LOCATION MAP



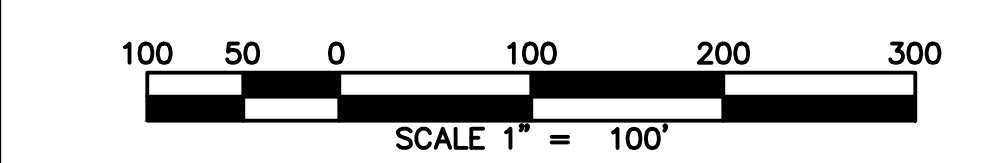
JONESVILLE BUSINESS PARK PD REDEVELOPMENT	
SHEET INDEX	
SHEET NO.	TITLE
C.0.	COVER SHEET
C.1.0	EXISTING CONDITIONS
C.1.1	PD ZONING MASTER PLAN (APPROVED)
C.1.2	PD ZONING MASTER PLAN (UPDATED)
C.2.0	OPEN SPACE PLAN
C.3.0	MASTER TREE CANOPY PLAN
C.3.1	TREE CANOPY PLAN – WEST
C.3.2	TREE CANOPY PLAN – EAST
C.4.0	TND MASTER PLAN
C.5.0	TRANSPORTATION NETWORK AND UTILITY PLAN
S-1	BOUNDARY AND TOPOGRAPHIC SURVEY
S-2	BOUNDARY AND TOPOGRAPHIC SURVEY
S-3	BOUNDARY AND TOPOGRAPHIC SURVEY
S-4	BOUNDARY AND TOPOGRAPHIC SURVEY
S-5	BOUNDARY AND TOPOGRAPHIC SURVEY
S-6	BOUNDARY AND TOPOGRAPHIC SURVEY
S-7	BOUNDARY AND TOPOGRAPHIC SURVEY
S-8	BOUNDARY AND TOPOGRAPHIC SURVEY

336-19-07 - Preliminary business park and redevelopment project Civil Sheet C1.0 - Existing Conditions Map, 9/19/2022, 2:18:49 PM, Gm



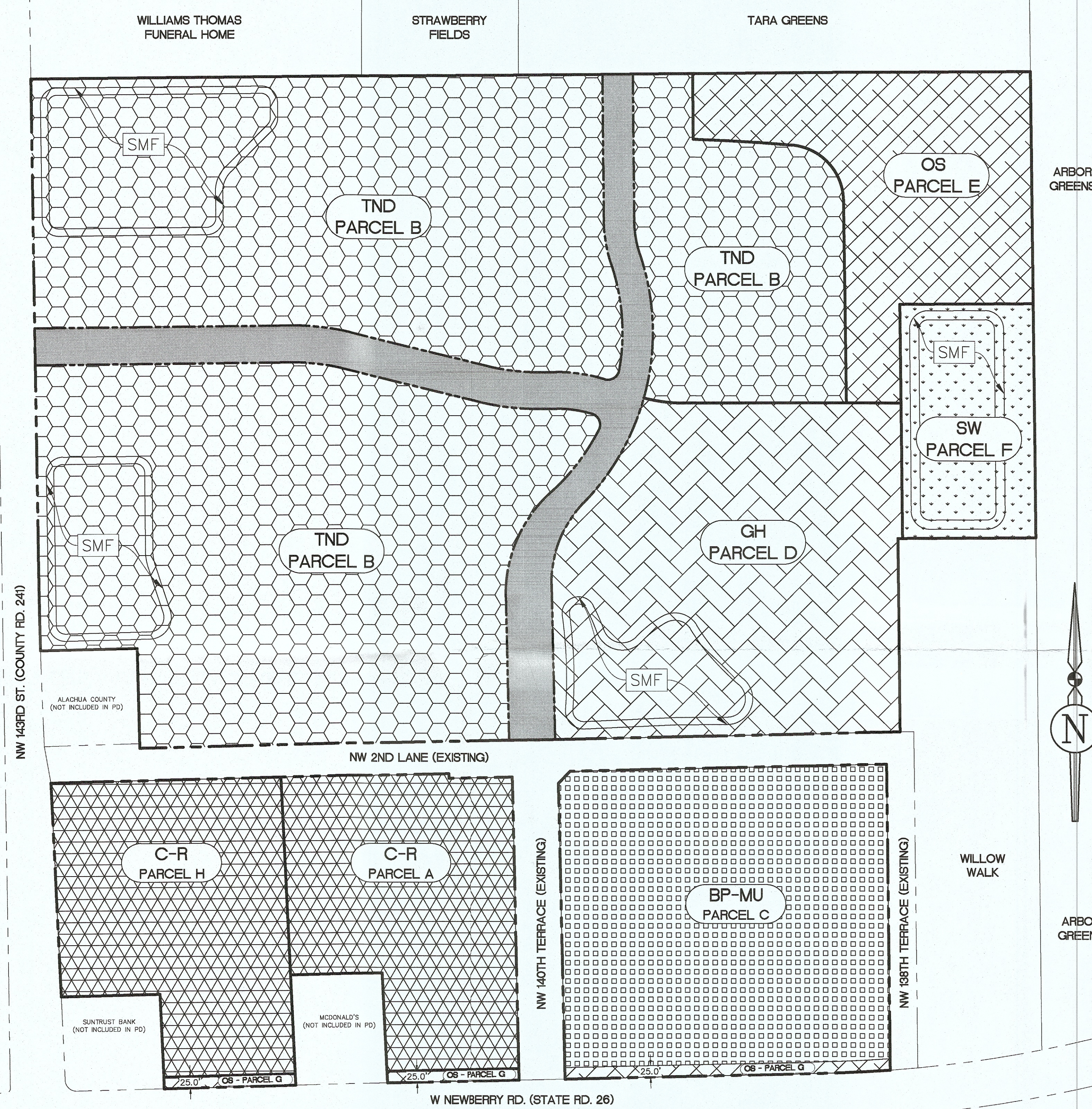
GENERAL NOTES:
1. THIS EXISTING CONDITIONS MAP IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY J.BROWN PROFESSIONAL GROUP INC. ON DECEMBER 11, 2019.

- LEGEND**
- BOUNDARY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY CENTERLINE
 - RIGHT-OF-WAY LINE
 - TAX PARCEL LINE
 - BENCHMARK
 - IRON ROD - CAPPED
 - CONCRETE MONUMENT
 - 9 SYC TREE-SIZE(INCHES) AND SPECIES
 - 132.2 SPOT ELEVATION - SOFT SURFACE
 - 132.21 SPOT ELEVATION - HARD SURFACE
 - CONTOUR LINES
 - ASPHALT PAVEMENT
- TREE ABBREVIATIONS**
- CE = CEDAR
 - CH = CHERRY LAUREL
 - HI = HICKORY
 - OA = OAK
 - PA = PALM
 - PI = PINE
 - RM = RED MAPLE
 - SB = SUGARBERRY
 - SY = SYCAMORE
 - UNK = UNKNOWN



