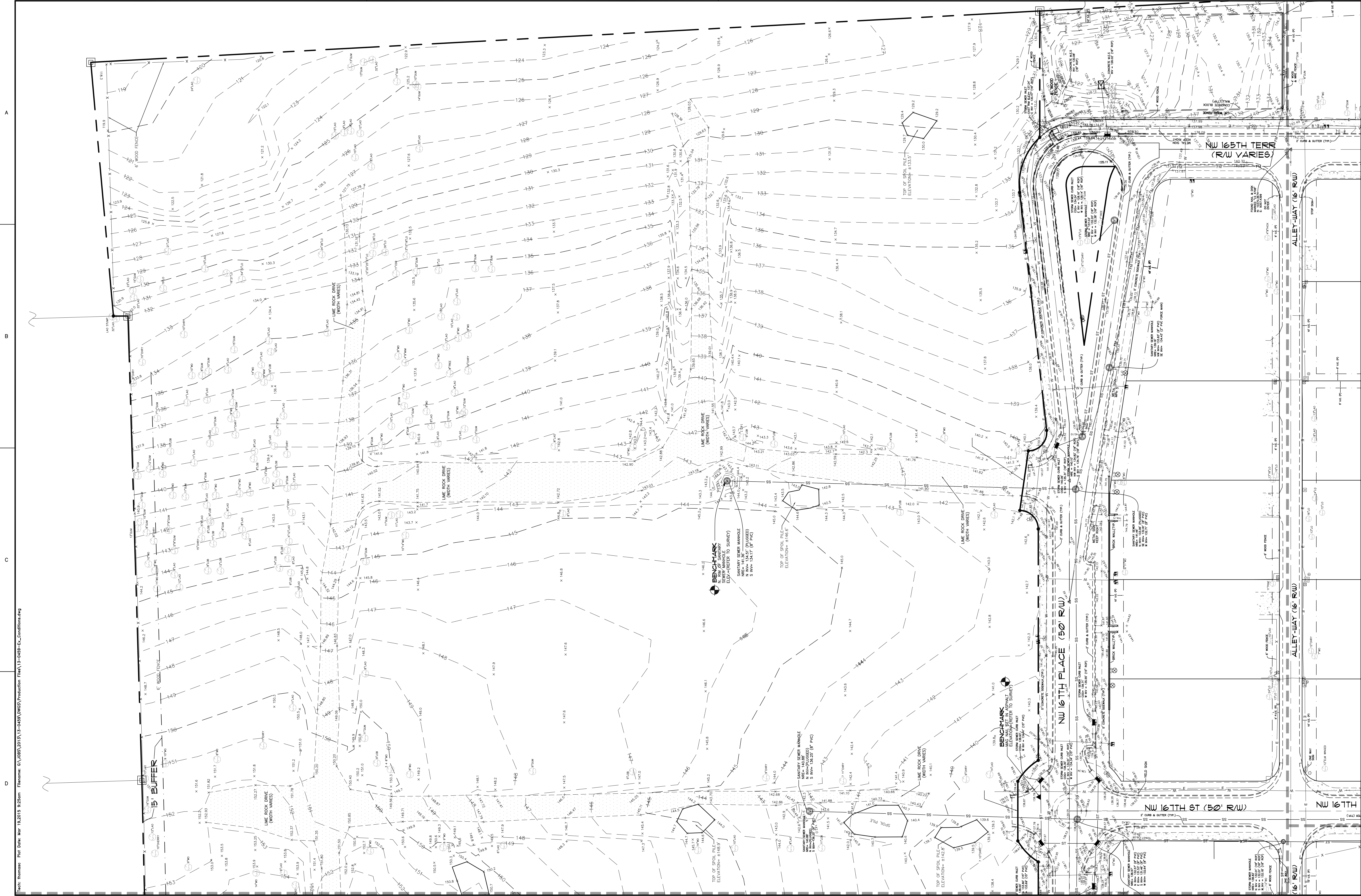


SHEET INDEX	
SHEET NUMBER	DESCRIPTION
PD-1 THRU PD-5	EXISTING CONDITIONS MAP
PD-6	CONCEPTUAL UTILITY PLAN
PD-7	MASTER PLAN
PD-8	PD SPECIFICATIONS



