

**PETITION 83PDA-06PB**

**WALNUT CREEK**

**RESIDENTIAL**

**PLANNED DEVELOPMENT**

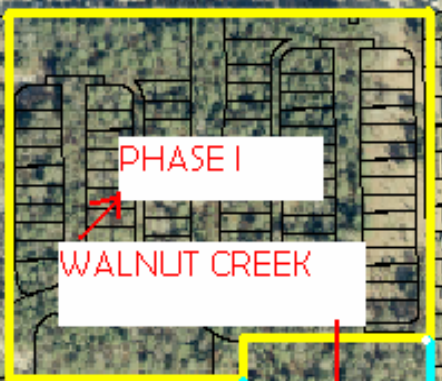
**Re-establish the Walnut Creek  
Residential Planned  
Development  
to allow subdivision of  
Phase II.**







N. W. 39th Avenue



PHASE I

WALNUT CREEK



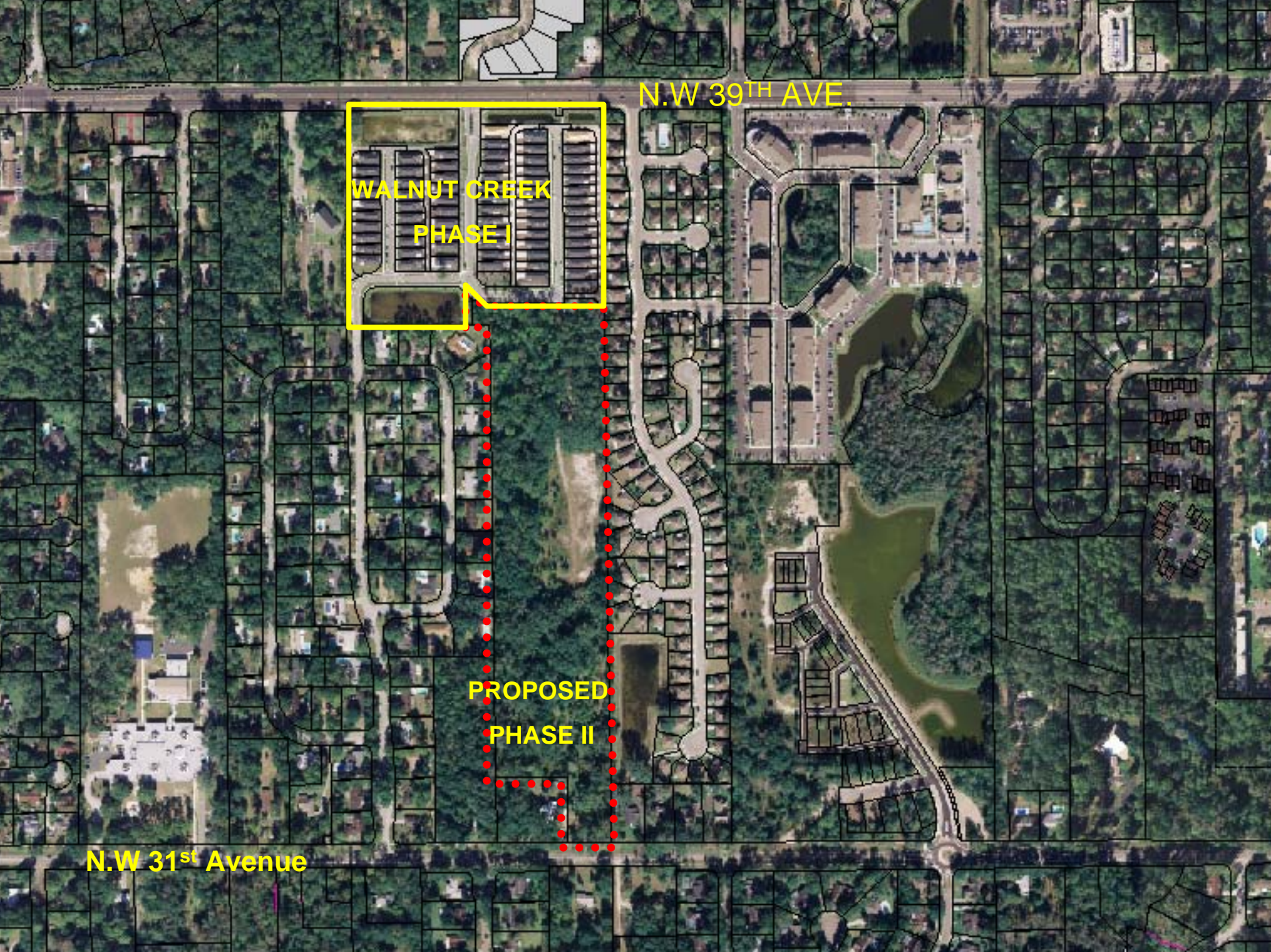
PHASE II

3403 NW 26th Ter



N. W. 31st Avenue





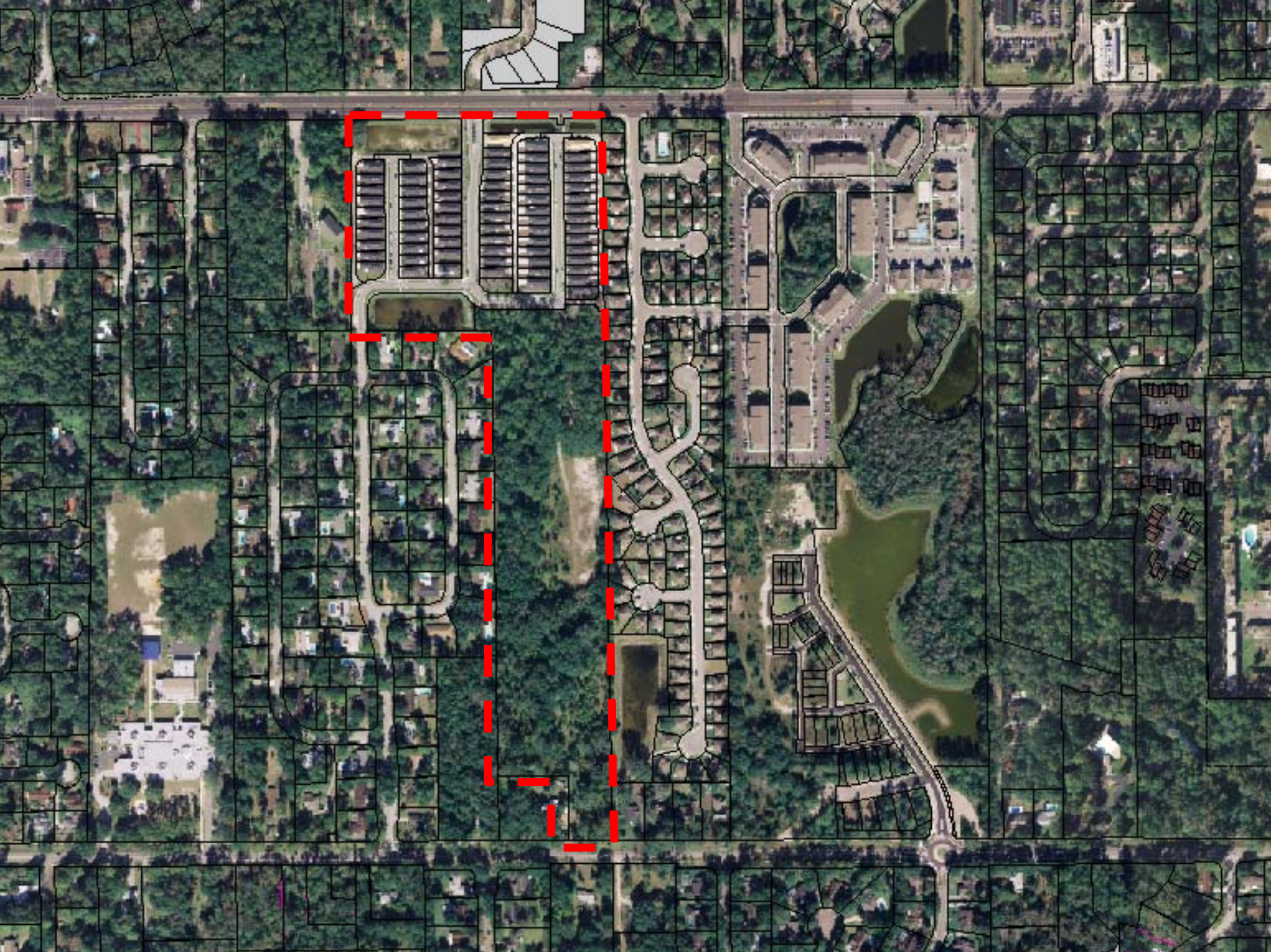
N.W 39<sup>TH</sup> AVE.