REVISIONS					ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516		PRELIMINARY NOT FOR CONSTRUCTION		<div>JBPro</div> <div>CIVIL ENGINEERING LAND PLANNING SURVEYING CONSTRUCTION SERVICES</div>		3530 NW 43rd Street Gainesville, Florida 32606 4420 US-1 S, Suite 1 St. Augustine, Florida 32086 Gainesville: (352) 375-8999 St. Augustine: (904) 789-8999 Toll Free: (844) Go-JBPro E-mail: contact@jbpro.com		SHEET TITLE: EXISTING CONDITIONS		DATE: SEPTEMBER 2022		
NO.	DATE	DESCRIPTION	DRWN	APPR													PROJECT NO: 356-19-07		
																			PROJECT NO: 356-19-07
																			SHEET NO: C1.0

Jun 08, 2020 - 09:57:10 - Kyle - J:\356-19-07 Jonesville Business Park PD Redevelopment\Production\Civil\Sheets\PD Re-Zoning - C1.1 - PD Zoning Master Plan.dwg



DEVELOPMENT PHASING SCHEDULE							
BOCC APPROVAL 11/26/2019							
PHASE No.	TIME FRAME	COMPLETED UNITS	TOTAL COMPLETED NON-RESIDENTIAL (GSF)				
		SF OR MF RESIDENTIAL	GROUP HOUSING	BUSINESS PARK / MIXED USE	COMMERCIAL / RETAIL	TND	COMMUNITY OPEN SPACE
1	EOY 2019 TO EOY 2023	200	55	98,682	90,445	5,000	0
2	BOY 2024 TO EOY 2026	400	110	98,682	110,000	7,500	1,000
3	BOY 2027 TO EOY 2029	554	166	100,000	122,622	10,000	2,000

1. THE ENTIRE PD WILL BE BUILT OUT WITHIN 10 YEARS.
2. EACH OF THE THREE PHASES MAY BE DIVIDED INTO MULTIPLE INDIVIDUAL DEVELOPMENT PHASES.
3. THE SCHEDULE DEPICTED IS THE PROPOSED BUILDOUT SCENARIO, BUT MAY BE ADJUSTED DUE TO MARKET CONDITIONS.
4. BOY = BEGINNING OF YEAR.
5. EOY = END OF YEAR.

LAND USE DATA					
MAP HATCH PATTERN	LAND USE CATEGORY	AREA (AC.)	(%)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS
[Hatch]	COMMERCIAL/RETAIL (C-R)	12.87	13.93%	122,622	0
[Hatch]	BUSINESS PARK - MIXED USE (BP-MU)	10.51	11.38%	100,000	0
[Hatch]	GROUP HOUSING (GH)	11.78	12.76%	0	166
[Hatch]	TND	41.53	44.97%	10,000	554
[Hatch]	STORMWATER (SW)	3.39	3.67%	2,000	0
[Hatch]	OPEN SPACE (OS)	7.29	7.89%	0	0
[Hatch]	MAJOR ROADWAY RIGHTS-OF-WAY	4.99	5.40%	0	0
TOTALS:		92.36	100%	230,000	720

DEVELOPMENT STANDARDS									
PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)				MAXIMUM BUILDING HEIGHT (FT)
A	COMMERCIAL/RETAIL (C-R)	6.35	60,000	0	FRONT	REAR	SIDE - STREET	SIDE - INTERIOR	MAXIMUM FLOOR AREA RATIO
B	TND	41.53	10,000	554	40	25	25	0	0.25
C	BUSINESS PARK - MIXED USE (BP-MU)	10.51	100,000	0	SEE NOTE 4 (BELOW)				N/A
D	GROUP HOUSING (GH)	11.78	0	166	40	25	25	0	0.38
E	OPEN SPACE (OS)	6.55	0	0	15	15	15	0	2.0
F	STORMWATER (SW)	3.39	2,000	0	N/A				N/A
G	OPEN SPACE (OS)	0.74	0	0	10	10	10	10	1.0
H	COMMERCIAL/RETAIL (C-R)	6.52	62,622	0	40	25	30	0	N/A
-	MAJOR ROADWAY RIGHTS-OF-WAY	4.99	0	0	N/A				N/A

NOTES:
1. THERE ARE NO MINIMUM OR MAXIMUM LOT SIZES.
2. THE MAXIMUM NUMBER OF STORIES FOR ALL BUILDINGS IN THE PD IS 4 STORIES.
3. WITHIN PARCEL D, THE MAXIMUM RESIDENTIAL DWELLING UNITS MAY CONSIST OF INDEPENDENT LIVING (1 BED / UNIT), ASSISTED LIVING (2.5 BEDS / UNIT), AND MEMORY CARE FACILITIES (4 BEDS / UNIT).
4. SETBACKS SHALL BE IN ACCORDANCE WITH ALACHUA COUNTY ULDC CHAPTER 407, ARTICLE 7.

- ALLOWABLE USES**
 - COMMERCIAL / RETAIL:**
RETAIL SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL INSTITUTIONS, MEDICAL AND PROFESSIONAL OFFICES, COCKTAIL LOUNGES, BARS AND NIGHTCLUBS, GOVERNMENT AND COMMUNITY USES, COMMERCIAL RECREATION, AND ENTERTAINMENT, STORMWATER MANAGEMENT FACILITIES.
 - BUSINESS PARK - MIXED USE:**
ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL CLINICS BUT EXCLUDING HOSPITALS); ASSISTED LIVING FACILITIES; INDEPENDENT LIVING FACILITIES; MEMORY CARE FACILITIES; SENIOR CARE FACILITIES; CORPORATE HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STORAGE; SALES AND MARKETING OFFICES; RESEARCH AND DEVELOPMENT FACILITIES; GOVERNMENT AND COMMUNITY ADMINISTRATIVE FACILITIES; LENDING INSTITUTIONS; DAY CARE CENTERS; TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS; HEALTH CLUBS/RECREATION FACILITIES; AND THEIR CUSTOMARY ACCESSORY USES; CHURCHES, VETERINARY OFFICES AND FACILITIES; GOVERNMENT AND COMMUNITY USES, MULTI-FAMILY RESIDENTIAL, STORMWATER MANAGEMENT FACILITIES.
 - TND:**
USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR TND/TOD.
 - GROUP HOUSING:**
USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR GROUP HOUSING.
 - STORMWATER:**
STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPING, PATHWAYS.
 - MAJOR ROADWAYS:**
TRANSPORTATION USES INCLUDING STREETS, CURBING, SIDEWALKS, UTILITIES, LANDSCAPING, STREET FURNITURE, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAYS.
- PARCEL C DEVELOPMENT NOTES**
 - THE LOCATION OF INITIAL BUILDINGS AND SUPPORT INFRASTRUCTURE WILL NOT PRECLUDE FUTURE DEVELOPMENT. INITIAL SURFACE PARKING AREAS ARE CONSIDERED SHORT-TERM UTILIZATION OF THE PARCEL AND MAY BE REPLACED WITH BUILDING STRUCTURES. STRUCTURED PARKING MAY REPLACE SURFACE PARKING OR PARKING REDUCTION MECHANISMS MAY BE IMPLEMENTED TO REDUCE SURFACE PARKING REQUIREMENTS AS BUILD-OUT OCCURS.
 - BUILDING PLACEMENT WILL CREATE STRONG, DEFINABLE EDGES ALONG BOTH AN INTERNAL STREET NETWORK AND THE WESTERN EXTERNAL STREET (NW 140TH TERRACE). INITIAL BUILDING PLACEMENT AND INTERNAL STREET NETWORK WILL BEGIN THE DEVELOPMENT PATTERN PROCESS AND FUTURE BUILD-OUT WILL CONTINUE THE DEVELOPMENT PATTERN.