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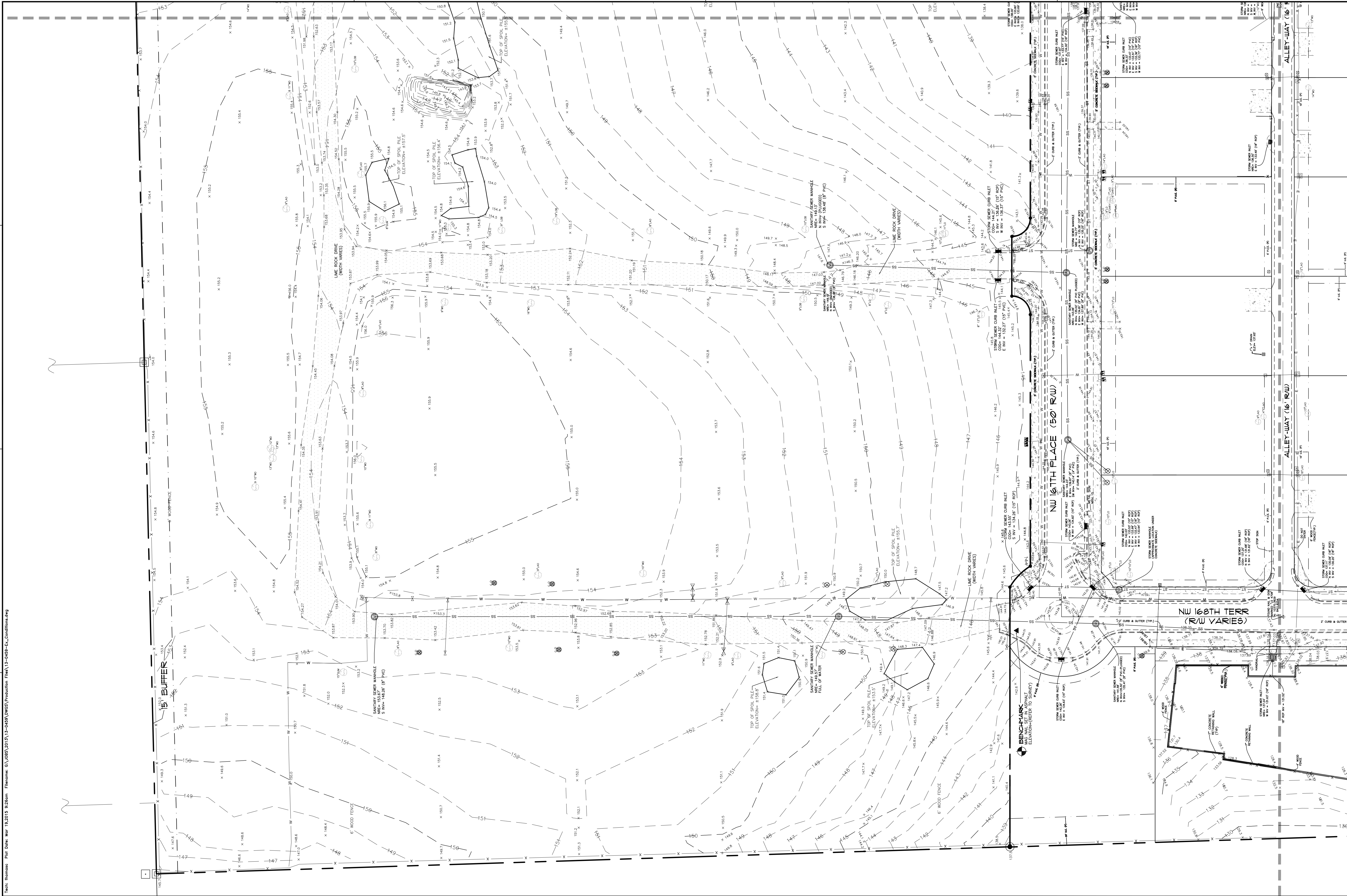


SHEET NO: PD-2		TECHNICAL: T.F. COWART		CLIENT: DURATION BUILDERS, INC.		COMMENTS: 01/29/15 - CITY SUBMITTAL 03/10/15 - CITY RESUBMITTAL 03/19/15 - CITY RESUBMITTAL		CONSTRUCTION/BID REVISIONS:		SCALES: 1"=30'		CHN Professional Consultants		132 NW 76th Drive Gainesville, Florida 32607 (852) 331-1976 / (852) 331-2176 www.chn-inc.com est. 1988 FLORIDA CA-6075	
PROJECT: C. BRASHER		QUALITY CONTROL: C. BRASHER		PROJECT: HERITAGE OAKS PD											
SHEET TITLE: EXISTING CONDITIONS MAP		PROJECT NUMBER: 13-0459													