WALNUT CREEK  
PHASE I

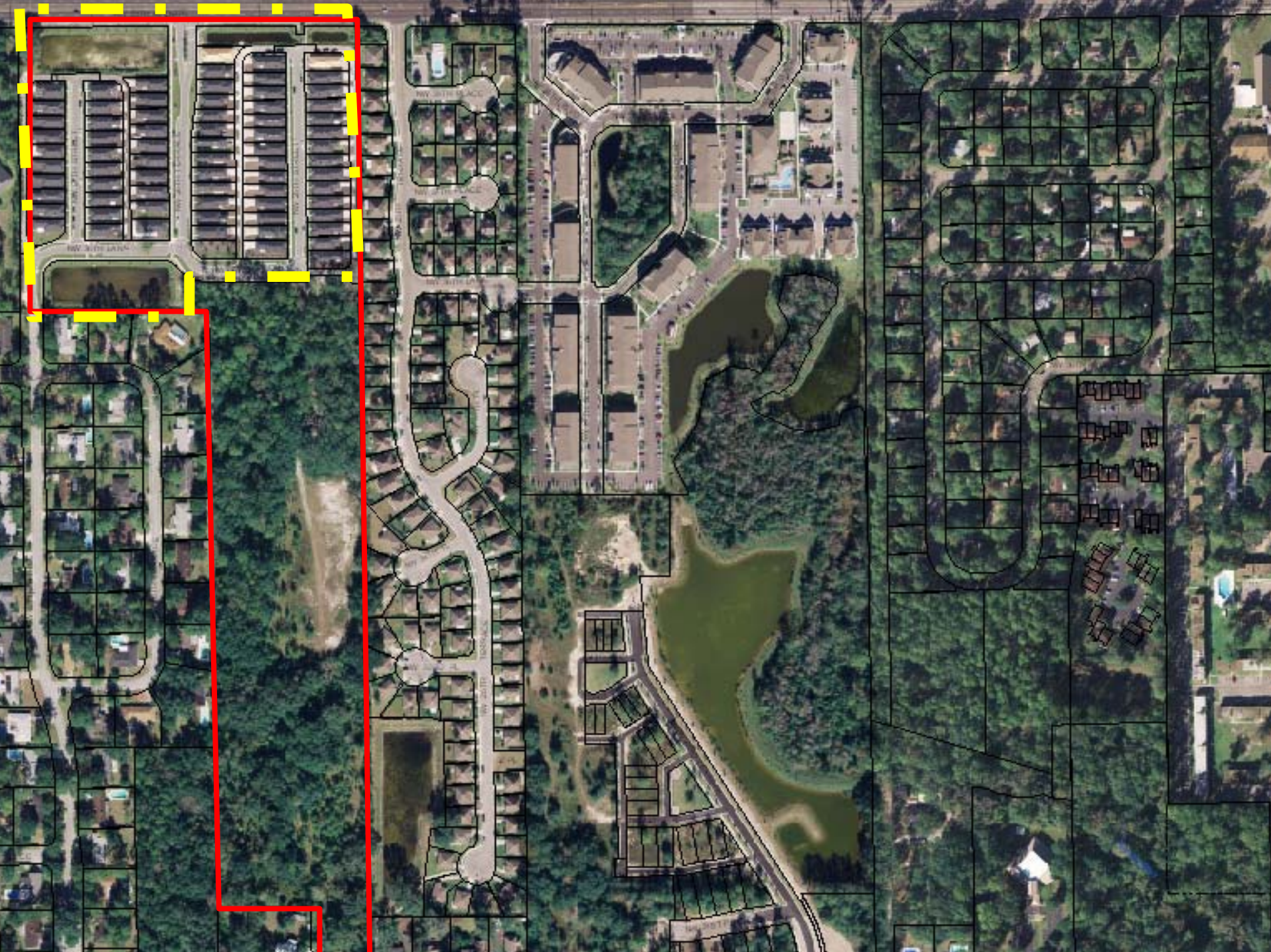
PROPOSED  
PHASE II

N.W 31<sup>ST</sup> Avenue

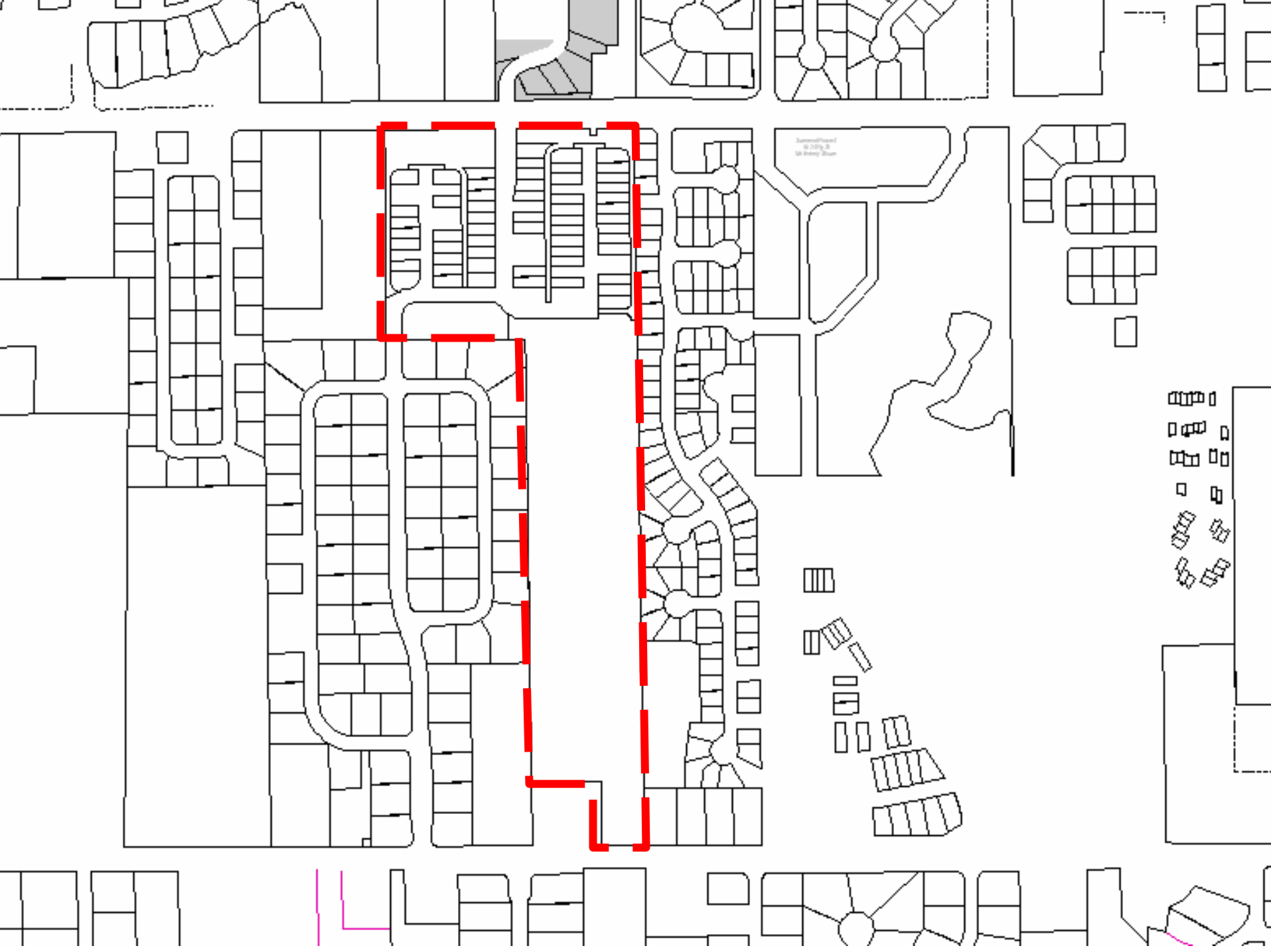




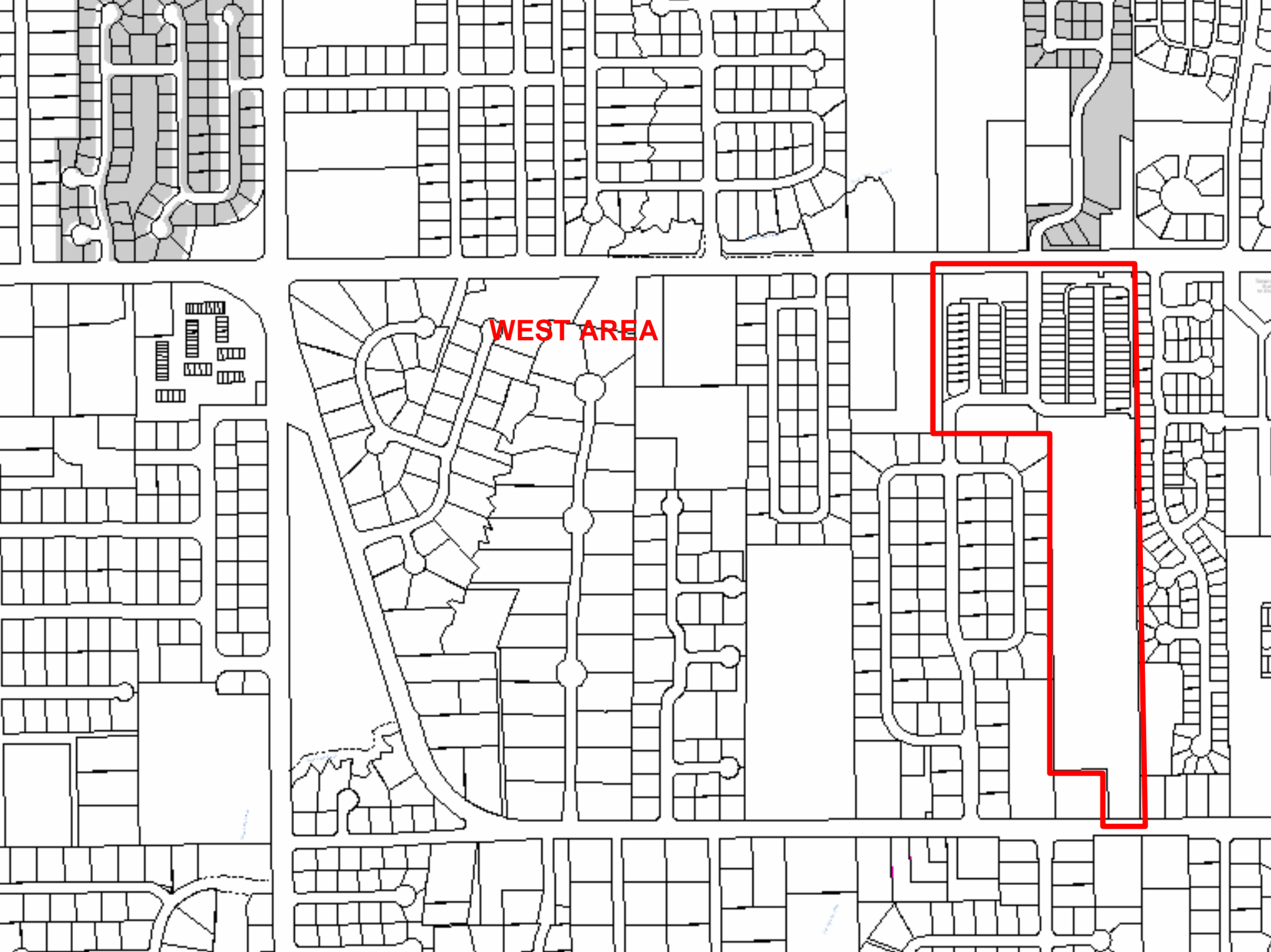












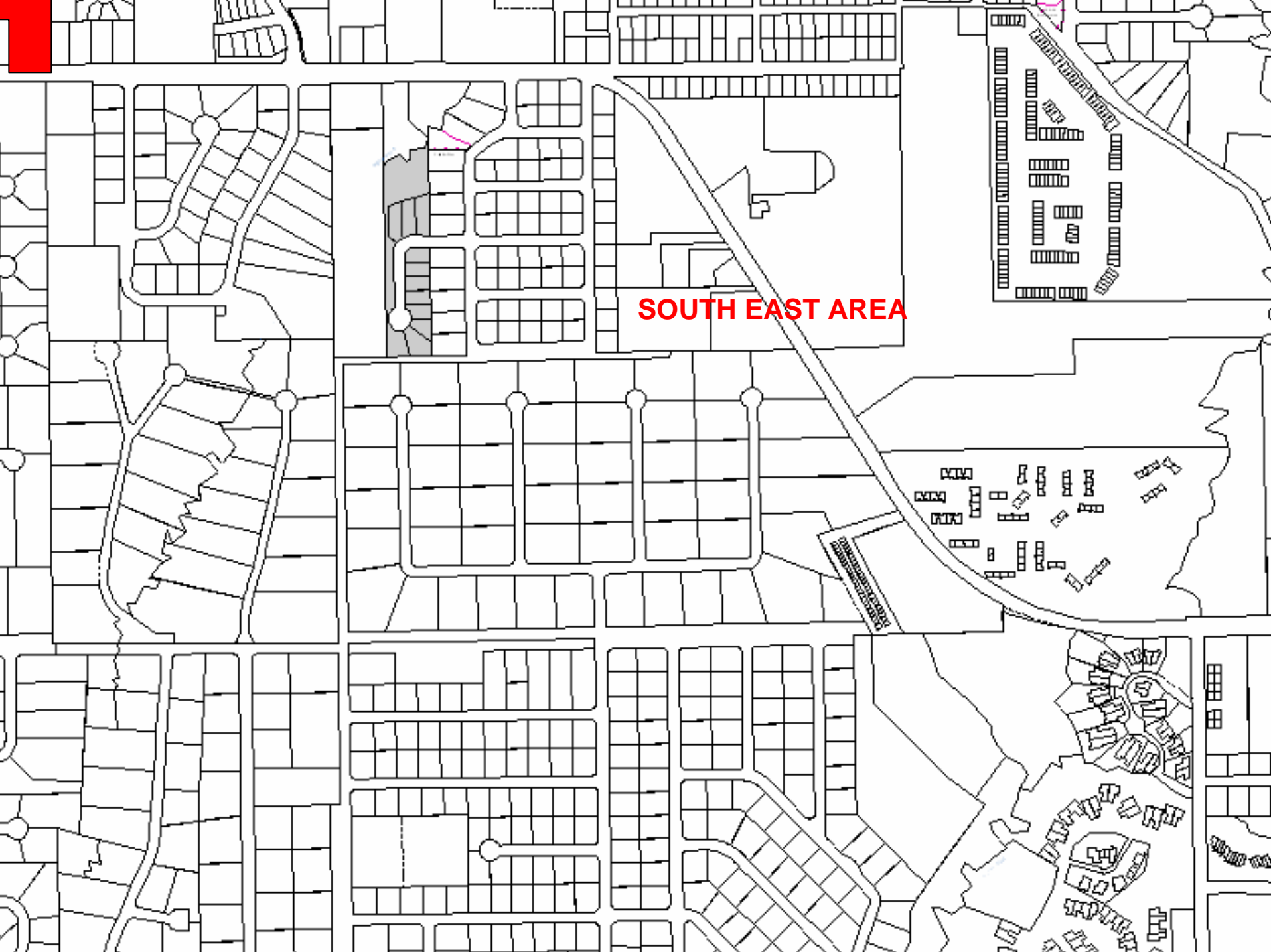
**WEST AREA**





**SOUTHWEST AREA**

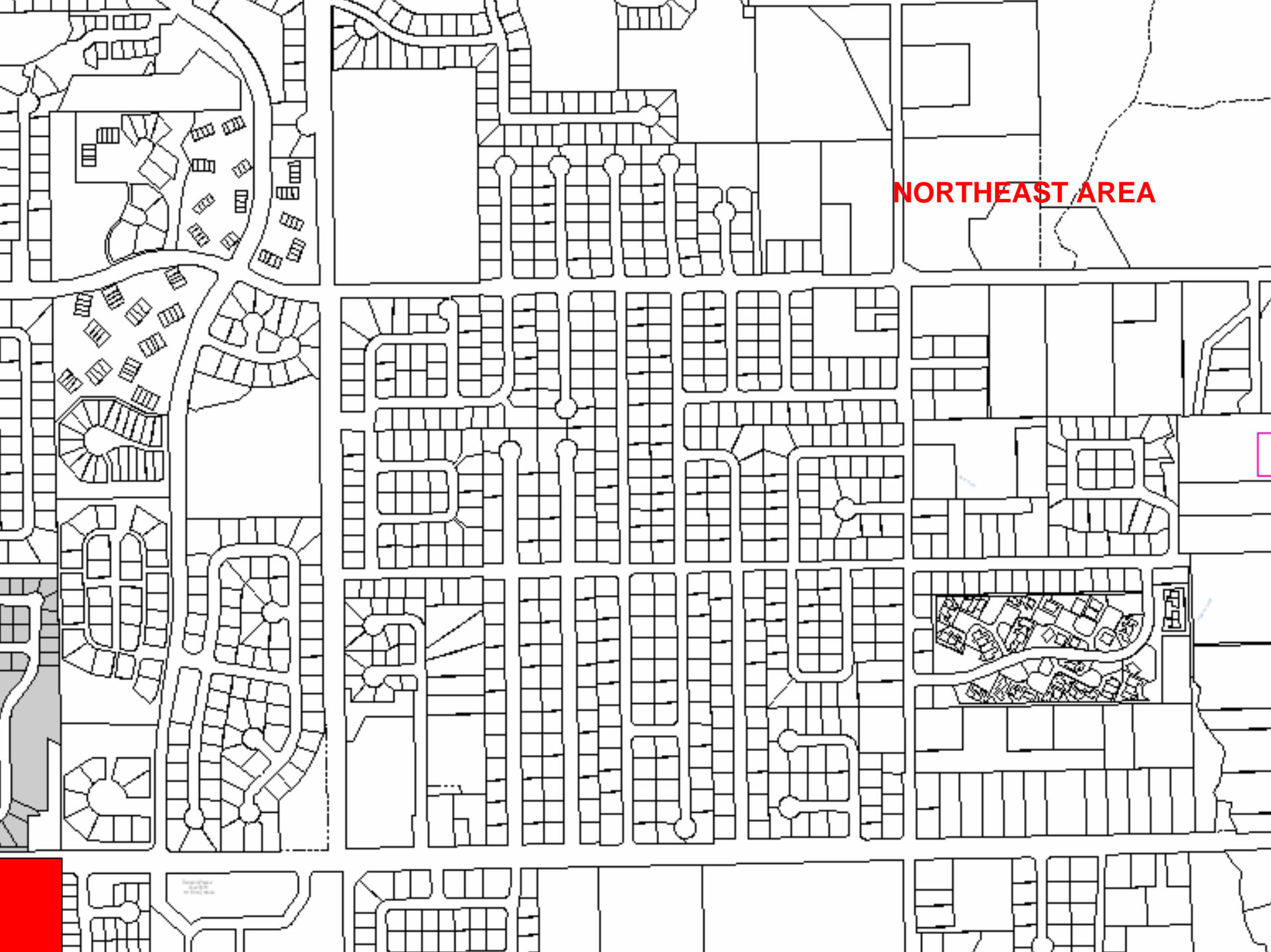




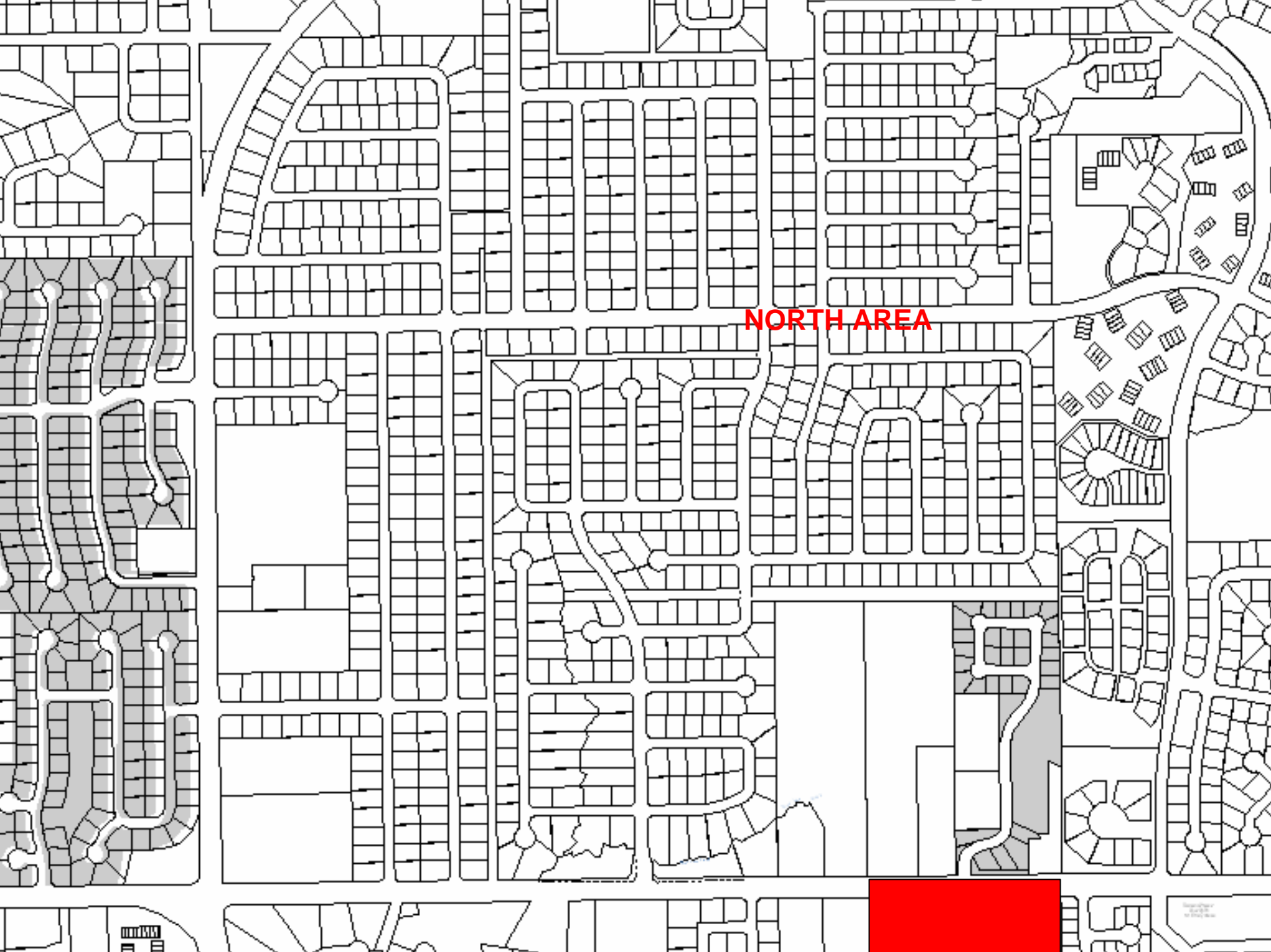
