



- ULDC 407.53 OPEN SPACE REQUIREMENTS:**
- WETLANDS:** SIGNIFICANT NATURAL WETLANDS LOCATED WITHIN THE PROJECT LIMITS WILL BE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREA
 - SURFACE WATERS:** N/A
 - 100-YEAR FLOOD PLAINS:** A PORTION OF THE FLOOD PLAINS WITHIN THE PROJECT LIMITS WILL BE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREA. COMPENSATION FOR THE IMPACTED FLOOD PLAINS WITHIN THE DEVELOPED SITE WILL BE PROVIDED BY A FLOODPLAIN COMPENSATION DEPRESSION LOCATED IN THE NORTHERN LIMITS OF THE DEVELOPED SITE.
 - 20% OPEN SPACE (REQUIRED)** 48.85 ACRES
 - STRATEGIC ECOSYSTEM OVERLAY:** 88.23 ACRES
 - UPLANDS WITHIN THE STRATEGIC ECOSYSTEM OVERLAY:** 36.58 ACRES
 - OPEN SPACE PROVIDED:** 88.23 ACRES
 - LISTED SPECIES HABITAT:** THE MAJORITY OF THE SIGNIFICANT HABITAT LOCATED WITHIN THE PROJECT LIMITS WILL BE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREA. THE WESTERN HALF OF THE PROJECT SITE WILL BE ENCOMPASSED BY A CONSERVATION MANAGEMENT AREA IN ORDER TO PRESERVE THE NATURAL HABITAT.
 - SIGNIFICANT GEOLOGICAL FEATURES:** ALL SIGNIFICANT GEOLOGICAL FEATURES LOCATED WITHIN THE PROJECT LIMITS WILL BE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREA.
 - NATURAL AREAS:** THE MAJORITY OF ALL THE SIGNIFICANT NATURAL FEATURE LOCATED WITHIN THE PROJECT LIMITS WILL BE LOCATED WITHIN THE CONSERVATION MANAGEMENT AREA.

DEVELOPMENT DATA

OPEN SPACE/ENVIRONMENTAL RESOURCES DATA TABLE

PROJECT AREA (ACRES)	244.70	100.00%
PRIMARY OPEN SPACE (ACRES)	EXISTING 52.35	PROVIDED 51.65*
WETLANDS	52.35	51.65*
WETLAND BUFFERS	N/A*	N/A
SURFACE WATERS	0.00	0.00
SURFACE WATERS BUFFERS	0.00	0.00
SIGNIFICANT GEOLOGIC FEATURES	0.23*	0.09
SIGNIFICANT GEOLOGIC FEATURES BUFFERS	N/A*	N/A
STRATEGIC ECOSYSTEM (PER THE KBY/COLDER ASSOCIATES REPORT)	88.23	88.23
LISTED SPECIES HABITAT (SEE STRATEGIC ECOSYSTEM ABOVE)	-----	-----
SIGNIFICANT HABITAT (SEE STRATEGIC ECOSYSTEM ABOVE)	-----	-----
100 YEAR FLOODPLAIN	87.94	65.21*
OTHER NATURAL AREAS	0.00	0.00
SECONDARY OPEN SPACE (ACRES)	PROVIDED	% TOTAL AREA
COMMUNITY GREEN SPACES	N/A	N/A
STORMWATER MANAGEMENT AREAS	N/A	N/A
LANDSCAPED AREAS (NON-RESIDENTIAL ONLY)	N/A	N/A
TOTAL OPEN SPACE PROVIDED (ACRES)	88.23	36.1

- ULDC 406.12 (a) - 4 AND 5 (a-k)**
- THE DEVELOPMENT PROPOSES TO RETAIN 43.18% OF THE ORIGINAL TREE CANOPY WHICH EXCEEDS THE MINIMUM RETENTION REQUIREMENT OF 5%. THE CONSERVATION MANAGEMENT AREA WILL PROTECT THE MOST SIGNIFICANT VEGETATION LOCATED WITHIN THE LIMITS OF THE PROJECT SITE.
- ULDC 406.101 DISCHARGE TO PROTECTED AREAS**
- SMF 2-B WILL DISCHARGE TO THE PROPOSED FLOODPLAIN COMPENSATORY DEPRESSION OVER A TRAPEZOIDAL WEIR WHERE IT WILL STAGE UP AND ULTIMATELY DISCHARGE TO THE CONSERVATION MANAGEMENT AREA.