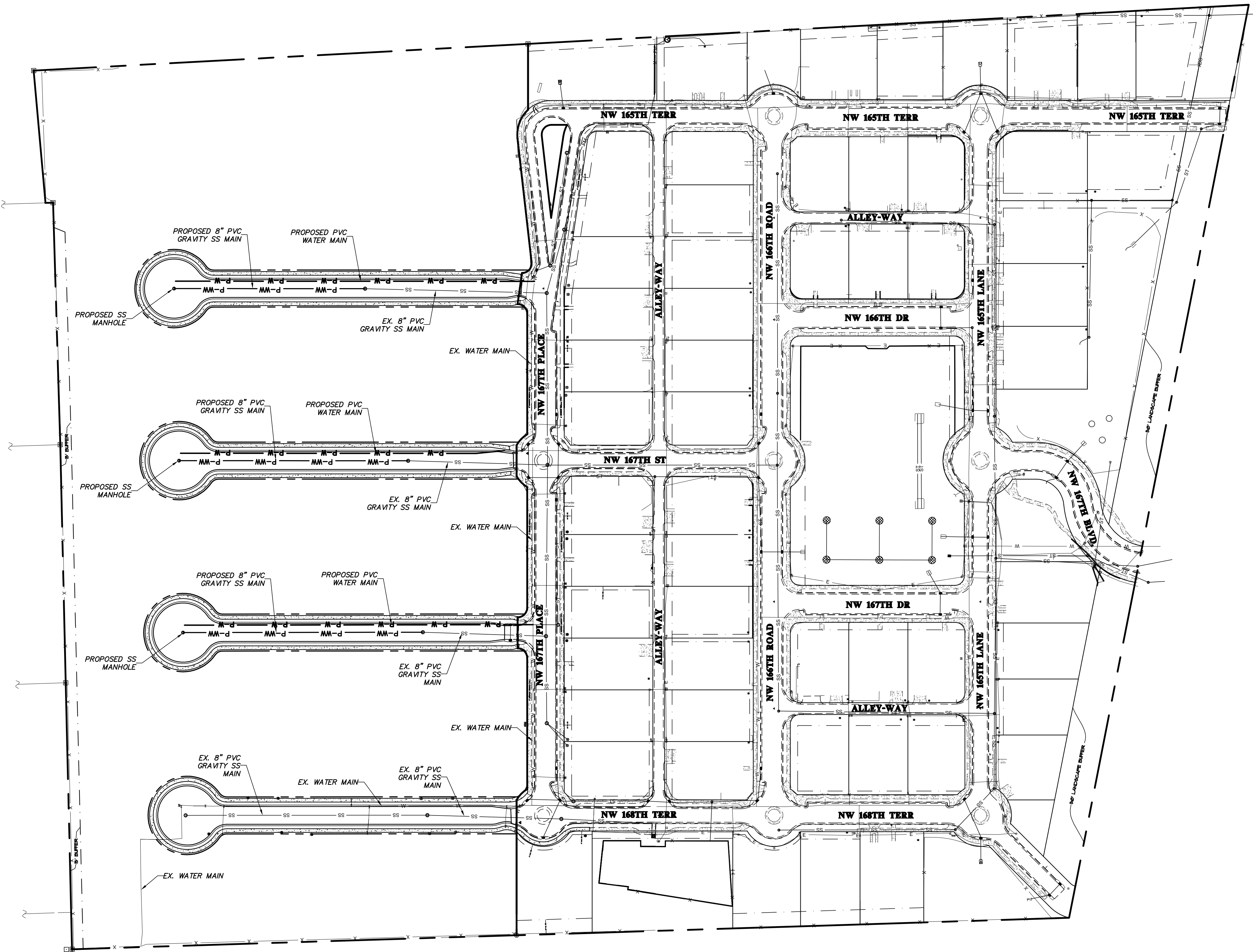








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OWNER: HERMES ENTERPRISES, L.P.  
TAX PARCEL: 100-00000-0000

OWNER: SCHOOL BOARD OF ALACHUA COUNTY  
TAX PARCEL: 100-00000-0000

#### Public Facilities Analysis

Public facility impacts are calculated on the 44 single-family residential units permitted in Heritage Oaks Phase 2, the undeveloped portion of the project at the time of the approval of this PD Master Plan.