**SOUTH EAST AREA**



**NORTHEAST AREA**







**NORTH AREA**





LEGAL DESCRIPTIONS:

Parcel 16 (part of) PALM GROVE (PLAT BOOK 77, PAGE 52) ...

Parcel 17 (part of) PALM GROVE (PLAT BOOK 77, PAGE 52) ...

Parcel 18 (part of) PALM GROVE (PLAT BOOK 77, PAGE 52) ...

PUBLIC UTILITIES EXISTENT AS SHOWN ON PLATS AND RECORDS ...

HIDDEN OAKS (PLAT BOOK 77, PAGE 27)

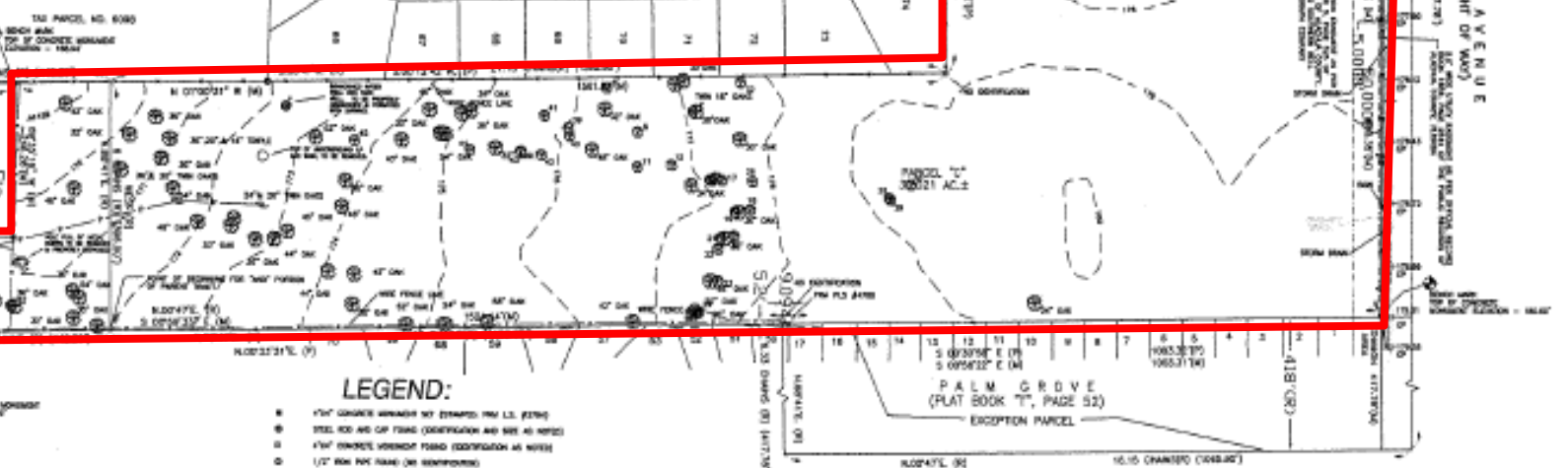


GRAPHIC SCALE



HIDDEN OAKS (PLAT BOOK 77, PAGE 27)

RIGHT OF WAY (CITY OF GAINESVILLE) ...



LEGEND:

- 1/4" CONCRETE MONUMENT SET ... 1/2" IRON PIN ... 1/4" IRON PIN ...

SURVEYOR'S NOTES:

THE FIELD MEASUREMENTS WERE OBTAINED BY ... THE BOUNDARY LINE SHOWN ON THIS PLAT IS THE BOUNDARY LINE ...