NOTES:

- ALL AREAS WITH AN " * " ARE LOCATED WITHIN THE STRATEGIC ECOSYSTEM AND ARE BEING PRESERVED WITHIN THE 88.23 ACRE CONSERVATION MANAGEMENT AREA.
- IN ADDITION TO THE 88.23 ACRE CONSERVATION MANAGEMENT AREA, THERE WILL BE APPROXIMATELY 28.23 ACRES OF STORMWATER MANAGEMENT AREA. HOWEVER, THIS AREA IS NOT INCLUDED IN THE PRIMARY OR SECONDARY OPEN SPACE AREA CALCULATIONS.
- SEE SHEET SP0.00 FOR THE DETAILS REGARDING ON-SITE FLOOD PLANS
- SHOULD ANY BUFFER BE REQUIRED ALONG ADJACENT PARCELS DURING FINAL REVIEW, A BUFFER WILL BE PROVIDED PER ULDC 407.70 (b).
- MULTI-USE PATHS SHALL BE ALLOWED WITHIN CONSERVATION EASEMENT AREAS CONSISTENT WITH THE CONSERVATION MANAGEMENT AREA PLAN AND SUBJECT TO COUNTY APPROVAL. THE ADDITION OF A MULTI-USE PATH WILL NOT REQUIRE AN AMENDMENT TO THE PRELIMINARY DEVELOPMENT PLAN.
- THE WETLAND WITHIN THE TRANSIT SUPPORTIVE AREA (TSA) ADJACENT TO INTERSTATE 75 IS A NON REGULATED MAN MADE WETLAND CREATED DURING THE CONSTRUCTION OF INTERSTATE 75. MODIFICATIONS TO THIS WETLAND WILL MEET ARMY CORPS OF ENGINEERS AND SURMWD REQUIREMENTS. ISOLATED WETLANDS WITHIN THE TSA WILL BE REMOVED CONSISTENT WITH ALACHUA COUNTY, ARMY CORPS OF ENGINEERS, AND SURMWD REQUIREMENTS.
- CIVIC SPACE, PLAZAS, SQUARES AND COMMON OPEN AREAS WILL BE PROVIDED DURING FINAL DEVELOPMENT PLAN REVIEW OF EACH INTERNAL BLOCK
- A CONSERVATION AREA SETBACK LINE HAS BEEN ADDED ALONG THE WESTERN PORTION OF THE VILLAGE CENTER AND TRANSIT SUPPORTIVE AREA ADJACENT TO THE LAKE KANAPAH CONSERVATION AREA. NO BUILDINGS, PARKING OR VEHICULAR SERVICE AREAS SHALL BE ALLOWED WITHIN THE SETBACK. THE SETBACK LINE SHALL BE 50' AT THE TERMINUS OF SW 30TH AND TRANSITION TO 75' APPROXIMATELY 300' SOUTH OF SW 30TH. THE SETBACK LINE NORTH OF SW 30TH SHALL TRANSITION TO THE STORMWATER MANAGEMENT AREA AS SHOWN. A 75' SETBACK SHALL BE PROVIDED ALONG THE WESTERN BOUNDARY SHOULD THE EXTENTS OF THE STORMWATER MANAGEMENT AREA BE REDUCED. OPEN SPACES SUCH AS CIVIC SPACES, PLAZAS, SQUARES, STORMWATER MANAGEMENT AREAS AND MULTI-USE PATHS SHALL BE PERMITTED WITHIN THE SETBACK AND WILL BE PROVIDED BETWEEN BUILDINGS AND THE SETBACK. LANDSCAPED AREAS SHALL BE PLANTED WITH NATIVE VEGETATION. EXISTING VEGETATION WILL BE USED TO THE GREATEST EXTENT FEASIBLE.
- NATURE TRAILS ARE ALLOWED IN THE CONSERVATION MANAGEMENT AREA

LEGEND

- VILLAGE CENTER AREA: (VC)
- OUTSIDE TRANSPORTATION AREA (OTSA)
- TRANSIT SUPPORT AREA (TSA)
- RIGHT-OF-WAY: (WITHIN THE PROPERTY BOUNDARIES)
- CONSERVATION MANAGEMENT AREA (PRIMARY OPEN SPACE)
- CONSERVATION AREA DEDICATED TO COUNTY WITH CMA PLAN (14.73 ACRES)
- AREA DEDICATED TO CELEBRATION POINTE WITH CMA PLAN (1.27 ACRES)
- CONSERVATION GEOLOGICAL FEATURES
- STORMWATER MANAGEMENT AREA
- EXISTING TREE CANOPY:
- TREE CANOPY TO BE REMOVED
- MULTI-USE PATH/TRAIL
- CONSERVATION DELINEATION
- CONSERVATION AREA SETBACK

NORTH
SCALE: 1" = 300'

0 150 300 600
GRAPHIC SCALE

engineers, planners & surveyors
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CELEBRATION POINTE
ALACHUA COUNTY, FLORIDA

OPEN SPACE PLAN

Project: REVISED PRELIMINARY DEVELOPMENT PLAN
 Design: [Signature]
 Project No.: 19-286
 Date: 08/29/19
 Professional Engineer of Record: [Signature]
 State of: FLORIDA
 Sergio J. [Signature] License No. 12373111
 Engineer/Planner/Surveyor License No. [Signature]

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