- Trip Generation & Distribution Calculations.** The trips generated by the 44 single-family residential units in Phase 2 will not negatively affect the impacted roadway segments. An analysis is included in the Justification Report submitted as part of the PD-R Rezoning application package. Primary access to the project site will be NW 167<sup>th</sup> Boulevard.

ITE Land Use <sup>1</sup>	Units	Daily		PM Peak	
		Rate <sup>1</sup>	Trips	Rate <sup>1</sup>	Trips
Single-Family Detached Housing (ITE 210)	44	9.52	419	1.02	45
Total			419		45

1. ITE Trip Generation Manual, 9<sup>th</sup> Ed.

Segment Description	Available Capacity <sup>1</sup>	Additional Trips	Residual Capacity
I-75 (From NCL of Alachua to US 441)	49,438 AADT 3,927 PM	109 AADT 12 PM	49,329 AADT 3,915 PM
I-75 (From US 441 to SCL of Alachua)	28,407 AADT 1,727 PM	133 AADT 14 PM	28,274 AADT 1,713 PM
US 441 (From SR 235 to NCL of Alachua)	5,635 AADT 405 PM	419 AADT 45 PM	5,216 AADT 360 PM
CR 235A South (South of US 441)	9,321 AADT 818 PM	102 AADT 11 PM	9,219 AADT 807 PM
CR 235A North (North of US 441)	12,991 AADT 1,163 PM	75 AADT 8 PM	12,916 AADT 1,155 PM

1. Source: City of Alachua December 2014 Development Monitoring Report.

- Potable Water Impact.** The location of existing and proposed potable water infrastructure is shown on this Conceptual Utility Plan.

System Category	Gallons per day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flow <sup>1</sup>	1,140,000
Reserved Capacity <sup>1</sup>	1,087,75
Residual Capacity <sup>1</sup>	1,051,225
Project Impacts	
44 Dwelling Units (DU) x 275 Gallons/DU/day = 12,100 gpd	1,039,125
Percentage of Permitted Design Capacity Utilized	54.82%

1. Source: City of Alachua December 2014 Development Monitoring Report.

- Sanitary Sewer Impact.** The location of existing and proposed sanitary sewer infrastructure is shown on this Conceptual Utility Plan.

System Category	Gallons per day
Current Permitted Capacity <sup>1</sup>	1,230,000
Less Actual Treatment Plant Flows <sup>1</sup>	595,000
Reserved Capacity <sup>1</sup>	82,325
Residual Capacity <sup>1</sup>	552,675
Project Impacts	
44 Dwelling Units (DU) x 250 Gallons/DU/day = 11,000 gpd	541,675
Percentage of Permitted Design Capacity Utilized	55.96%

1. Source: City of Alachua December 2014 Development Monitoring Report.

- Solid Waste Impact.** Solid Waste is taken to the New River Solid Waste Facility.

System Category	Tons per year
44 DU x 2.37 persons <sup>1</sup> /DU x 0.73 tons/capita per year	76.12
Existing Demand	6,789
Reserved Capacity	964.42
Total average solid waste disposal for the facility <sup>2</sup>	50-Year Capacity

1. City of Alachua Comprehensive Plan LOS. U.S Census Bureau: City of Alachua has 2.37 persons/d.u.  
2. Source: City of Alachua December 2014 Development Monitoring Report.

- Projected Recreation Impact.** The Heritage Oaks PD-R will provide passive and active recreational facilities. Also, the project site is located less than 2 miles from Alan Hitchcock Theatre Park, Alachua Lions Club Downtown Park, and Skinner Field, Orien Hills Basketball Court, Tennis Court, Playground, and Shelter.

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage	88.60
Acreage Required to Serve Existing Population <sup>1</sup>	46.50
Reserved Capacity	0.50
Available Recreation Acreage	41.60

Project Impacts  
44 DU x 2.37 persons/DU x 5 acres/1,000 persons<sup>2</sup> = 0.52 acres  
1. City of Alachua December 2014 Development Monitoring Report.  
2. City of Alachua, Recreation Element, Policy 1.2.b

- Schools.** The Heritage Oaks PD-R is served by Alachua County public schools and currently is in the Alachua Elementary School Concurrency Service Area (SCSA), Mebane Middle SCSA, and Santa Fe High SCSA. For school capacity planning, the School Board of Alachua County assesses concurrency in terms of its impact on the system as a whole and on the applicable SCSAs.