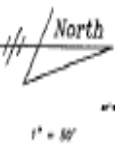
BOUNDARY AND TOPOGRAPHICAL SURVEY SITUATED IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST CITY OF GAINESVILLE ALACHUA COUNTY, FLORIDA

ALACHUA COUNTY LAND SURVEYORS, INC. SERVING JOB NUMBER - 249260 1845 N.W. 1ST BLVD SUITE 200 GAINESVILLE, FLORIDA 32609 PHONE (352) 379-1289

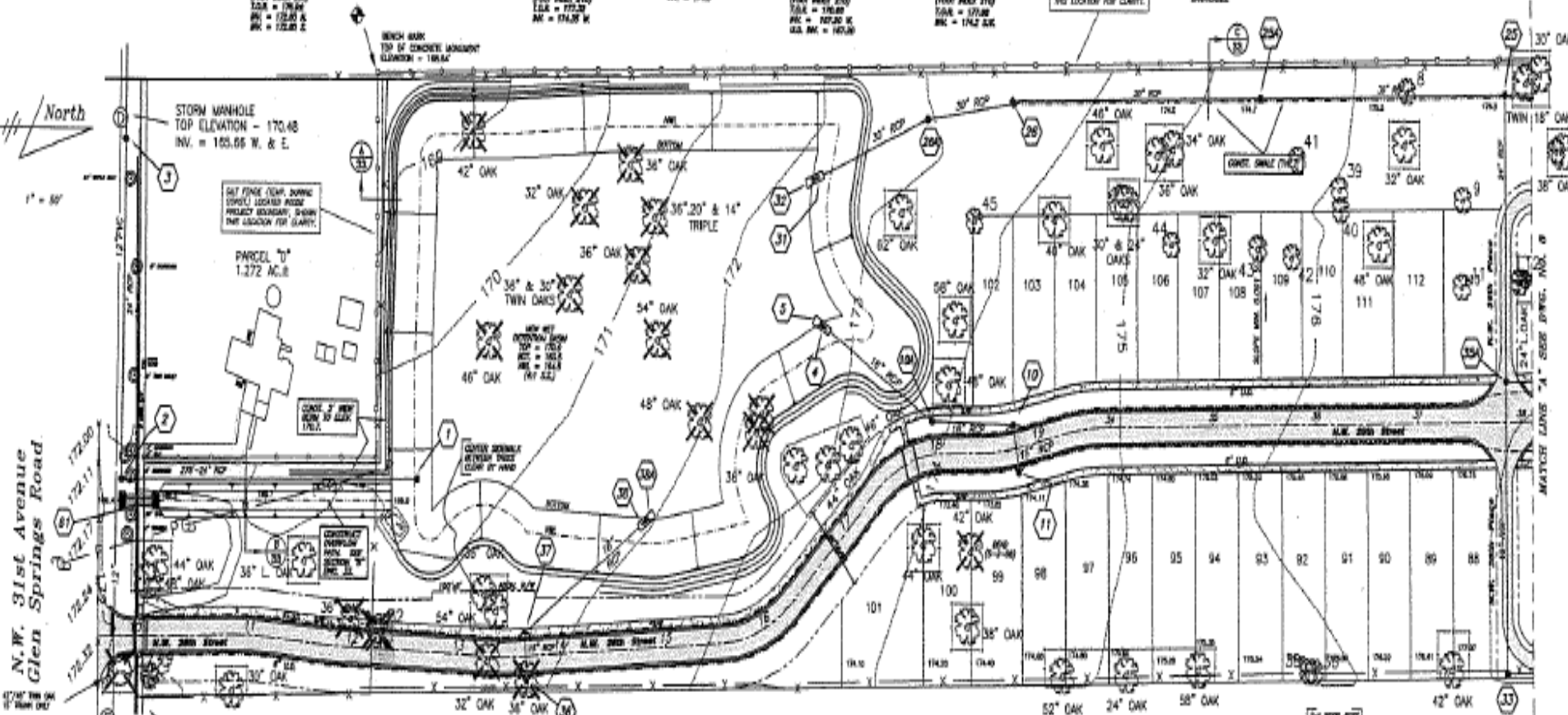
DRMP logo, project information table, and signature line for 'STACY A. BELL'.

Vertical sidebar with 'DRMP' logo, 'BOUNDARY & TOPOGRAPHICAL SURVEY', 'WALNUT CREEK SUBDIVISION GAINESVILLE, FLORIDA', and other project identifiers.

3/4" FINES (S&P)  
 1" NEW FINISH GRADE



N.W. 31st Avenue  
 Glen Springs Road



(14) THE A-3-1 AND B-1  
 (TYPICAL) (SEE PLAN)  
 T.O.A. = 179.80  
 I.C.A. = 179.80  
 N.E. = 179.80 E  
 N.W. = 179.80 W

MC = 177.00 E

(15) (CONSTRUCTED PER-1)  
 20\"/>

(16) (CONSTRUCTED PER-1)  
 14\"/>

(17) 20\"/>

(18) 20\"/>

(19) 20\"/>

OF THE PUBLIC RIGHT-OF-WAY OR REVISIONS MADE WILL BE  
 POST-PAIDLY MADE TO ENGINEER'S OFFICE THAT SHOW  
 WHAT THE PAVED. ALL SUCH REVISIONS WILL BE  
 APPROVED.

STORM MANHOLE  
 TOP ELEVATION - 170.48  
 INV. = 155.66 W. & E.

SET FINISH GRADE DURING  
 SPECIAL LEGAL ASSESS  
 PROJECT BOUNDARY. SHOW  
 THE LOCATION FOR CLARY.

PARCEL D  
 1.272 AC. R

CONTRACTOR SHALL  
 REMOVE ALL EXISTING  
 CONCRETE

CONTRACTOR SHALL  
 REMOVE ALL EXISTING  
 CONCRETE

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

A.L.W. 2000 STREET

(20) THE A-3-1 AND B-1  
 (TYPICAL) (SEE PLAN)  
 T.O.A. = 180.00  
 I.C.A. = 180.00  
 N.E. = 180.00 E  
 N.W. = 180.00 W

(21) THE Y-1 MET  
 (TYPICAL) (SEE PLAN)  
 T.O.A. = 176.50  
 I.C.A. = 176.50  
 N.E. = 176.50 E  
 N.W. = 176.50 W

(22) 20\"/>

(23) (CONSTRUCTED PER-1)  
 14\"/>

(24) 20\"/>

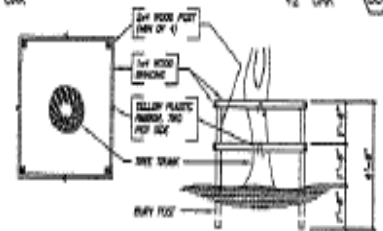
(25) THE A-3-1 AND B-1  
 (TYPICAL) (SEE PLAN)  
 T.O.A. = 179.00  
 I.C.A. = 179.00  
 N.E. = 179.00 E  
 N.W. = 179.00 W