- PD CONDITIONS RESOLUTION Z-10-19 (ZOM 10-19)**
 - ALL DEVELOPMENT WITHIN THE JONESVILLE BUSINESS PARK MIXED-USE PD SHALL BE CONSISTENT WITH THE PERMITTED USES AND DESIGN GUIDELINES OF THE ZONING MASTER PLAN SPECIFIED ON AND ADOPTED WITH THESE PD CONDITIONS.
 - OUTDOOR STORAGE OF MATERIALS AND BULK STORAGE OF HAZARDOUS MATERIALS SHALL BE PROHIBITED.
 - THE DEVELOPER SHALL DEDICATE A TEN-FOOT STRIP OF LAND THE LENGTH OF THE PROPERTY ADJACENT TO THE RIGHT-OF-WAY ALONG COUNTY ROAD 241 AND CONSTRUCT A 6-FOOT WIDE SIDEWALK CONNECTING TO EXISTING SIDEWALKS TO THE NORTH AND SOUTH. THE DEVELOPER MAY CLAIM AN IMPACT FEE CREDIT FOR THE P.D.W. DEDICATION.
 - PEDESTRIAN AND BICYCLE FACILITY CONNECTIONS TO SURROUNDING DEVELOPMENTS SHALL BE REQUIRED. THE LOCATION OF THESE FACILITIES TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
 - A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL 'C'.
 - PARCELS B, D, E & F SHALL DEVELOP CONSISTENT WITH THE TND STANDARDS IN ULDC CHAPTER 407, ARTICLE VII.
- GENERAL NOTES**
 - THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA AND MAJOR ROADWAYS ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL OF THE LAND USE BOUNDARIES DURING THE DEVELOPMENT REVIEW PROCESS.
 - STORMWATER MANAGEMENT FACILITIES (SMF'S) ARE ALLOWED IN ALL LAND USE CATEGORIES, EXCEPT PRESERVED OPEN SPACE. THE GENERAL LOCATION OF SMF'S ARE SHOWN HEREIN, BUT ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT REVIEW PROCESS.
 - PARCELS A, C AND H INCLUDE A 25 FOOT WIDE LANDSCAPED SETBACK ADJACENT TO NEWBERRY RD. THESE LANDSCAPE SETBACKS ARE PROVIDED AS COMMUNITY OPEN SPACE.
- OPEN SPACE**
 - IN ACCORDANCE WITH ALACHUA COUNTY COMPREHENSIVE PLAN (2011-2030) POLICY 5.2, PERVIOUS OPEN SPACE SHALL BE PROVIDED ON AT LEAST 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS FOR ALL OF THE PD LAND NORTH OF NW 2ND LANE (64.88 AC). THIS IS BEING SATISFIED BY THE 6.55 AC (10.10%) OF PRESERVED OPEN SPACE AREA (POS) PROVIDED ON THE NORTHEAST SIDE OF THE PROPERTY, WHICH IS CONTIGUOUS AND ON THE PERIMETER OF THE PROPERTY.
 - PARCELS A AND C INCLUDE PREVIOUSLY APPROVED DEVELOPMENT PLANS. OPEN SPACE CREDIT WAS PROVIDED BY PREVIOUS DEVELOPMENT PLANS, WHICH SATISFIED THE OPEN SPACE REQUIREMENTS. THE PROVIDED OPEN SPACE AREA APPROVED FOR PARCELS A AND C ARE:
PARCEL A: 1.51 AC.
PARCEL C: 2.34 AC.
TOTAL: 3.85 AC. (PREVIOUSLY APPROVED OPEN SPACE WITHIN THE P.D. LIMITS)

REVISIONS			
NO.	DATE	DESCRIPTION	DRWN APPR

ENGINEER OF RECORD: A. J. "JAY" BROWN, JR., P.E.
FLORIDA LICENSE NO. 43879

JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
Fla. Board of Professional Engineers CA No. 30495

SHEET TITLE:
PD ZONING MASTER PLAN - REVISED

CLIENT:
HANKIN GROUP

PROJECT:
JONESVILLE BUSINESS PARK PD REDEVELOPMENT

DATE:
SEPTEMBER 2019

PROJECT NO:
356-19-07

SHEET NO:
C1.1

1:\356-19-07 - Jonesville Business Park and Industrial Development\Drawings\Civil\Sheet\CA12 - PD Zoning Master Plan (Updated) dwg, 9/19/2022, 2:18:34 PM, Jones

WILLIAMS THOMAS
FUNERAL HOME

STRAWBERRY
FIELDS

TARA GREENS

ARBOR
GREENS

WILLOW
WALK

ARBOR
GREENS

DEVELOPMENT PHASING SCHEDULE							
BOCC APPROVAL 11/26/2019							
PHASE No.	TIME FRAME	COMPLETED UNITS		TOTAL COMPLETED NON-RESIDENTIAL (GSF)			
		SF OR MF RESIDENTIAL	GROUP HOUSING	BUSINESS PARK / MIXED USE	COMMERCIAL / RETAIL	TND	COMMUNITY OPEN SPACE
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LAND USE DATA					
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			(AC.)	(%)	
	COMMERCIAL/RETAIL	C-R	12.87	13.93%	122,622
	BUSINESS PARK - MIXED USE	BP-MU	10.51	11.38%	100,000
	GROUP HOUSING	GH	12.91	13.98%	0
	TND	TND	40.44	43.79%	10,000
	STORMWATER	SW	3.39	3.67%	2,000
	OPEN SPACE	OS	7.29	7.89%	0
	MAJOR ROADWAY RIGHTS-OF-WAY		4.92	5.33%	0
TOTALS:			92.36	100%	230,000

DEVELOPMENT STANDARDS								
PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)			
					FRONT	REAR	SIDE - STREET	INTERIOR
A	COMMERCIAL/RETAIL	6.35	60,000	0	40	25	25	70
B	TND	41.53	10,000	554	SEE NOTE 4 (BELOW)			
C	BUSINESS PARK - MIXED USE	10.51	100,000	0	40	25	25	70
D	GROUP HOUSING	11.78	0	166	15	15	15	60
E	OPEN SPACE	6.55	0	0	N/A			
F	STORMWATER	3.39	2,000	0	10	10	10	60
G	OPEN SPACE	0.74	0	0	N/A			
H	COMMERCIAL/RETAIL	6.52	62,622	0	40	25	30	70
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- A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL C.
- PARCELS B, D, E & F SHALL DEVELOP CONSISTENT WITH THE TND STANDARDS IN ULDC CHAPTER 407, ARTICLE VII.

