



ENG, DENMAN & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

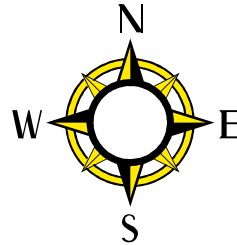
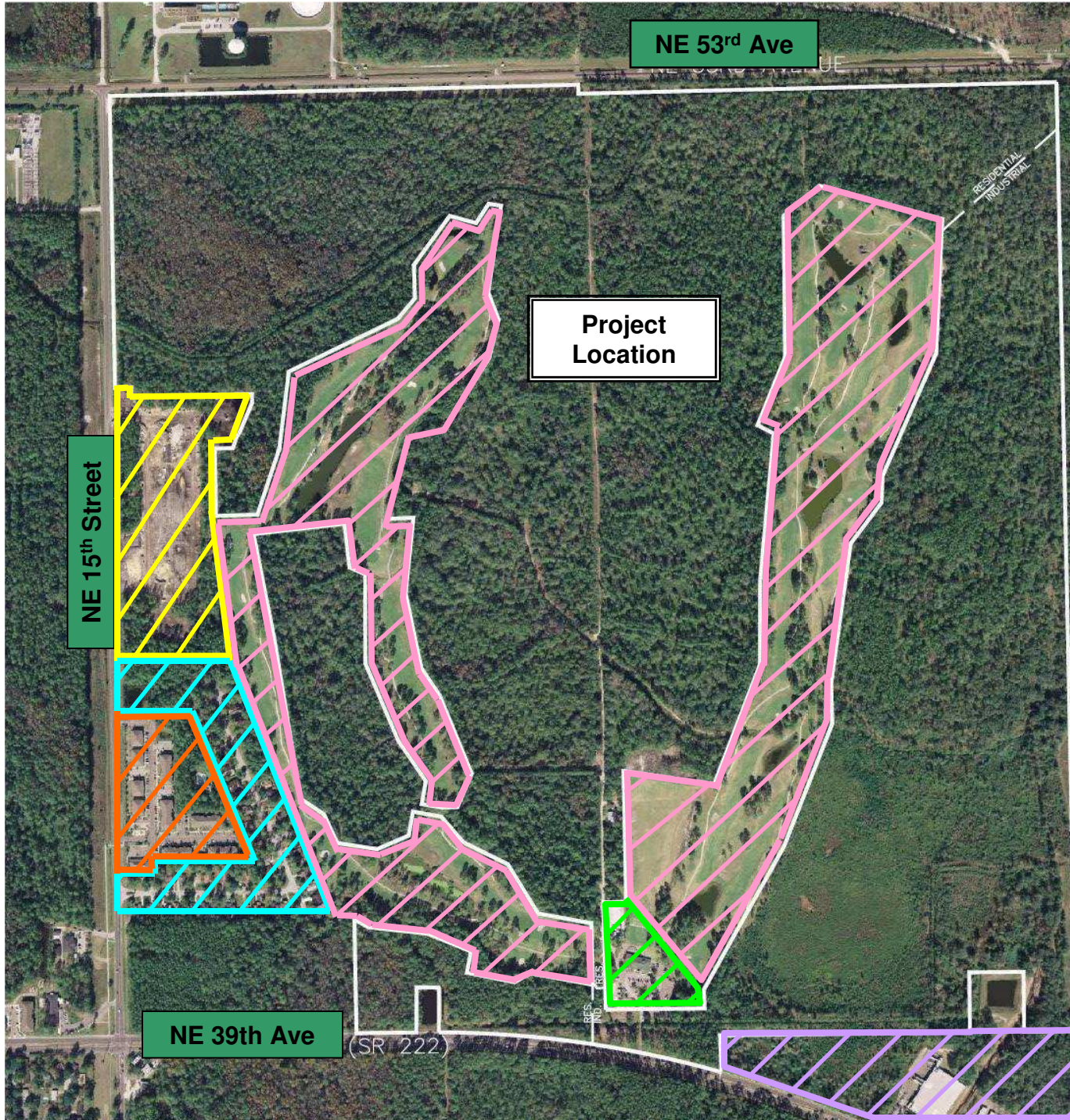
Hatchet Creek

An Environmental Cluster Subdivision

090182

City of Gainesville

Planning Petition Number PZ-09-19



RSF-1: 278.58 Acres
RSF-4: 12.31 Acres
I-2: 135 Acres
PS: 2.08 Acres
Total: 427.97 Acres