(26) (CONSTRUCTED PER-1)  
 14\"/>

(27) THE Y-1 MET  
 (TYPICAL) (SEE PLAN)  
 T.O.A. = 176.50  
 I.C.A. = 176.50  
 N.E. = 176.50 E  
 N.W. = 176.50 W

LOW DENSITY POLYETHYLENE LINING (SEE PLAN) - 1/2\"/>

TYPE	QTY	UNIT PRICE	TOTAL	DATE/EST	BY
1/2\"/>					



Typical Tree Barricade

NOTE:  
 CONTRACTOR SHALL REMOVE ALL EXISTING  
 CONCRETE AND REPAIR AS SHOWN  
 UNLESS OTHERWISE NOTED

ALL

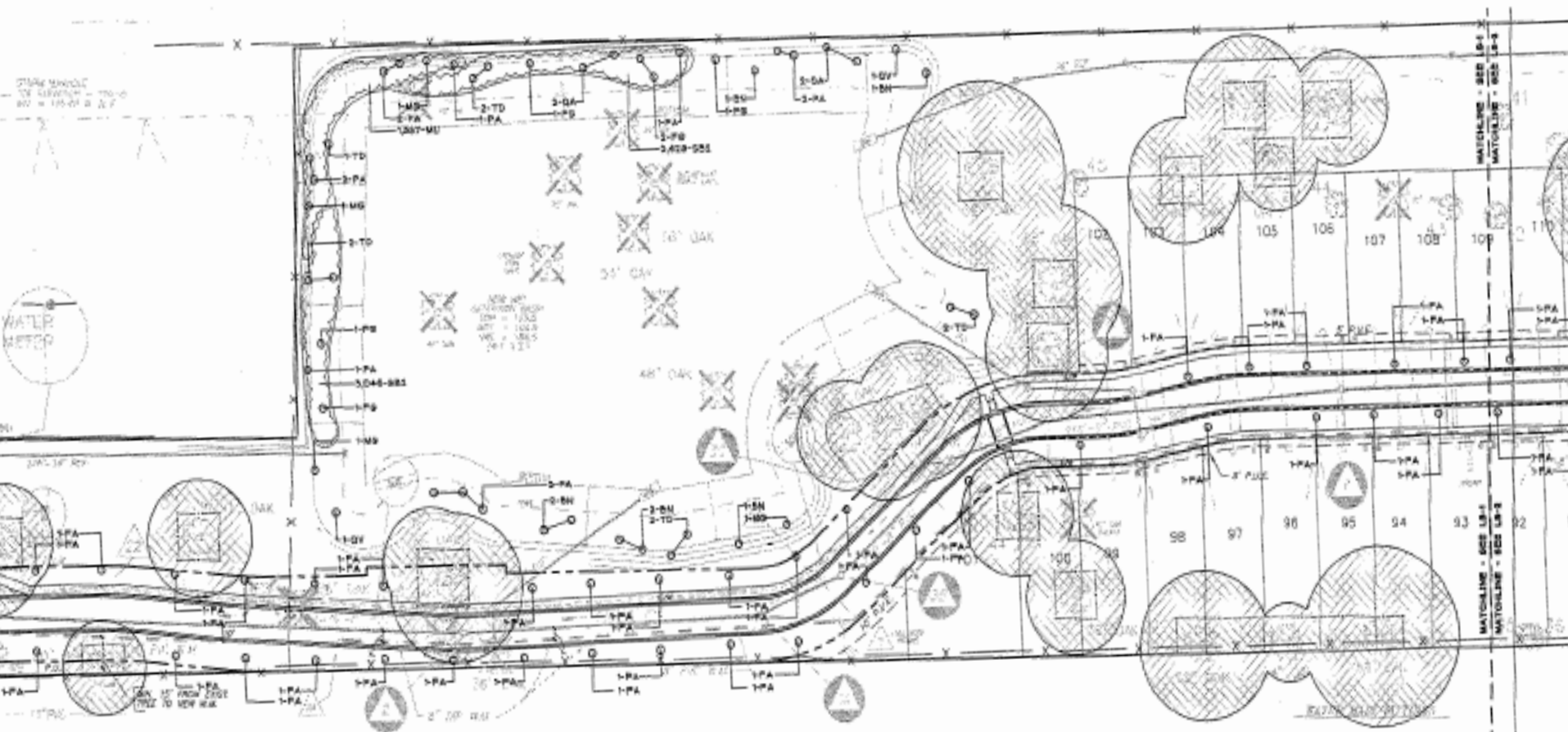




STAIR WALKOUT  
TO  
NO. 100-20 & 21

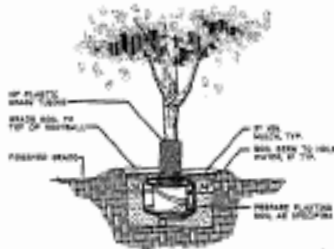


DAC. 34' R/W

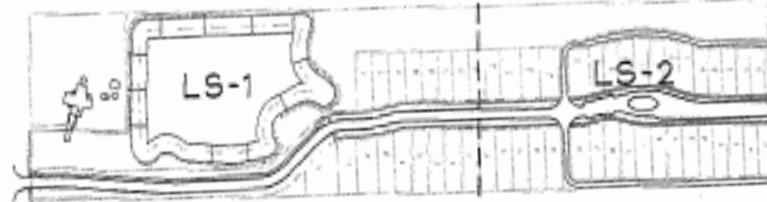


**NOTES**

- 1. PLANT AND CONSTRUCTION DETAILS TO BE DERIVED FROM PLANTING SPECIFICATIONS TO BE PROVIDED BY THE ARCHITECT.
- 2. NOTES REFER TO LANDSCAPE RETENTION AREAS RIGHTS OF WAY AND SHALL BE AT LEAST 6' IF FULL WALK SE ADJACENT, 11' WALK IF FLORIDA TREE SP WITH WALKS WITH 4" SIDE.
- 3. LANDSCAPE SHALL BE PLANTED IN DESIGN AND THE AND A WALK 4" WITH 4" WALKER PROTECTION AREAS BY THE LANDSCAPE ARCHITECT.
- 4. PLANTED 1'-4" ABOVE FINISHED GRADE.
- 5. WALK SHALL BE WALKED WITH 4" PROTECTORS IF ALLOWED. 4" WALK SHALL BE IN ALL WALKER PROTECTION AREAS. 4" WALK SHALL BE IN ALL WALKER PROTECTION AREAS.
- 6. WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.
- 7. 4" WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.
- 8. 4" WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.
- 9. 4" WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.
- 10. 4" WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.
- 11. 4" WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.
- 12. 4" WALKER PROTECTORS SHALL BE PROTECTED FROM MOVES AND DAMAGE WITH 4" OF PLASTIC DRAIN TUBES.



12 TREE PLANTING DETAIL

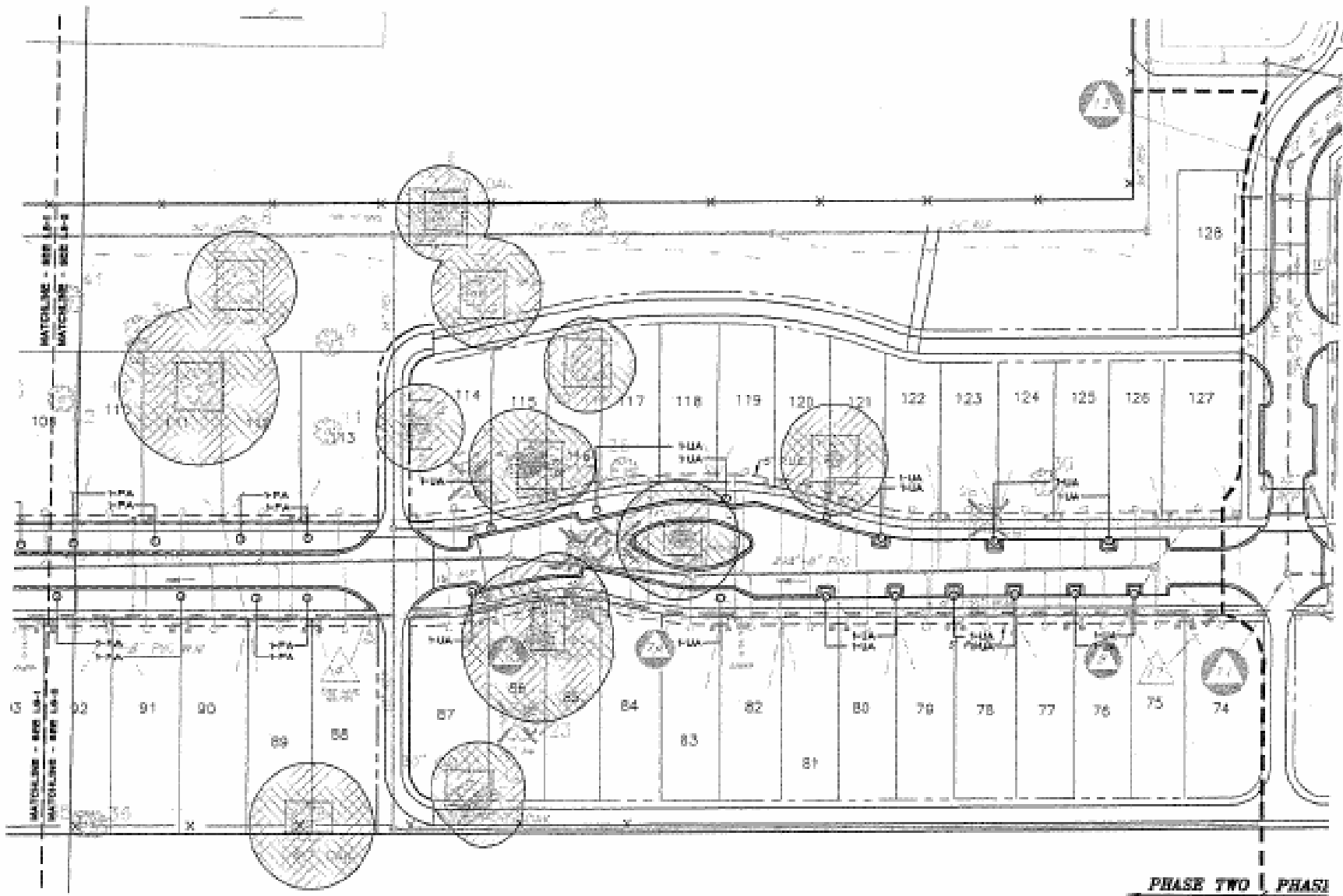


SHEET REFERENCE MAP

PLANT SCHEDULE

EXOTIC PLANT MATERIAL





PHASE TWO | PHASE

**WALNUT CREEK, A PLANNED DEVELOPMENT PHASE II  
EXISTING CONDITIONS MAP**  
LYING IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 19 EAST,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