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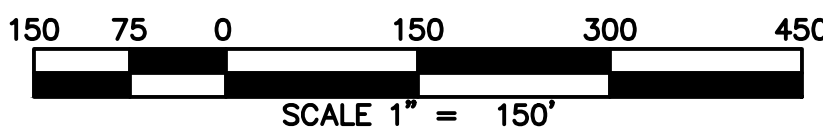
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OPEN SPACE

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PARCEL A: 1.51 AC.
PARCEL C: 2.34 AC.
TOTAL: 3.85 AC. (PREVIOUSLY APPROVED OPEN SPACE WITHIN THE P.D. LIMITS)

REVISIONS

- ZOM-06-08: TO ALLOW FINANCIAL INSTITUTIONS ON PARCEL C (06/10/2008).
- ZOM-01-15: TO EXPAND PD BY ADDING PARCEL H (01/13/2015).
- ZOM-10-19: UPDATE PD NORTH OF NW 2ND LANE (12/10/2019)



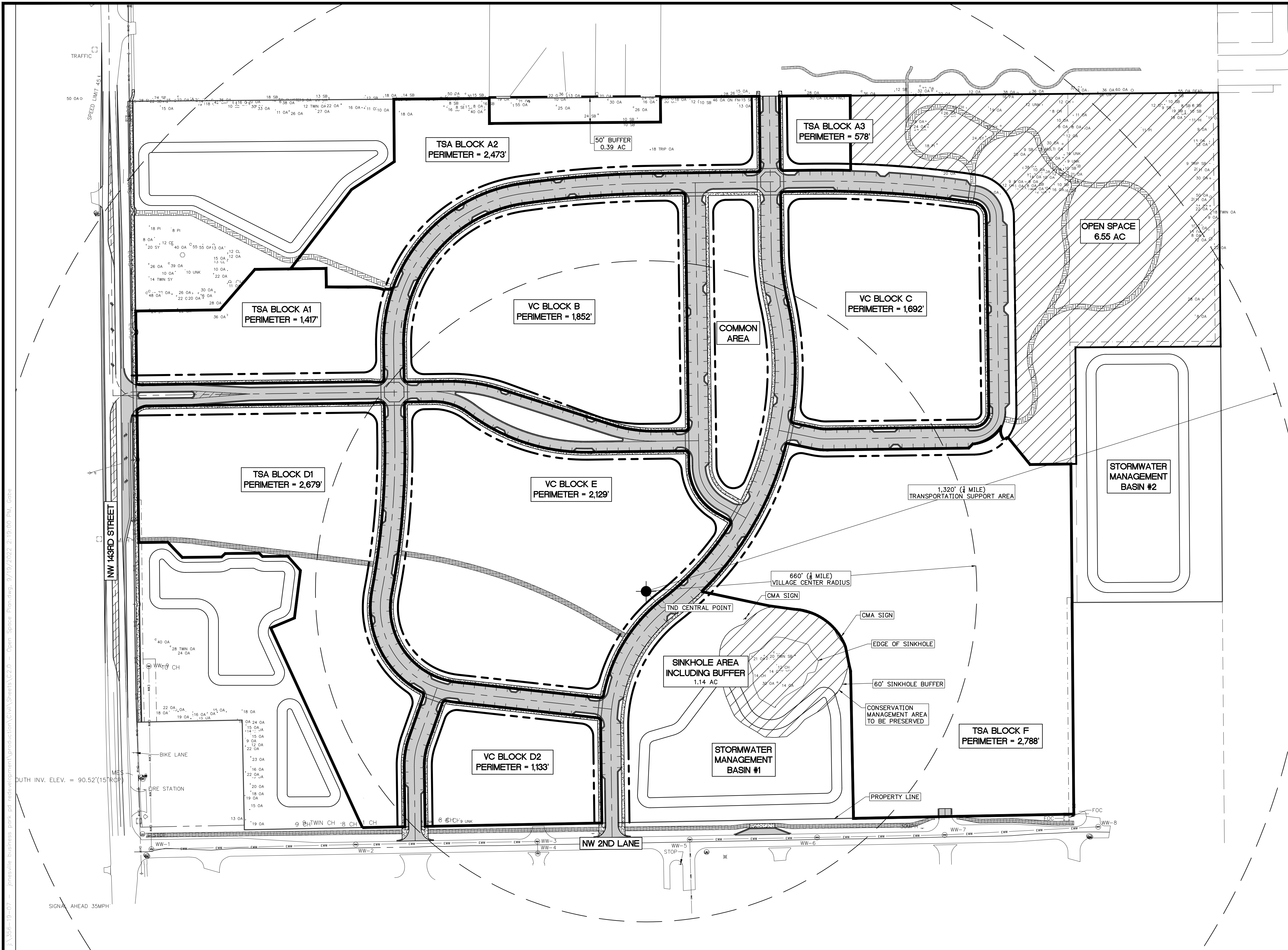
REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516
PRELIMINARY NOT FOR CONSTRUCTION		THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: PD ZONING MASTER PLAN (UPDATED)		DATE: SEPTEMBER 2022
CLIENT: HANKIN GROUP CHESTER COUNTY, PA		PROJECT NO: 356-19-07
PROJECT: JONESVILLE BUSINESS PARK MIXED USE PD/TND		SHEET NO: C1.2



OPEN SPACE NOTES

- THERE IS NO CONSERVATION OR NATURAL AREA PRESENT WITHIN THE LIMITS OF THE PROPOSED PROJECT THAT WOULD QUALIFY AS PRIMARY OPEN SPACE.
- THE PROPOSED OPEN SPACE CONSISTS OF 6.55 OF PROPERTY, WHICH IS COMPRISED OF NATURAL WOODED AREA "COMMUNITY GREEN SPACE". THE AREA IS ON THE SITE PERIMETER AND CONTIGUOUS.
- A NATURAL RESOURCE ASSESSMENT WAS PERFORMED BY VERDE ENVIRONMENTAL IN JUNE 2021. THE FOLLOWING OBSERVATIONS WERE MADE:
 - SURFACE WATERS: NO SURFACE WATERS EXIST WITHIN OR ADJACENT TO THE PROJECT AREA.
 - WETLANDS: NO WETLANDS ARE WITHIN OR ADJACENT TO THE PROJECT AREA.
 - FLOODPLAINS (100-YEAR): NO FLOODPLAIN EXISTS ON OR ADJACENT TO THE SITE.
 - LISTED SPECIES: NO LISTED SPECIES WERE OBSERVED ONSITE DURING THE ENVIRONMENTAL ASSESSMENT.
 - STRATEGIC ECOSYSTEMS: THE SITE IS NOT WITHIN OR ADJACENT TO A STRATEGIC ECOSYSTEM.
 - SIGNIFICANT GEOLOGICAL FEATURES: ONE SIGNIFICANT GEOLOGICAL FEATURE WAS OBSERVED ON OR ADJACENT TO THE SITE. THE EXISTING SINK HOLE IS PROTECTED BY A PROPOSED 60FT BUFFER.
 - HIGH AQUIFER RECHARGE AREA: THIS SITE IS LOCATED WITHIN A HIGH AQUIFER RECHARGE AREA.
- TREE CANOPY RETENTION CALCULATIONS WERE PERFORMED PER ULDC SECTION 406.12 a) 3.4.5 (g-h) UTILIZING A GOOGLE EARTH AERIAL DATED 2019 AND A SITE VISIT. THE EXISTING TREE CANOPY IS DELINEATED ON THE TREE CANOPY PLAN - SHEET C3.0.
- LOCATION, SPECIES AND DIAMETER AT BREAST HEIGHT OF EXISTING TREES ARE SHOWN ON THIS PLAN.
- ENVIRONMENTAL DATA