Northpoint At Ironwood

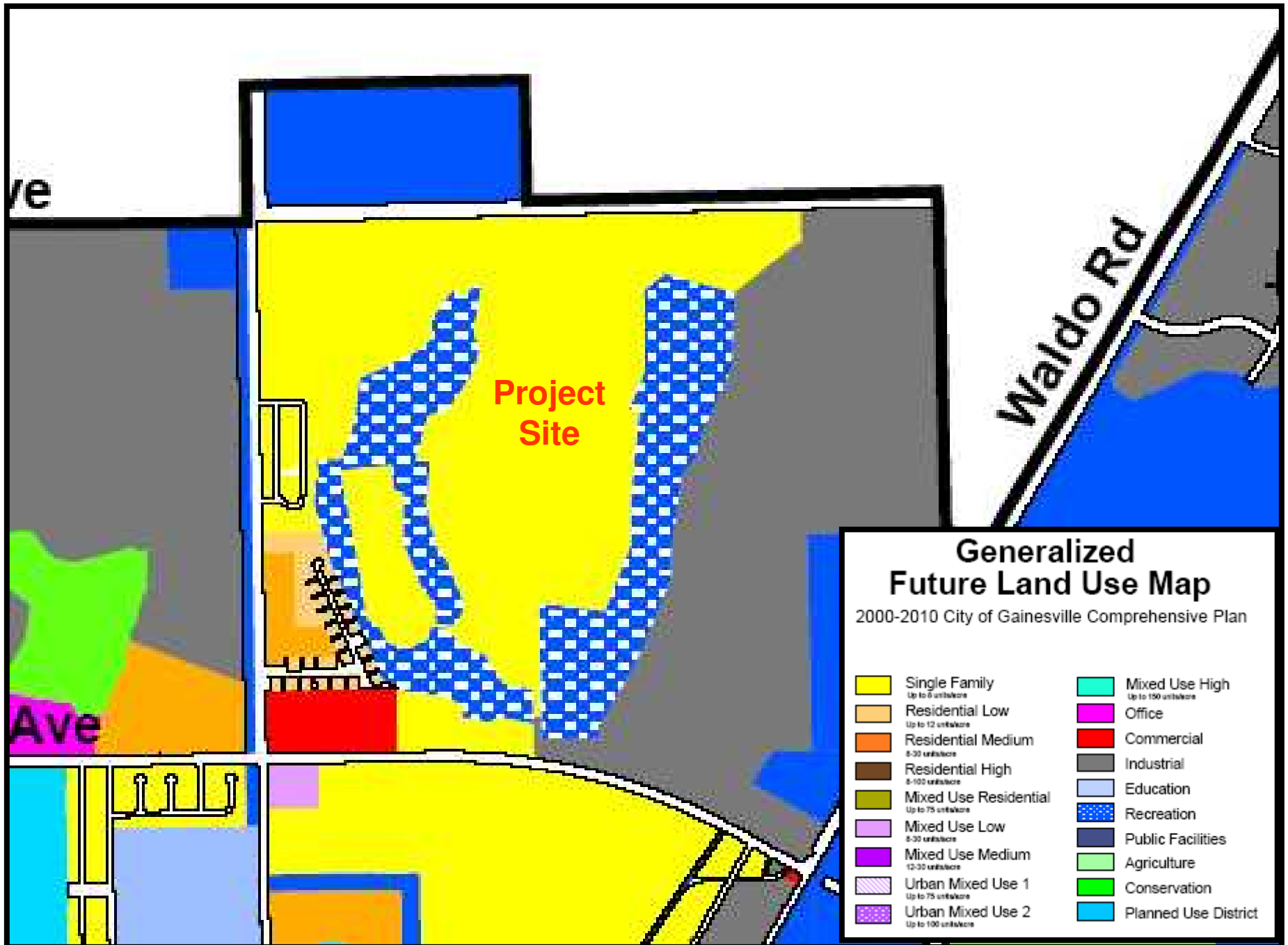
Ironwood Golf Course

Lewis Place Apartments

**Ironwood Golf Course
Village**

Clubhouse

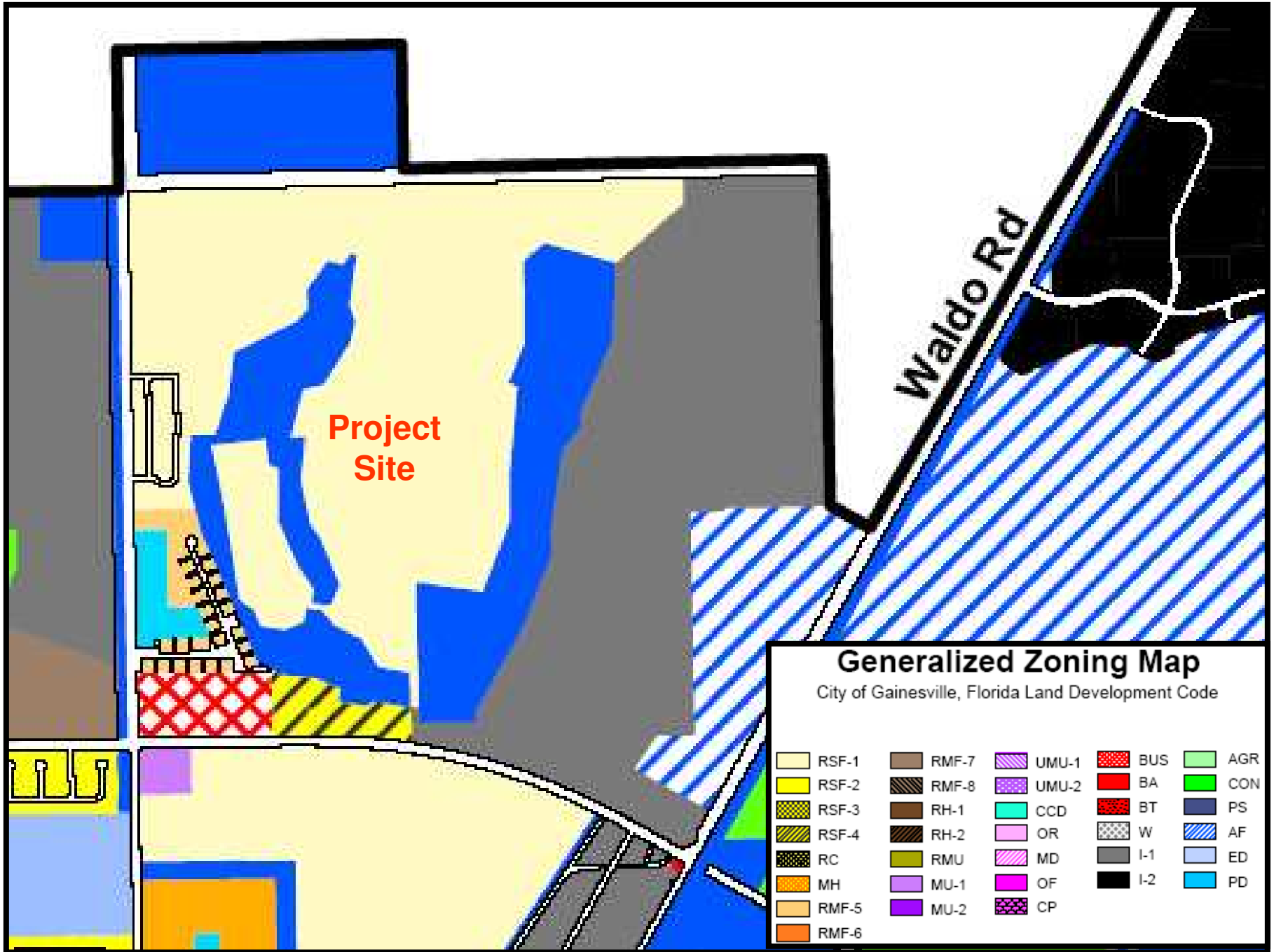
Double Envelope



Generalized Future Land Use Map

2000-2010 City of Gainesville Comprehensive Plan

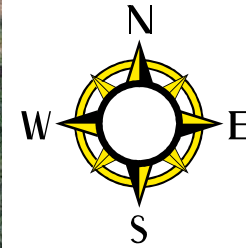
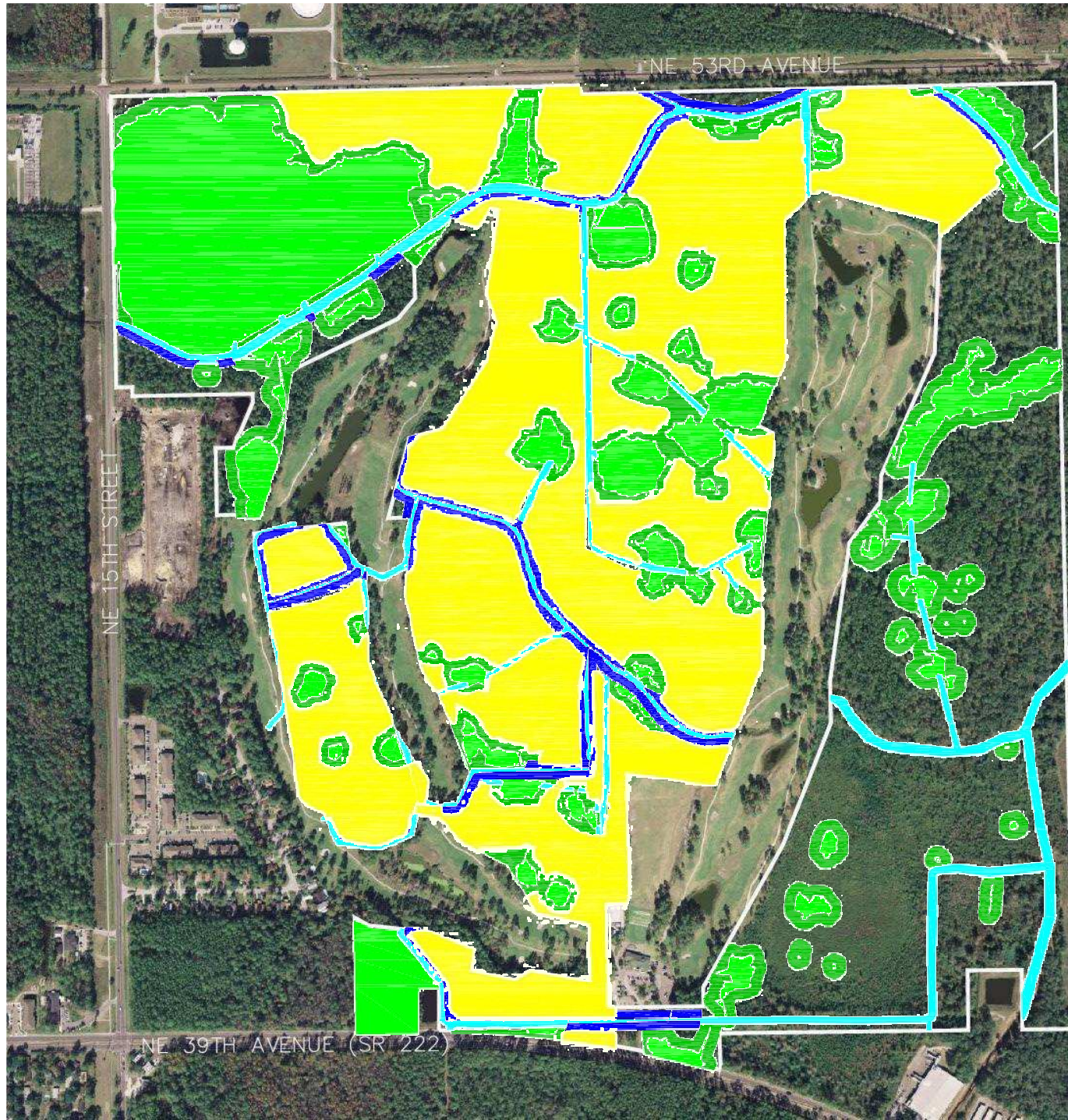
 Single Family <small>Up to 6 units/acre</small>	 Mixed Use High <small>Up to 150 units/acre</small>
 Residential Low <small>Up to 12 units/acre</small>	 Office
 Residential Medium <small>8-30 units/acre</small>	 Commercial
 Residential High <small>8-100 units/acre</small>	 Industrial
 Mixed Use Residential <small>Up to 75 units/acre</small>	 Education
 Mixed Use Low <small>8-30 units/acre</small>	 Recreation
 Mixed Use Medium <small>12-30 units/acre</small>	 Public Facilities
 Urban Mixed Use 1 <small>Up to 75 units/acre</small>	 Agriculture
 Urban Mixed Use 2 <small>Up to 100 units/acre</small>	 Conservation
	 Planned Use District