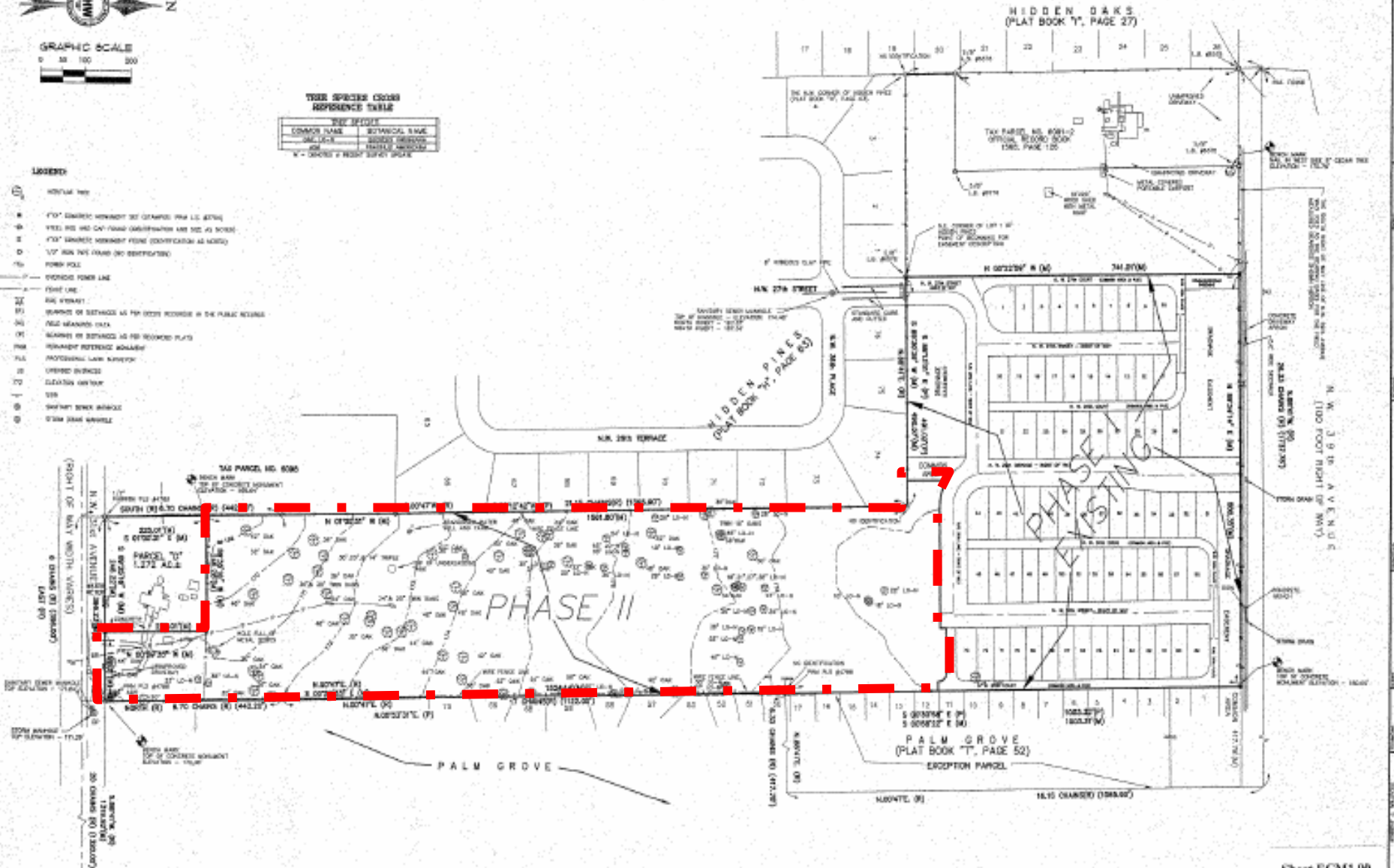
GRAPHIC SCALE  
0 50 100 200

THIS SPACES COLOR REFERENCE TABLE

KEY SYMBOLS	
COMMON NAME	SYMBOLICAL NAME
CONCRETE	CONCRETE
ASPHALT	ASPHALT
PAVEMENT	PAVEMENT
GRAVEL	GRAVEL
DIRT	DIRT
WOOD	WOOD
IRON	IRON
COPPER	COPPER
ZINC	ZINC
LEAD	LEAD
STEEL	STEEL
ALUMINUM	ALUMINUM
BRASS	BRASS
GLASS	GLASS
PLASTIC	PLASTIC
PAINT	PAINT
ROOFING	ROOFING
INSULATION	INSULATION
CEILING	CEILING
FLOORING	FLOORING
WALLS	WALLS
DOORS	DOORS
WINDOWS	WINDOWS
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING
HEATING	HEATING
Cooling	Cooling
Lighting	Lighting
Acoustics	Acoustics
Structural	Structural
Environmental	Environmental
Historical	Historical
Archaeological	Archaeological
Geological	Geological
Hydrological	Hydrological
Biological	Biological
Social	Social
Economic	Economic
Political	Political
Legal	Legal
Administrative	Administrative
Other	Other

**LEGEND**

- 1. 1/4" GRADE - UNIMPROVED (NO CONCRETE)
- 2. 1/4" GRADE - IMPROVED (CONCRETE)
- 3. 1/4" GRADE - IMPROVED (ASPHALT)
- 4. 1/4" GRADE - IMPROVED (PAVEMENT)
- 5. 1/4" GRADE - IMPROVED (GRAVEL)
- 6. 1/4" GRADE - IMPROVED (DIRT)
- 7. 1/4" GRADE - IMPROVED (WOOD)
- 8. 1/4" GRADE - IMPROVED (IRON)
- 9. 1/4" GRADE - IMPROVED (COPPER)
- 10. 1/4" GRADE - IMPROVED (ZINC)
- 11. 1/4" GRADE - IMPROVED (LEAD)
- 12. 1/4" GRADE - IMPROVED (STEEL)
- 13. 1/4" GRADE - IMPROVED (ALUMINUM)
- 14. 1/4" GRADE - IMPROVED (BRASS)
- 15. 1/4" GRADE - IMPROVED (GLASS)
- 16. 1/4" GRADE - IMPROVED (PLASTIC)
- 17. 1/4" GRADE - IMPROVED (PAINT)
- 18. 1/4" GRADE - IMPROVED (ROOFING)
- 19. 1/4" GRADE - IMPROVED (INSULATION)
- 20. 1/4" GRADE - IMPROVED (CEILING)
- 21. 1/4" GRADE - IMPROVED (FLOORING)
- 22. 1/4" GRADE - IMPROVED (WALLS)
- 23. 1/4" GRADE - IMPROVED (DOORS)
- 24. 1/4" GRADE - IMPROVED (WINDOWS)
- 25. 1/4" GRADE - IMPROVED (MECHANICAL)
- 26. 1/4" GRADE - IMPROVED (ELECTRICAL)
- 27. 1/4" GRADE - IMPROVED (PLUMBING)
- 28. 1/4" GRADE - IMPROVED (HEATING)
- 29. 1/4" GRADE - IMPROVED (Cooling)
- 30. 1/4" GRADE - IMPROVED (Lighting)
- 31. 1/4" GRADE - IMPROVED (Acoustics)
- 32. 1/4" GRADE - IMPROVED (Structural)
- 33. 1/4" GRADE - IMPROVED (Environmental)
- 34. 1/4" GRADE - IMPROVED (Historical)
- 35. 1/4" GRADE - IMPROVED (Archaeological)
- 36. 1/4" GRADE - IMPROVED (Geological)
- 37. 1/4" GRADE - IMPROVED (Hydrological)
- 38. 1/4" GRADE - IMPROVED (Biological)
- 39. 1/4" GRADE - IMPROVED (Social)
- 40. 1/4" GRADE - IMPROVED (Economic)
- 41. 1/4" GRADE - IMPROVED (Political)
- 42. 1/4" GRADE - IMPROVED (Legal)
- 43. 1/4" GRADE - IMPROVED (Administrative)
- 44. 1/4" GRADE - IMPROVED (Other)



Consensus: Herrett, & Walpole, Inc.



TOTAL ACRES - 30.021

COVERED	75.70 ACRES	62.30% OF SITE
TOTAL STORMWATER ACRES	4.02 ACRES	13.39% OF SITE
OPEN SPACE	2.75 ACRES	9.19% OF SITE
TOTAL	7.65 ACRES	25.19% OF SITE



M.W. 31st AVENUE  
GLEN SPRINGS ROAD

M.W. 38th AVENUE

ZONING: RSF1  
LAND USE: SF

ZONING: PD  
LAND USE: SF

SURROUNDING AREA



Name	Date	Job No.
Drawn	02/22/00	00-0000
Checked	02/22/00	00-0000
Approved	02/22/00	00-0000
Revised	02/22/00	00-0000
Revised	02/22/00	00-0000
Revised	02/22/00	00-0000
Revised	02/22/00	00-0000
Revised	02/22/00	00-0000