- Stormwater.** Potential stormwater management facilities (SMF) locations are identified on the PD Master Plan (Sheet PD-7) and shall be designed consistent with the City of Alachua Comprehensive Plan and Land Development Regulations and shall be consistent with Suwannee River Water Management District regulations.

- Fire / EMS.** The Heritage Oaks PD-R will be served by Fire Station #21 located at 15040 NW US 441.

- Police.** The Heritage Oaks PD-R will be served by the City of Alachua Police Department located at 15000 NW 142<sup>nd</sup> Terrace.

132 NW 76th Drive  
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CHW  
Professional Consultants

SCALE: 1"=80'  
THIS SCALE IS FOR THE ORIGINAL DRAWING ONLY. IT IS NOT TO BE USED FOR THIS SHEET. ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/DB/REVISIONS

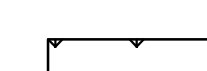
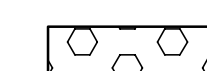
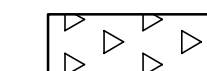
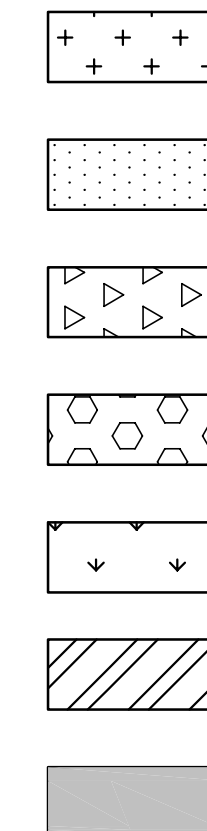
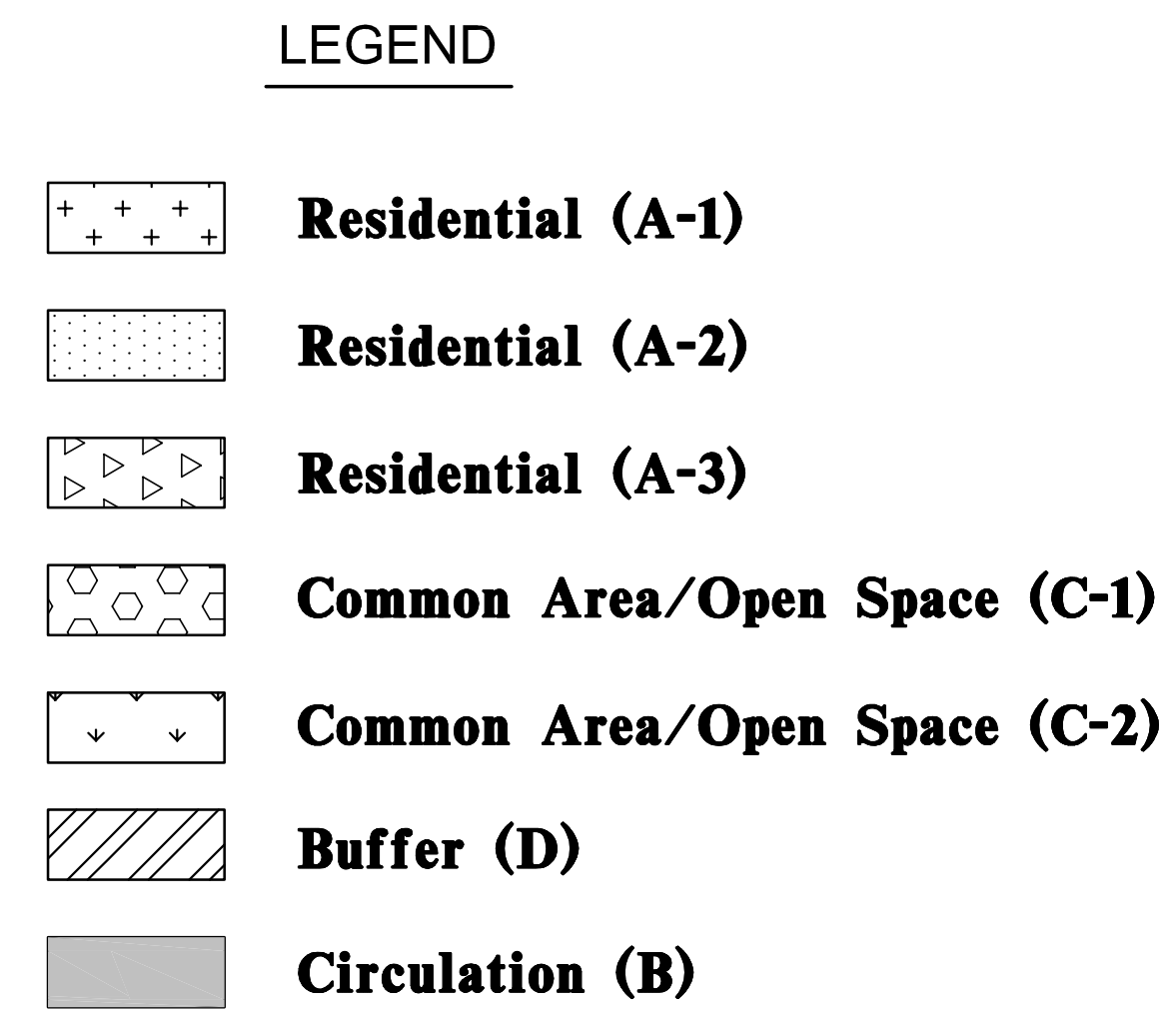
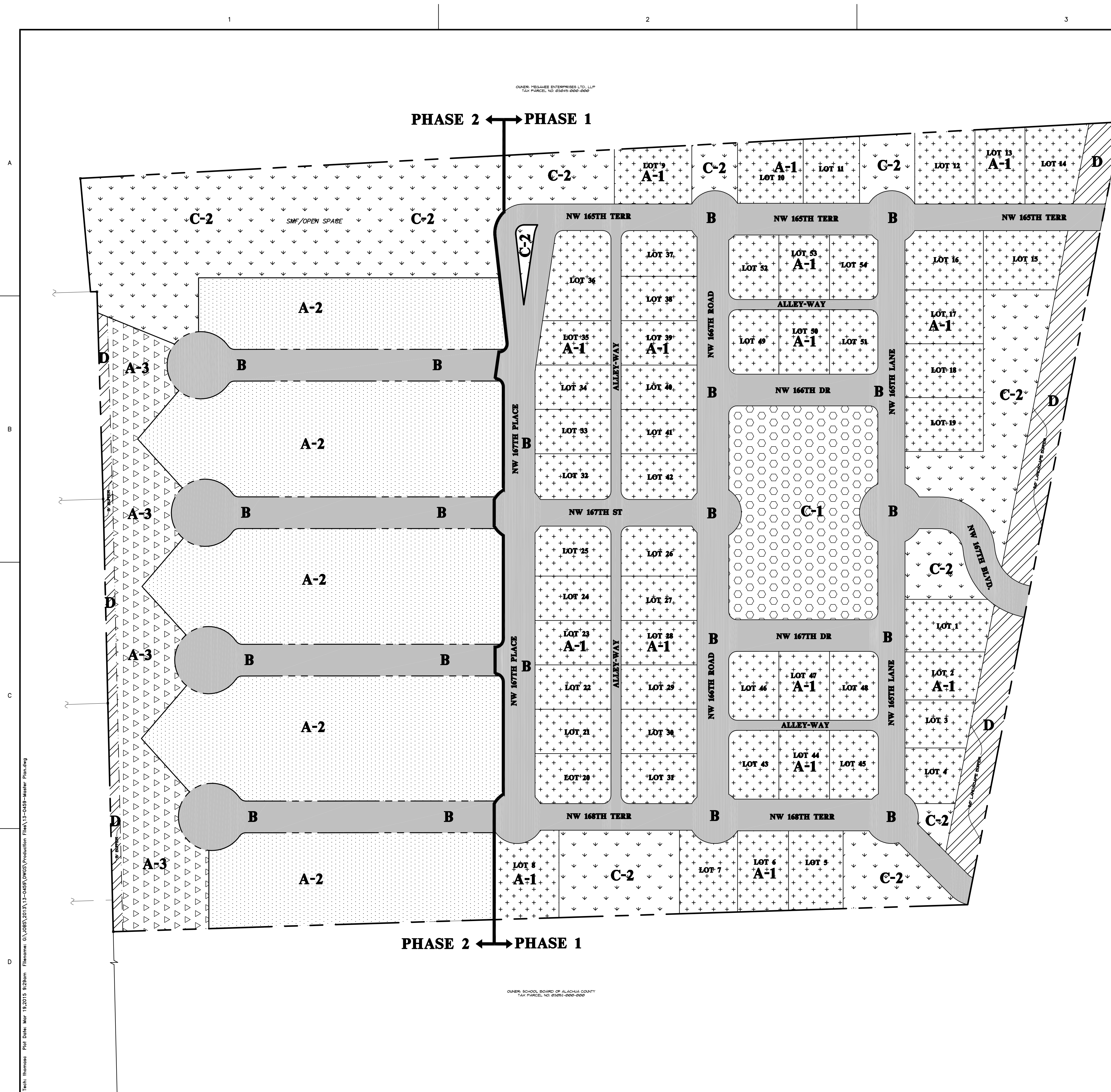
REVISIONS  
01/29/15 - CITY SUBMITTAL  
03/10/15 - CITY RESUBMITTAL  
03/19/15 - CITY RESUBMITTAL