Generalized Zoning Map

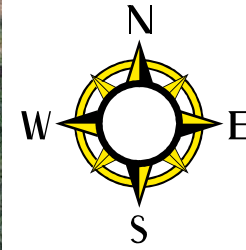
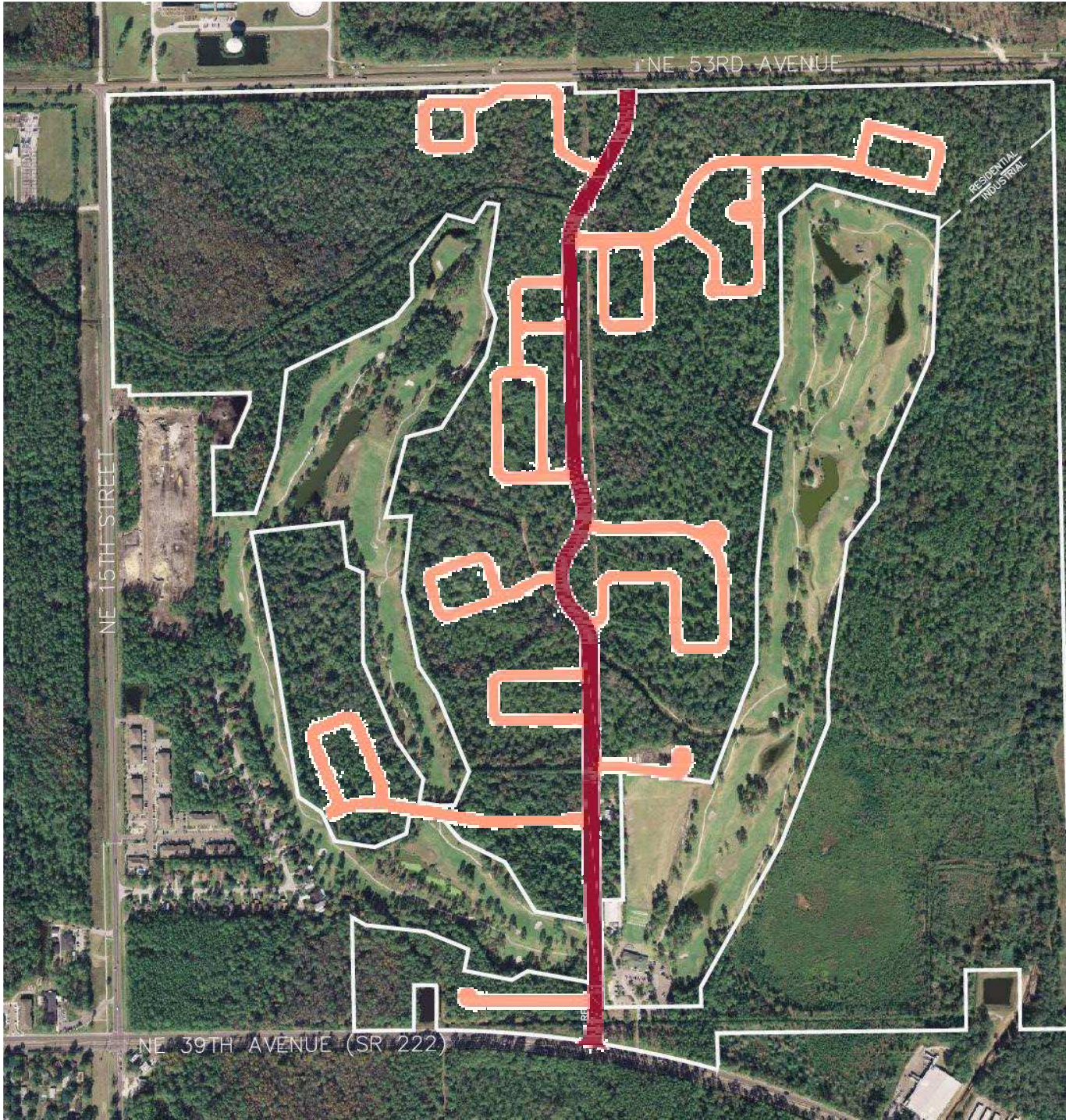
City of Gainesville, Florida Land Development Code

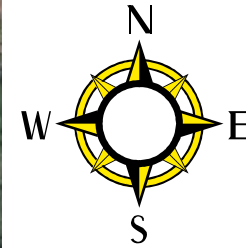
RSF-1	RMF-7	UMU-1	BUS	AGR
RSF-2	RMF-8	UMU-2	BA	CON
RSF-3	RH-1	CCD	BT	PS
RSF-4	RH-2	OR	W	AF
RC	RMU	MD	I-1	ED
MH	MU-1	OF	I-2	PD
RMF-5	MU-2	CP		
RMF-6				



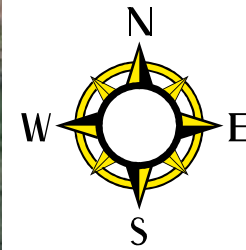
Wetlands:	68.9 Acres
Wetland Buffer:	27.7 Acres
Surface Waters:	12.57 Acres
Surface Water Setbacks:	13.9 Acres
Total Environmental:	123.07 Acres
Developable Residential Area:	167.82 Acres