CRITERIA	REQUIRED	PROVIDED
OPEN SPACE	6.52 AC	6.55 AC
BUFFER	N/A	0.39 AC
TREE CANOPY	3.02 AC	8.16 AC

CONSERVATION OPEN SPACE TYPES (ACRES)	EXISTING	PROVIDED	% TOTAL AREA
WETLANDS	0.0 AC	0.0 AC	0.00%
WETLAND BUFFERS	0.0 AC	0.0 AC	0.00%
SURFACE WATERS	0.0 AC	0.0 AC	0.00%
SURFACE WATER BUFFERS	0.0 AC	0.0 AC	0.00%
CONSERVATION MANAGEMENT AREA	1.14 AC	0.0 AC	1.67%
SIGNIFICANT GEOLOGICAL FEATURES	0.0 AC	0.0 AC	0.00%
SIGNIFICANT GEOLOGICAL FEATURES BUFFERS	0.0 AC	0.0 AC	0.00%
STRATEGIC ECOSYSTEM	0.0 AC	0.0 AC	0.00%
LISTED SPECIES HABITAT	0.0 AC	0.0 AC	0.00%
100 YEAR FLOODPLAIN	0.0 AC	0.0 AC	0.00%
SIGNIFICANT HABITAT	0.0 AC	0.0 AC	0.00%
NON-CONSERVATION OPEN SPACE (ACRES)		PROVIDED	% TOTAL AREA
NON-CONSERVATION OPEN SPACE		6.55 AC	9.60%

OPEN SPACE PLAN LEGEND

PROPOSED OPEN SPACE

EXISTING TREE W/ SIZE & SPECIES

THIS AREA IS DESIGNATED AS CONSERVATION MANAGEMENT AREA/EASEMENT FOR JBP

NO DUMPING, LAND CLEARING OR OTHER DISTURBANCES TO NATIVE SOILS OR VEGETATION PERMITTED BEYOND THIS POINT. CALL THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT FOR FURTHER INFORMATION REGARDING THIS HABITAT.

18"

12"

4"

POST

FINISHED GRADE

SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.


CMA SIGN DETAIL

NTS

N

100 50 0 100 200 300

SCALE 1" = 100'

REVISIONS					PRELIMINARY NOT FOR CONSTRUCTION			3530 NW 43rd Street Gainesville, Florida 32606 4420 US-1 S, Suite 1 St. Augustine, Florida 32086		SHEET TITLE: OPEN SPACE PLAN		DATE: SEPTEMBER 2022		
NO.	DATE	DESCRIPTION	DRWN	APPR								PROJECT NO: 356-19-07		
							ENGINEER OF RECORD:	LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516		CLIENT:	PROJECT:		SHEET NO:	
							THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.		Gainesville: (352) 375-8999 St. Augustine: (904) 789-8999 Toll Free: (844) Go-JBPro E-mail: contact@jbpro.com		HANKIN GROUP CHESTER COUNTY, PA		JONESVILLE BUSINESS PARK MIXED USE PD/TND	C2.0



- TREE CANOPY NOTES**
1. THE REGULATED TREE CANOPY IS REPRESENTED BY THE SHADING HATCH ON THIS SHEET. THE CANOPY WAS IDENTIFIED USING A 2019 GOOGLE EARTH AERIAL IMAGE COMBINED WITH THE TOPOGRAPHIC TREE SURVEY TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY.
 2. REGULATED TREE CANOPY = 454,861.3 SF (10.44 AC)
 3. REQUIRED MINIMUM TREE CANOPY IS 5% OF EXISTING = 454,861.3 SF x 0.05 = 22,743.1 SF (0.52 AC)
 4. ESTIMATED EXISTING TREE CANOPY TO BE PRESERVED = 355,389.6 SF (8.16 AC)
 5. PERCENT CANOPY RETAINED = 8.16 AC / 10.44 AC x 100 = 78.16%
 6. REQUIRED MINIMUM 30% MATURE TREE CANOPY OVER SITE (@ 20 YEARS) 2,970,665.4 SF x 30% = 891,199.6 SF (20.46 AC)

TREE CANOPY PLAN LEGEND

- EXISTING REGULATED TREE CANOPY TO BE REMOVED
- EXISTING REGULATED TREE CANOPY TO BE SAVED
- PROPOSED OPEN SPACE
- FUTURE PHASE
- EXISTING TREE W/ SIZE & SPECIES
- TREE BARRICADE FENCING

TREE ABBREVIATIONS

CE = CEDAR
CH = CHERRY LAUREL
HI = HICKORY
OA = OAK
PA = PALM
PI = PINE
RM = RED MAPLE
SB = SUGARBERRY
SY = SYCAMORE
UNK = UNKNOWN

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

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SHEET TITLE:		MASTER TREE CANOPY PLAN		DATE:	SEPTEMBER 2022
CLIENT:		HANKIN GROUP CHESTER COUNTY, PA		PROJECT NO:	356-19-07
PROJECT:		JONESVILLE BUSINESS PARK MIXED USE PD/TND		SHEET NO:	C3.0



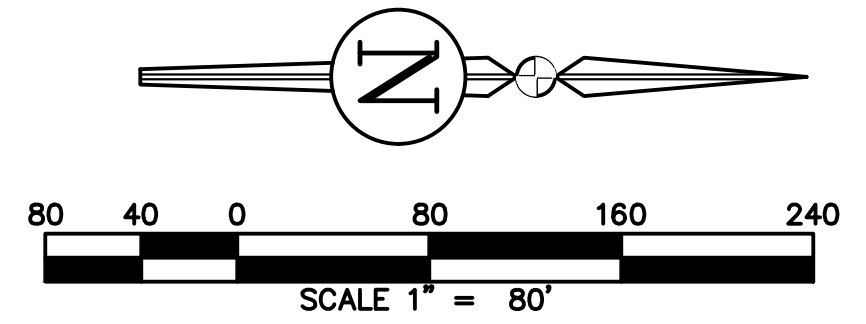
TREE CANOPY PLAN LEGEND

- EXISTING REGULATED TREE CANOPY TO BE REMOVED
- EXISTING REGULATED TREE CANOPY TO BE SAVED
- PROPOSED OPEN SPACE
- FUTURE PHASE
- EXISTING TREE W/ SIZE & SPECIES
- EXISTING TREE DRIPLINE
- TREE BARRICADE FENCING

0.18"

TREE ABBREVIATIONS

CE = CEDAR
CH = CHERRY LAUREL
HI = HICKORY
OA = OAK
PA = PALM
PI = PINE
RM = RED MAPLE
SB = SUGARBERRY
SY = SYCAMORE
UNK = UNKNOWN