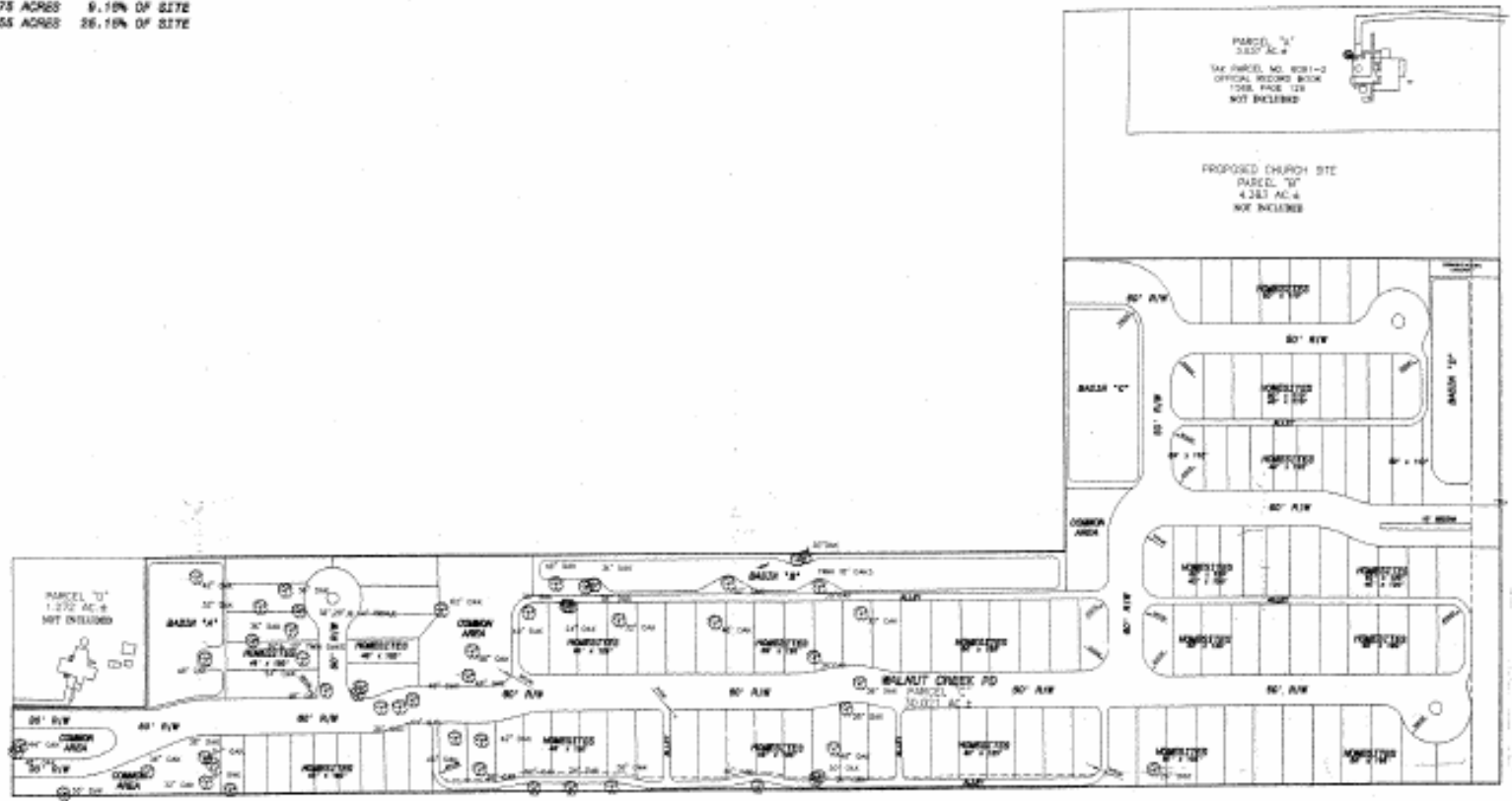
Development Corporation  
 1111 43rd Street, Suite C-1  
 Lawrenceville, Georgia - 30046  
 Phone (770) 962-4139

NUMBER OF DWELLING UNITS APPROVED - 138

TOTAL ACRES - 30.021

LOT COVERAGE	16.70 ACRES	55.63% OF SITE
TOTAL STORMWATER ACRES	4.02 ACRES	13.39% OF SITE
OPEN SPACE	2.75 ACRES	9.16% OF SITE
ASPHALT	7.55 ACRES	25.16% OF SITE

N.W. 318th AVENUE  
GLEN SPRINGS ROAD



N.W. 392nd AVENUE

Development Corporation

3800 N.W. 43rd Street, Suite C-1  
Ocala, FL 32608  
Phone: (352) 375-4120

PLANNED DEVELOPMENT MAP



Item	Notes	Date	By
Final	C.R.H.	5/21/00	CRC
Checked	C.R.H.	5/21/00	SWW
Revised	C.R.H.	6/12/00	R.A.P.
Revised	C.R.H.	7/25/00	W.P.T.
Revised	C.R.H.	12/15/00	B.T.R.
Revised	C.R.H.	6/1/01	C.M.
Revised	C.R.H.	6/22/01	C.M.



OVERALL PD  
NUMBER OF DWELLING UNITS PROPOSED - 138

TOTAL ACRES - 30.621

LOT COVERAGE 13.19 AC. 43.04% OF SITE

TOTAL STORMWATER ACRES 4.20 AC. 13.69% OF SITE

OPEN SPACE 5.12 AC. 17.04% OF SITE

ROW 7.61 AC. 24.89% OF SITE

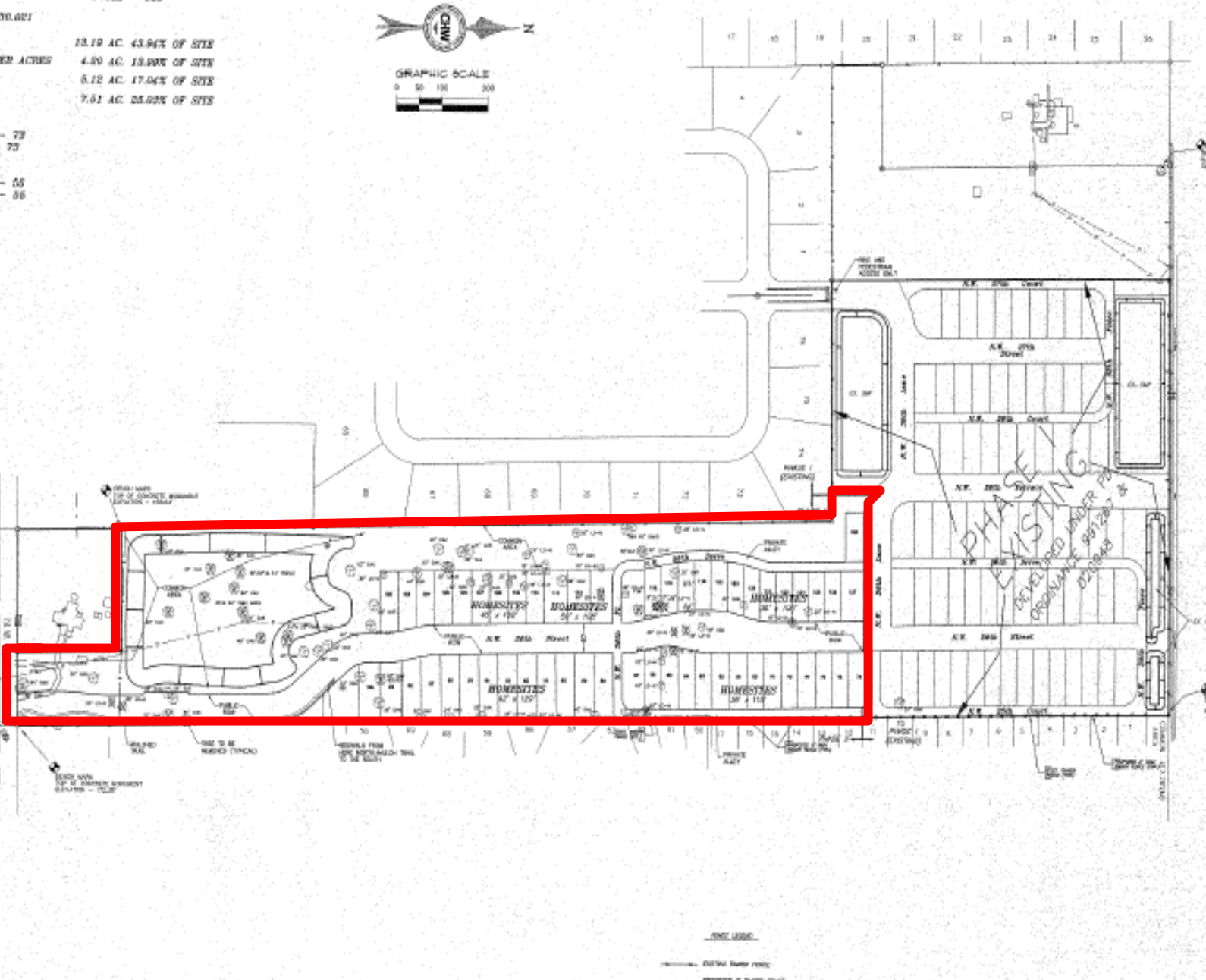
PHASE I  
APPROVED LOTS - 73  
EXISTING LOTS - 73

PHASE II  
APPROVED LOTS - 55  
PROPOSED LOTS - 56



SEDERA HUBBARD AVE. (S. JUDITH)

N. W. 3325 AVENUE  
(700 FOOT RIGHT-OF-WAY)



PHASE I EXISTING  
PHASE II PROPOSED  
PROPOSED LOT AND  
COURT LAY OUT

Concession & Walpole, Inc.