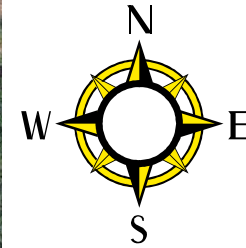
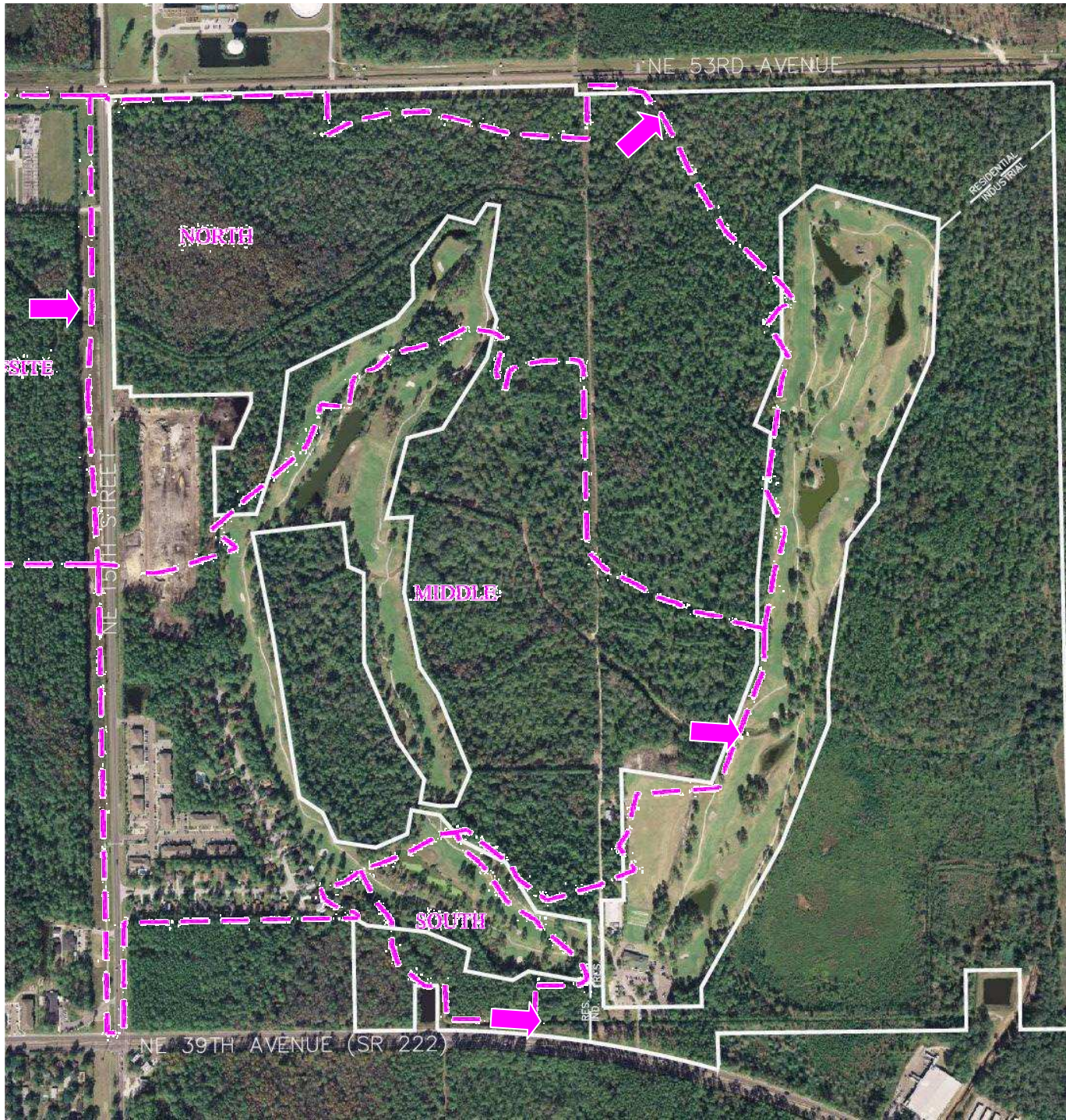
	Developable Area
	Surface Water Setbacks
	Surface Waters
	Wetland Buffers
	Existing Wetlands





-  **Recreation Center**
-  **Surface Water Setbacks**
-  **Surface Waters**
-  **Major Roadways**
-  **Minor Roadways**