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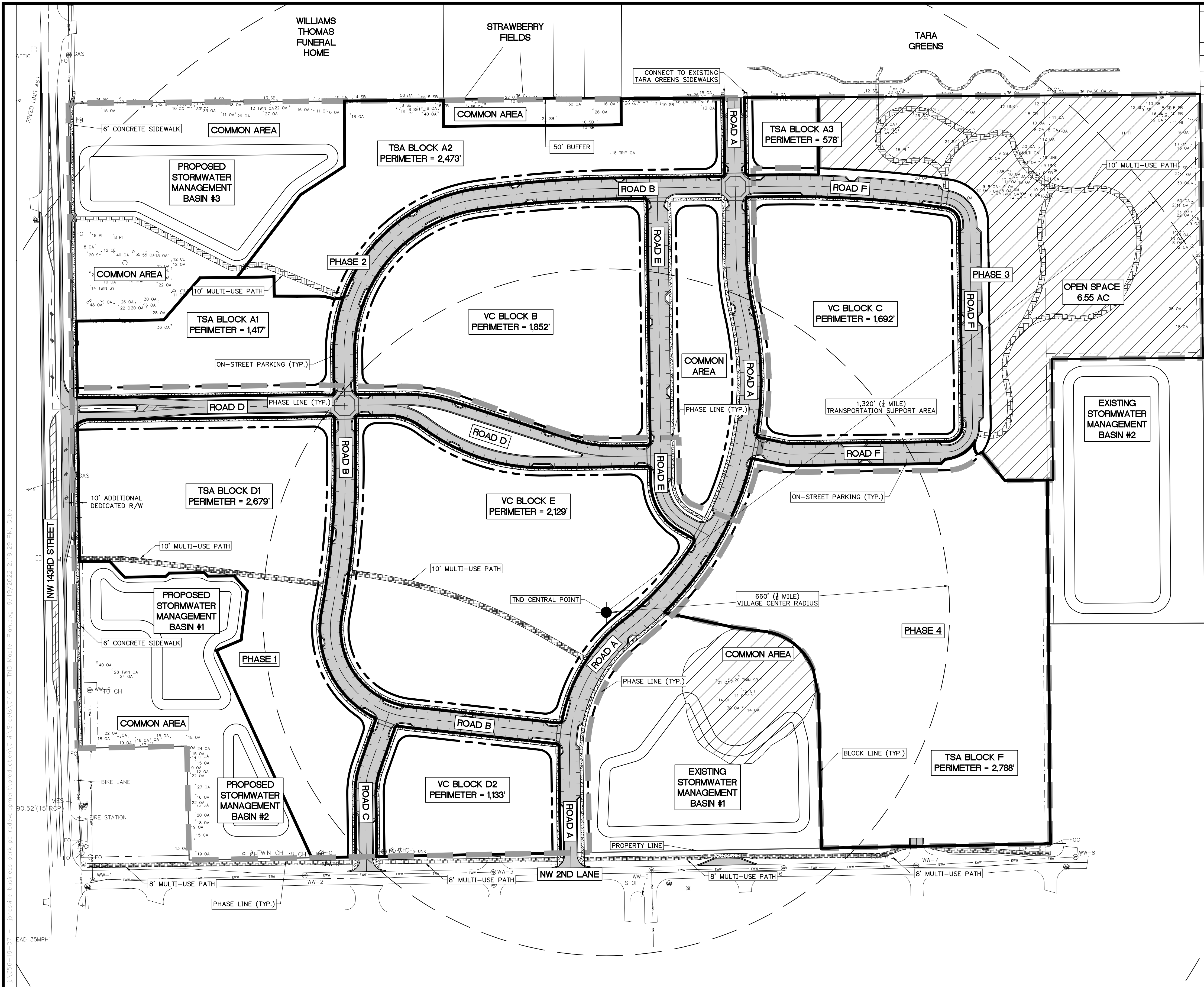
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SHEET TITLE: TREE CANOPY PLAN - WEST		DATE: SEPTEMBER 2022
CLIENT: HANKIN GROUP CHESTER COUNTY, PA		PROJECT NO.: 356-19-07
PROJECT: JONESVILLE BUSINESS PARK MIXED USE PD/TND		SHEET NO.: C3.1