CLIENT: DURATION BUILDERS, INC.  
PROJECT: HERITAGE OAKS PD  
SHEET TITLE: CONCEPTUAL UTILITY PLAN

DESIGNED BY: T.F. COWART  
DRAWN BY: C. BRASHIER  
CHECKED BY: C. BRASHIER  
PROJECT NUMBER: 13-0459

SHEET NO.: PD-6





**Residential (A-1)**

**Residential (A-2)**

**Residential (A-3)**

**Common Area/Open Space (C-1)**

**Common Area/Open Space (C-2)**

**Buffer (D)**

**Circulation (B)**

## Residential (A-2)

### Residential (A-3)

### Common Area/Open Space (C-1)

### Common Area/Open Space (C-2)

**Ref. (D)**



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Heritage Oaks PD Specifications

1. Land Uses. Land uses shall be generally located as shown on the PD Master Plan. The maximum number of dwelling units allowed for the PD shall be 98 units and shall be located within the Residential Land Use (A) as shown on the PD Master Plan. Dwelling units may consist of single-family detached units as defined by the City's Land Development Regulations (LDR). Allowable uses for each land use area are set forth in Specification Note #8.
2. Phasing. The PD shall consist of two (2) phases. Phase 1 has been platted and the lots are shown on the PD Master Plan. Phase 2 development may be divided into smaller units for development according to the Final PD Plan to create a logical and/or functional development and infrastructure pattern or to respond to market demands.

Phase	By End of Year	Development Areas	Maximum Potential Development	Acres	Density / Intensity
1	2025	Residential (A-1)	54 units	11.4	4.74 du/ac
		Common Area / Open Space (C-1)	10,000 s.f. Community Center	1.8	0.13 F.A.R.
		Common Area / Open Space (C-2)	N/A	2.9	N/A
2	2025	Residential (A-2)	39 units	9.3	4.19 du/ac
		Residential (A-3)	5 units	2.0	2.5 du/ac
		Common Area / Open Space (C-2)	N/A	2.9	N/A

3. Project Boundary Buffers. Buffers shall be provided as shown on the PD Master Plan. A minimum 15-foot buffer with fencing shall be maintained along the northern project boundary. The fencing shall be a minimum of 6 ft. in height and consistent with the LDR Section 6.3. The fencing will be installed before the issuance of a certificate of occupancy for any building permit that is issued for a lot in Development Area A-3. A minimum 50-foot natural buffer shall be maintained along the southern project boundary.
4. Common Area / Open Space. Common Area and Open Space, as defined by the applicable sections of the LDR and the PD Master Plan, shall account for a minimum of 10% of the completed project. Open Space areas may exist in any land use area and may be developed at any rate. These areas may contain recreation features, such as nature trails, wildlife viewing areas, playgrounds, and community centers.
5. Circulation. The traffic circulation configuration is not intended to be exact and may vary slightly from what is depicted in the PD Master Plan in order to accommodate environmental features, such as topography, soil types, trees, etc. All internal streets shall have curb and gutter, with five-foot (5') sidewalks for pedestrian use, and pedestrian crosswalks at every intersection or roundabout.
6. Environmentally Sensitive Lands. The Heritage Oaks PD-R does not contain environmentally sensitive lands, wildlife habitat, or stream corridors.
7. Landowner / Developer Responsibility. The Landowner / Developer is responsible for providing right-of-way and easements and for constructing on-site infrastructure facilities for all other infrastructure located on the site of the PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The Landowner / Developer shall be responsible for making any other infrastructure improvements as required by City ordinances, to guarantee construction of all required infrastructure improvements, and if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. All infrastructure facilities not dedicated to the City shall be operated and maintained by a property owners' association formed as part of the subdivision process.