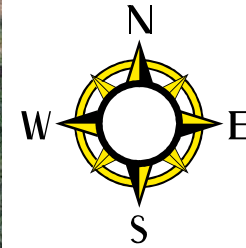
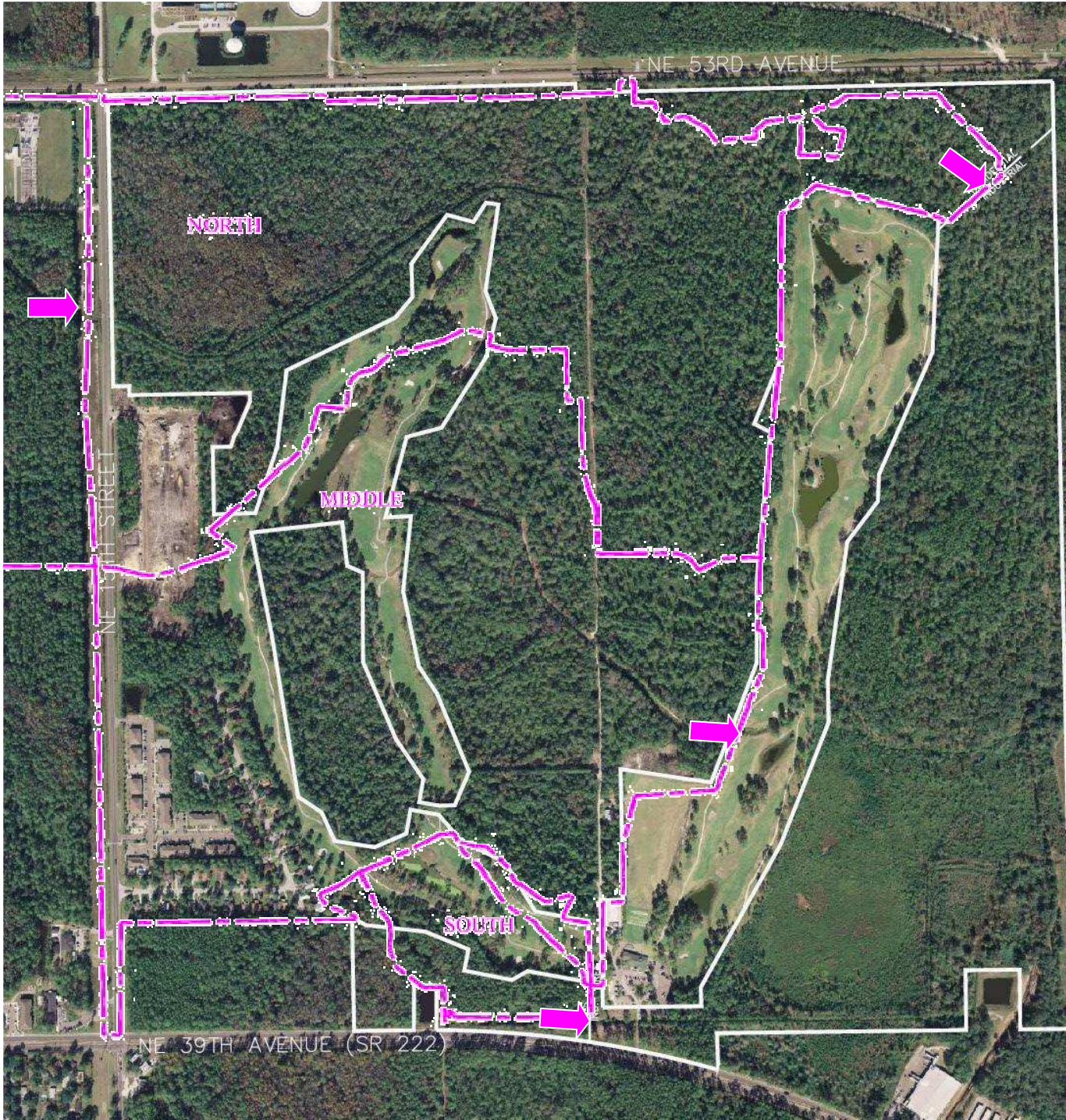


Drainage Arrow



**Predevelopment
Drainage Areas**



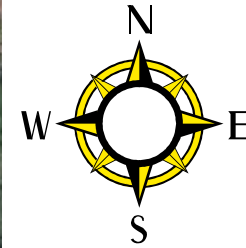


Drainage Arrow



**Postdevelopment
Drainage Areas**





Density Per Zoning:

RSF-1 (Up to 3.5 Units/Ac)
 RSF-4 (Up to 8 Units/Ac.)