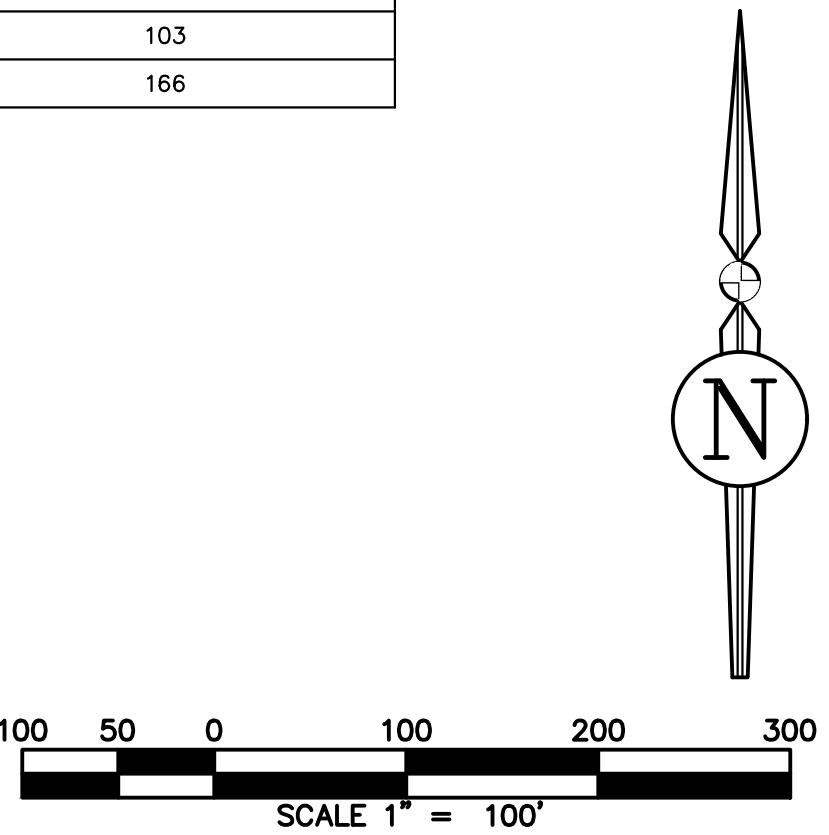


- TND MASTER PLAN NOTES**
- PROPERTY ZONING IS PD.
 - PROPERTY LAND USE IS OFFICE / BUSINESS PARK.
 - TOTAL SITE AREA = 68.20 ACRES (MINIMUM REQUIRED = 15 ACRES)
 - SITE IS ON AN EXPRESS TRANSIT CORRIDOR (NW 143RD STREET)
 - ALLOWABLE RESIDENTIAL DENSITY**
 - PARCEL B (TND) = 554 UNITS (PER APPROVED PD)
 - PROPOSED = 554 UNITS
 - PARCEL D (GROUP HOUSING) = 166 UNITS (11.78 AC, PER APPROVED PD)
 - PROPOSED = 166 UNITS (8.94 AC)
 - NON-RESIDENTIAL DENSITY**
 - PARCEL B (TND) = 10,000 SF (PER APPROVED PD)
 - PROPOSED = 10,000 SF
 - THE TND CENTRAL POINT IS PROVIDED AT THE CENTER OF THE SITE AT THE FRONT DOOR OF THE CLUBHOUSE.
 - THE PROJECT DEVELOPMENT AREA FALLS WITHIN THE VILLAGE CENTER AND TRANSPORTATION SUPPORT AREA.
 - A REQUIRED 50 FT. NATURAL LANDSCAPED PROPERTY BOUNDARY BUFFER IS PROVIDED ALONG A PORTION OF THE NORTH ADJACENT TO STRAWBERRY FIELDS.
 - VILLAGE CENTER DIMENSIONAL STANDARDS:**
 - BUILD-TO LINE = 15' - 50' (MULTI-FAMILY & NON-RESIDENTIAL)
 - BUILD-TO LINE = 15' - 25' (COMMERCIAL)
 - MINIMUM BUILDING HEIGHT = 1 STORY
 - MAXIMUM BUILDING HEIGHT = 4 STORY
 - BLOCK PERIMETER:**
 - STANDARD BLOCK PERIMETER INSIDE VILLAGE CENTER = 1,300 FT.
 - EXTENDED BLOCK PERIMETER INSIDE VILLAGE CENTER = 2,000 FT. (IF INTERIOR PARKING PROVIDED WITHIN THE BLOCK)
 - EXTENDED BLOCK PERIMETER INSIDE VILLAGE CENTER = 2,700 FT. (CONTINUOUS 10' MULTI-USE PATH)
 - STANDARD BLOCK PERIMETER OUTSIDE VILLAGE CENTER = 1,600 FT.
 - EXTENDED BLOCK PERIMETER OUTSIDE VILLAGE CENTER = 2,300 FT.
 - EXTENDED BLOCK PERIMETER OUTSIDE VILLAGE CENTER = 3,000 FT. (CONTINUOUS 10' MULTI-USE PATH)
 - BLOCK PERIMETER PROVIDED IN TABLE
 - BUILDING ORIENTATION & DESIGN:**
 - FRONT OF BUILDINGS SHALL BE ORIENTED TOWARD THE PRIMARY FRONTAGE ROADWAY OR TO AN OPEN SPACE OR CIVIC SPACE
 - PRIMARY PEDESTRIAN ENTRANCES SHALL ACCESS THE FRONT OF THE BUILDING
 - DECORATIVE PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED AT BUILDING ENTRANCES
 - BUILDING WITH FRONTAGE GREATER THAN 100 FT. SHALL BE BROKEN UP WITH ARCHITECTURAL FEATURES TO RESEMBLE A SERIES OF SMALLER BUILDINGS.
 - NO MORE THAN 25 FT. OF WALL LENGTH SHALL BE PROVIDED WITHOUT ARTICULATION OR ARCHITECTURAL RELIEF.
 - AT LEAST 25% OF THE EXTERIOR SIDING MATERIAL MUST BE DIFFERENT THAN THE PRIMARY MATERIAL EXCEPT FOR BRICK OR STONE.
 - GLAZING SHALL BE PROVIDED ON ALL BUILDING FRONTAGES ADJACENT TO ROADWAY OR OPEN SPACE, AND SHALL BE CALCULATED ON THE BUILDING FAÇADE BETWEEN 3 FT. AND 8 FT. ABOVE GRADE. FOR RETAIL SPACE ON THE 1ST FLOOR, THE FRONT WALLS SHALL PROVIDE 50% GLAZING AND IF RETAIL ABOVE THE 1ST FLOOR, THE WALLS ABOVE THE 1ST FLOOR SHALL PROVIDE 20% GLAZING.
 - PHASING:**
 - THE PROJECT HAS 4 PROPOSED PHASES AS OUTLINED IN THE PHASING TABLE (BELOW). EACH PHASE SHALL INCLUDE AT LEAST 20% BUT NO MORE THAN 60% OF THE TOTAL DEVELOPMENT.
 - THE PHASING TABLE BELOW MAY BE ADJUSTED DURING FINAL DEVELOPMENT PLAN AS LONG AS THE TOTAL UNIT COUNT DOES NOT EXCEED THE APPROVED UNIT COUNT WITHIN THE PD.

PHASE NO.	NON-RESIDENTIAL (SF)	MF RESIDENTIAL (UNITS)
1	10,000	261
2	N/A	200
3	N/A	93
4	N/A	166
TOTAL (EXCLUDING PHASE 4)	10,000	554
TOTAL (INCLUDING PHASE 4)	10,000	720

BLOCK ID.	LOCATION	UNIT COUNT
A1	TSA	58
A2	TSA	35
A3	TSA	10
B	TSA	102
C	TSA	105
D1	TSA	120
D2	VILLAGE CENTER	21
E	VILLAGE CENTER	103
F	TSA	166

BLOCK ID.	BLOCK LENGTH (FT)
A1	1,417
A2	2,473
A3	578
B	1,852
C	1,692
D1	2,679
D2	1,133
E	2,129
F	2,788



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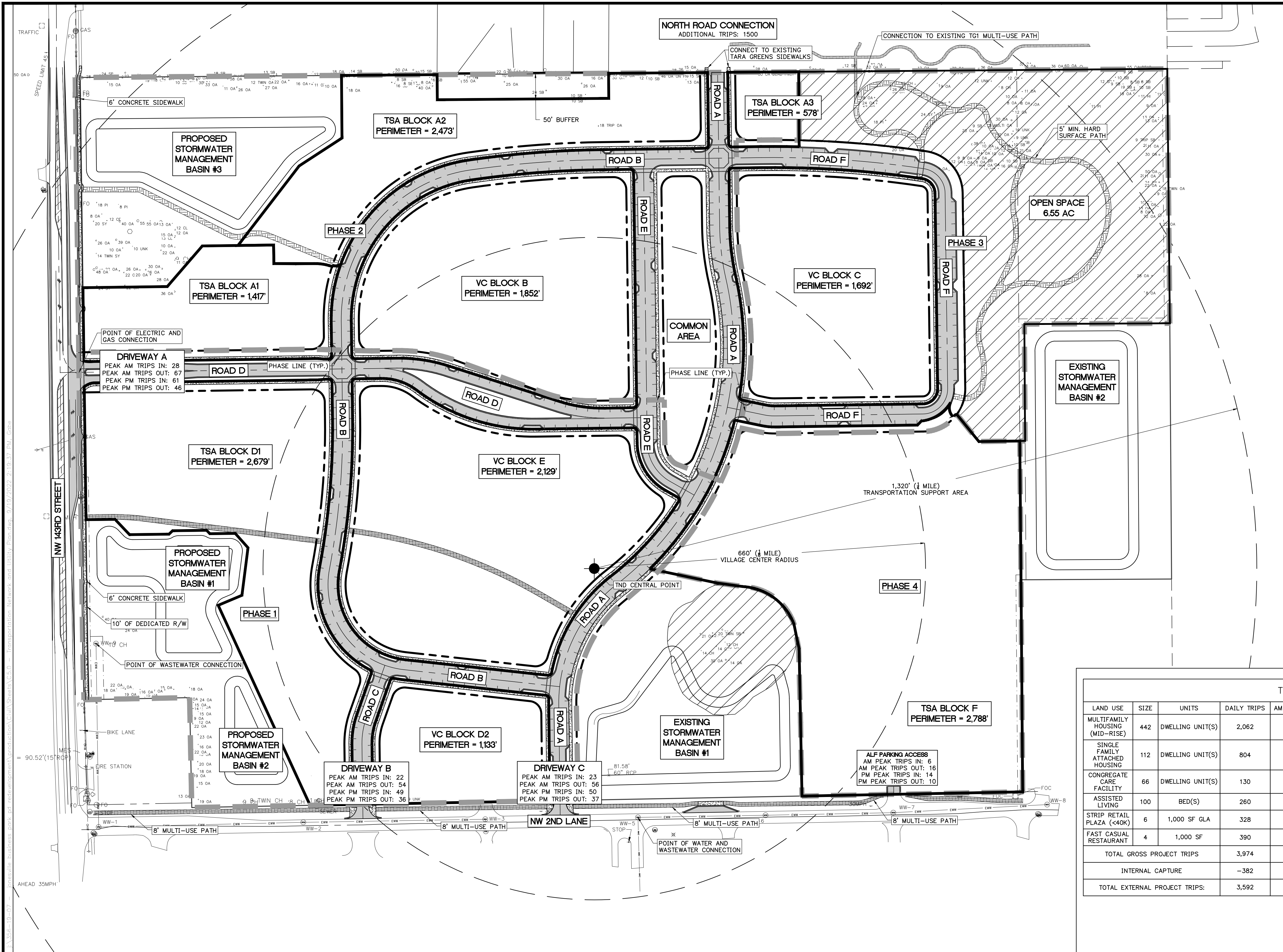
ENGINEER OF RECORD:		LOGAN B. PETERS, P.E. FLORIDA LICENSE NO. 88516
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SHEET TITLE: TND MASTER PLAN		DATE: SEPTEMBER 2022
CLIENT: HANKIN GROUP CHESTER COUNTY, PA		PROJECT: JONESVILLE BUSINESS PARK MIXED USE PD/TND
SHEET NO.:		C4.0