8. Allowable Land Use Classification Data

Development Area & Density	Allowable Uses*	Permitted Density / Intensity	Acres	Site %	Dimensional Standards
Residential (A-1)	Single-family Detached Residential Units	54 units	11.4	27.7%	<u>Setbacks:</u> Lots 1-4: 15 ft. Front, 15 ft. Rear, 5 ft. Side  Lots 5-8: 15 ft. Front, 20 ft. Rear, 10 ft. Side  Lots 9-10: 15 ft. Front, 15 ft. Rear, 10 ft. Side  Lot 11: 15 ft. Front, 20 ft. Rear, 10 ft. Side  Lots 12-13: 15 ft. Front, 15 ft. Rear, 10 ft. Side  Lot 14: 15 ft. Front, 20 ft. Rear, 10 ft. Side (L), 15 ft. Side (R)  Lot 15: 15 ft. Front, 15 ft. Rear, 10 ft. Side (R), 15 ft. Side (L)  Lots 16-19: 15 ft. Front, 10 ft. Rear, 10 ft. Side  Lots 20-42: 15 ft. Front, 10 ft. Rear, 5 ft. Side  Lots 43-45: 15 ft. Front, 15 ft. Rear, 5 ft. Side  Lots 46-54: 15 ft. Front, 10 ft. Rear, 5 ft. Side  Minimum Lot Area: 5,000 s.f. Minimum Lot Width: 50 ft. Maximum Building Height: 45 ft. Maximum Lot Coverage: 75%
Residential (A-2)**	Single-family Detached Residential Units	39 units	9.3	22.6%	Front Setback: 15 ft. Side Setback: 7.5 ft. Rear Setback: 15 ft.  Minimum Lot Area: 8,000 s.f. Minimum Lot Width: 80 ft. Maximum Building Height: 45 ft. Maximum Lot Coverage: 75%

Development Area & Density	Allowable Uses*	Permitted Density / Intensity	Acres	Site %	Dimensional Standards
Residential (A-3)**	Single-family Detached Residential Units	5 units	2.0	1.9%	Front Setback: 15 ft. Side Setback: 7.5 ft. Rear Setback: 15 ft.  Minimum Lot Area: 15,000 s.f. Minimum Lot Width: 80 ft. Maximum Building Height: 45 ft. Maximum Lot Coverage: 75%
Circulation (B)	Roadways, parking, driveways, bicycle and pedestrian paths, and supportive infrastructure improvements	N/A	9.3	22.6%	Ph. 1 - Minimum 42 ft. Roadway R.O.W.  Ph. 1 - Minimum 15 ft. Alley R.O.W.  Ph. 2 - Minimum 50 ft. R.O.W.
Common Area / Open Space (C-1)	Public or private parks, recreational trail, resource based recreation, non-intensive communication / public infrastructure, community center	Maximum 10,000 s.f. Community Center	1.8	4.2%	Front Setback: 20 ft. Side Setback: 7.5 ft. Rear Setback: 15 ft.  Minimum Lot Area: 10,000 s.f. Minimum Lot Width: 100 ft. Maximum Building Height: 45 ft.
Common Area / Open Space (C-2)	Public or private parks, recreational trail, resource based recreation, non-intensive communication / public infrastructure,	N/A	5.8	14.1%	N/A
Buffers (D)***	Natural vegetation, landscaping, fencing	N/A	1.6	3.8%	N/A

\* Common area / open space, stormwater management facilities (SMF), and other infrastructure may exist in all land use designations.  
\*\* A maximum of five (5) single-family residential lots shall be located adjacent to the northern project boundary.  
\*\*\* Buffer areas shall count toward meeting the 10% minimum open space requirement.

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SCALE: 1"=60'  
VERIFY SCALE  
BASED ON SCALE  
ON ORIGINAL DRAWING  
0"=0" USE INSTEAD  
THIS SHEET, ADJUST  
SIZES ACCORDINGLY.

CONSTRUCTION / R.D. REVISIONS

SUBMITTALS  
01/29/15 - CITY SUBMITTAL  
03/10/15 - CITY RESUBMITTAL  
03/19/15 - CITY RESUBMITTAL

TECHNICAL	CUSTOMER	DURATION BUILDERS, INC.
DRAWN	PROJECT	HERITAGE OAKS PD
CHECKED	SHEET TITLE	PD SPECIFICATIONS
PROJECT NUMBER		13-0459

SHEET NO.:  
PD-8