**Maximum Allowed
 Lots:**

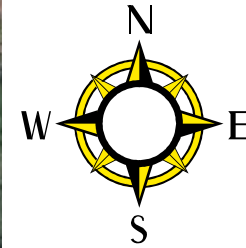
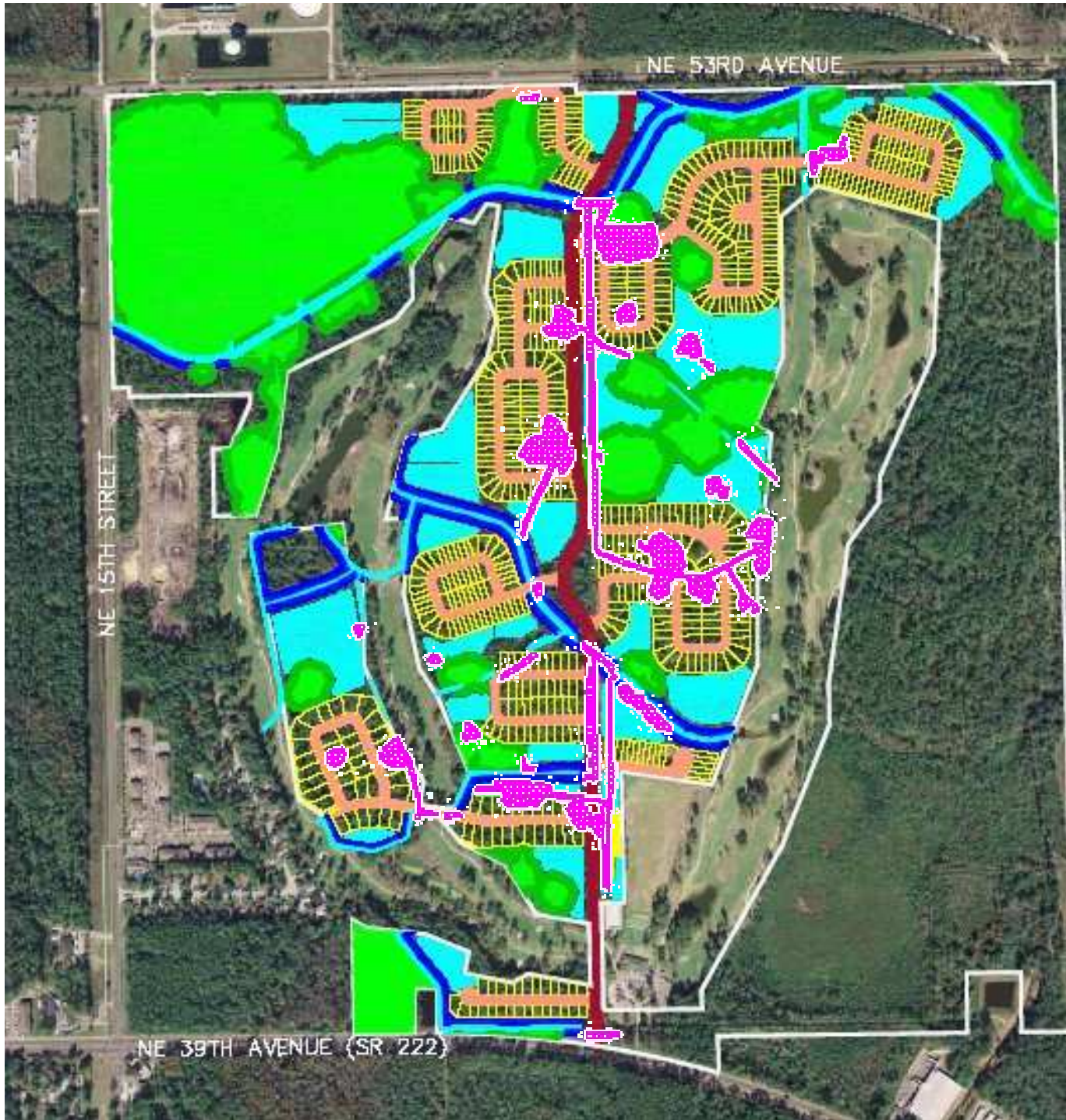
RSF-1	975
<u>RSF-4</u>	<u>98</u>
Total:	1,073

Lots Provided:

RSF-1	706
<u>RSF-4</u>	<u>27</u>
Total:	733

Density Provided:


RSF-1	2.53 Units/Ac.
RSF-4	2.19 Units/Ac.

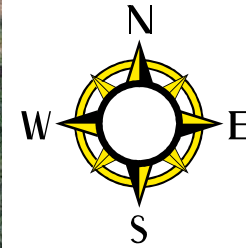


Impacted Wetlands:
8.41 Acres

Impacted Surface Waters:
3.48 Acres

Impacted Surface Waters and Impacted Wetlands

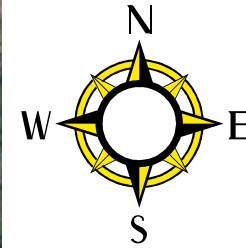
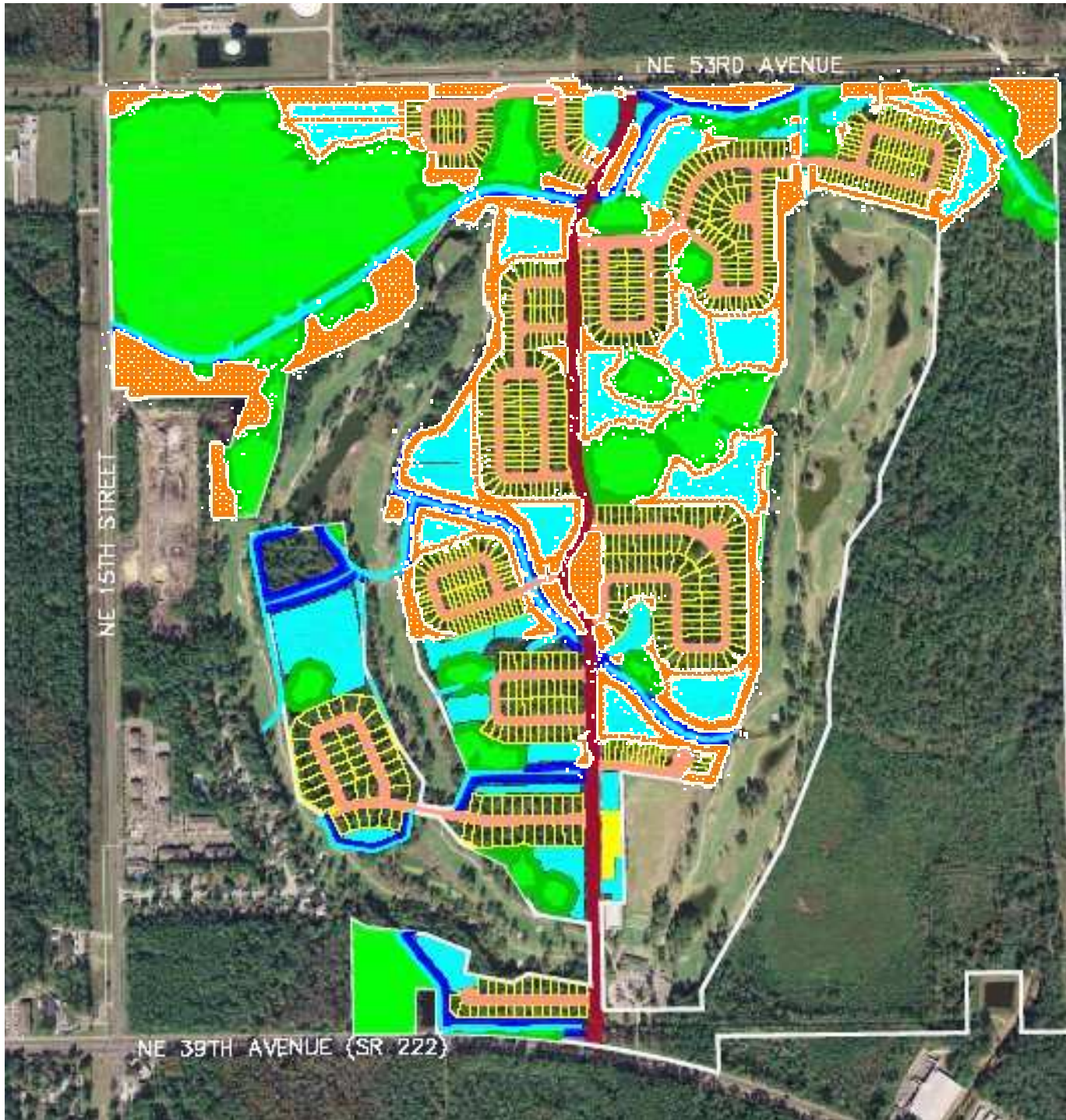