NOTES

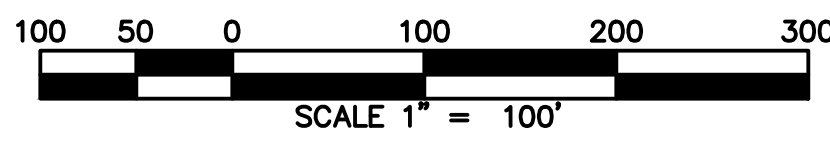
1. **ROADWAY ACCESS:** ONE PRIMARY DRIVE/ROADWAY PROPOSED FOR THE PROJECT AS SHOWN. ROADWAY CONNECT TO COUNTY ROAD 241. SECONDARY ROADWAY CONNECTIONS ARE PROVIDED AT NW 2ND LANE AND NW 140TH DRIVE INTO TARA GREENS.
2. **TRIP GENERATION:**
A. BASED ON A 12-22-21 TRAFFIC ANALYSIS PREPARED BY KIMLEY HORN, THE PROJECT IS EXPECTED TO GENERATE 3,392 DAILY TRIPS.
B. BASED ON AN APPROXIMATE 60/40 DISTRIBUTION SPLIT, 2,035 TRIPS/DAY WILL UTILIZE PRIMARY ENTRANCE A, WHILE 1,357 TRIPS/DAY WILL BE UTILIZED AT THE SECOND PRIMARY ENTRANCE.
3. **TRANSIT ACCESS:** JONESVILLE EXPRESS SERVICE WILL BE AVAILABLE IN FALL 2022.
4. **ON SITE ROADWAYS:** SHALL BE PROVIDED IN ACCORDANCE WITH TND ROADWAY DESIGN STANDARDS AND SHALL CONFORM TO TABLE 407.68.4 AND SECTION 407.68(g) OF THE ULDC. TYPICAL ROADWAY SECTIONS WILL BE REVIEWED WITH THE FINAL DEVELOPMENT PLAN.
5. **SIDEWALKS:** SIDEWALKS ARE PROPOSED THROUGHOUT THE SITE ON BOTH SIDES OF THE MAJOR ROADWAYS, EXCEPT ON THE OUTER EDGE OF THE SOUTHERN AND WESTERN ROADWAYS, WHERE ELIMINATING SIDEWALKS ADJACENT TO THE OPEN SPACE WILL NOT REDUCE PEDESTRIAN CIRCULATION. SIDEWALKS SHALL BE A MINIMUM 8 FT. WIDE WHERE PROVIDED ADJACENT TO PROJECT ROADWAYS. SIDEWALKS WITHIN THE INTERIOR OF BLOCKS ARE OPTIONAL AND MAY BE PROVIDED WITH 5 FT. MINIMUM WIDTH.
6. **OPEN SPACE ACCESS:** A MINIMUM 5' WIDE PATHWAY OF AGGREGATE, CONCRETE FINES, STONE MULCH OR OTHER ACCESSIBLE MATERIAL SHALL BE PROVIDED WITHIN OR ADJACENT TO THE OPEN SPACE FOR ACCESS.
7. **UTILITY STATEMENT:** THE FOLLOWING UTILITIES ARE AVAILABLE ADJACENT TO THE PROPERTY.
A. **ELECTRIC:** PROVIDED BY CLAY ELECTRIC AVAILABLE FROM NW 143RD STREET.
B. **NATURAL GAS:** PROVIDED BY GRU AVAILABLE AT NW 2ND LANE.
C. **POTABLE WATER:** PROVIDED BY GRU AVAILABLE AT NW 2ND LANE AND NW 143RD STREET.
D. **WASTEWATER:** PROVIDED BY GRU AVAILABLE AT NW 2ND LANE AND NW 143RD STREET.
E. **CABLE TV:** AVAILABLE FROM COX COMMUNICATIONS AND AT&T.
F. **TELEPHONE:** PROVIDED BY AT&T AND COX COMMUNICATIONS.
G. **HIGH SPEED INTERNET:** AVAILABLE FROM COX COMMUNICATIONS, AT&T, AND GRUCOM.
8. PRIVATE ROADS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION.
9. THE ON-STREET PARKING MAY BE ADJUSTED DURING FINAL DEVELOPMENT PLAN TO AVOID DRIVEWAY ACCESS INTO THE BLOCKS.

LEGEND

- PROPOSED OPEN SPACE
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED MULTI-USE PATH

TRIP GENERATION TABLE

LAND USE	SIZE	UNITS	DAILY TRIPS	AM PEAK TOTAL	AM PEAK IN	AM PEAK OUT	PM PEAK TOTAL	PM PEAK IN	PM PEAK OUT
MULTIFAMILY HOUSING (MID-RISE)	442	DWELLING UNIT(S)	2,062	183	41	142	173	105	68
SINGLE FAMILY ATTACHED HOUSING	112	DWELLING UNIT(S)	804	53	16	37	63	36	27
CONGREGATE CARE FACILITY	66	DWELLING UNIT(S)	130	6	4	2	13	6	7
ASSISTED LIVING	100	BED(S)	260	18	11	7	24	9	15
STRIP RETAIL PLAZA (<40k)	6	1,000 SF GLA	328	14	8	6	40	20	20
FAST CASUAL RESTAURANT	4	1,000 SF	390	6	3	3	50	28	22
TOTAL GROSS PROJECT TRIPS			3,974	280	83	197	363	204	159
INTERNAL CAPTURE			-382	-8	-4	-4	-60	-30	-30
TOTAL EXTERNAL PROJECT TRIPS:			3,592	272	79	193	303	174	129



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SHEET TITLE: TRANSPORTATION NETWORK AND UTILITY PLAN		DATE: SEPTEMBER 2022
CLIENT: HANKIN GROUP CHESTER COUNTY, PA		PROJECT: JONESVILLE BUSINESS PARK MIXED USE PD/TND
SHEET NO.: C5.0		PROJECT NO.: 356-19-07