RTS Bus Stop

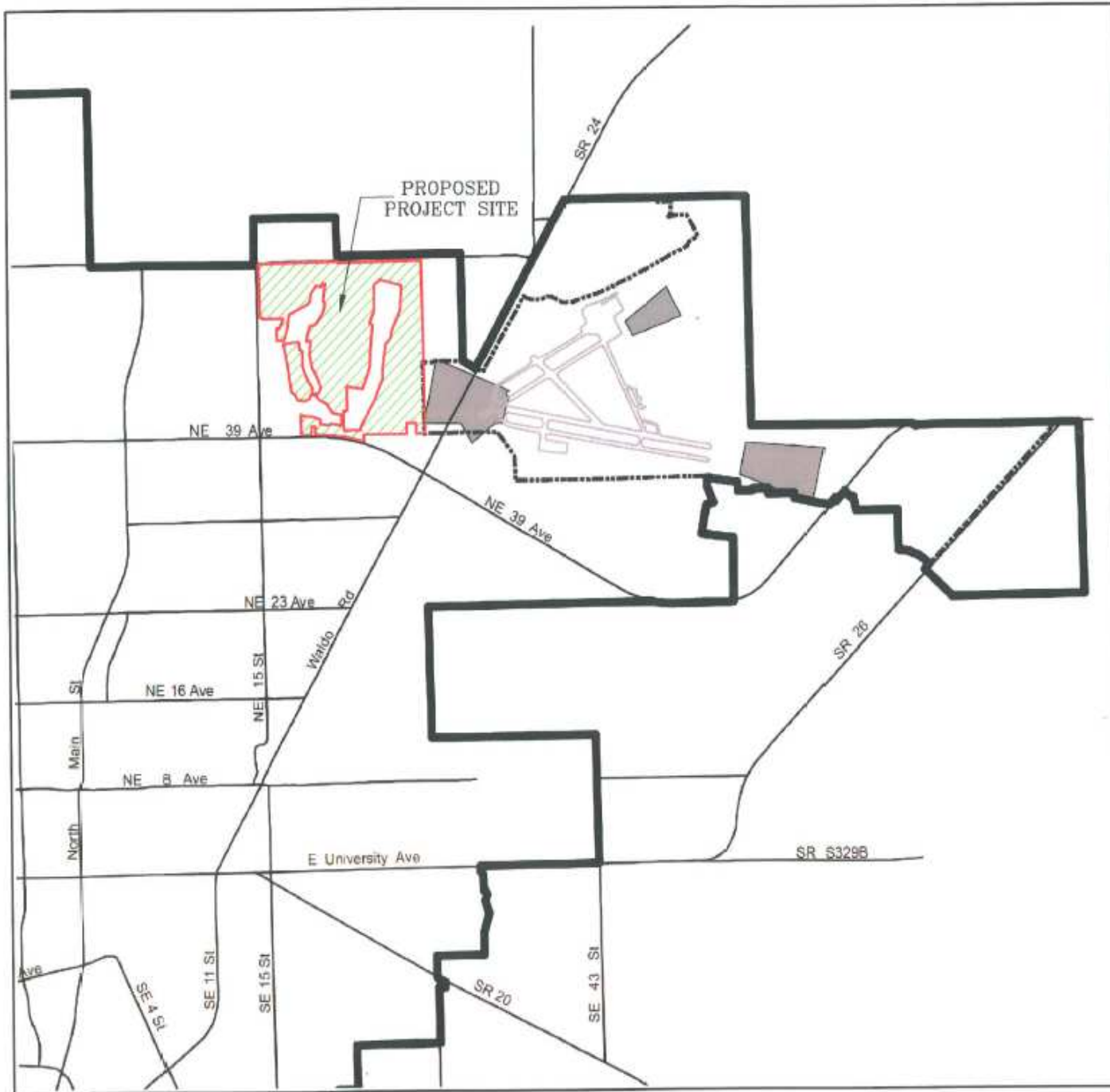


RTS Bus



 Proposed Set-aside Areas

A legend box with a black border. It contains a small orange hatched square symbol on the left and the text 'Proposed Set-aside Areas' on the right.



AIRPORT RUNWAY CLEAR ZONE

Gainesville Regional Airport

Legend

- Clear Zones
- Airport Property Line
- Gainesville City Limits

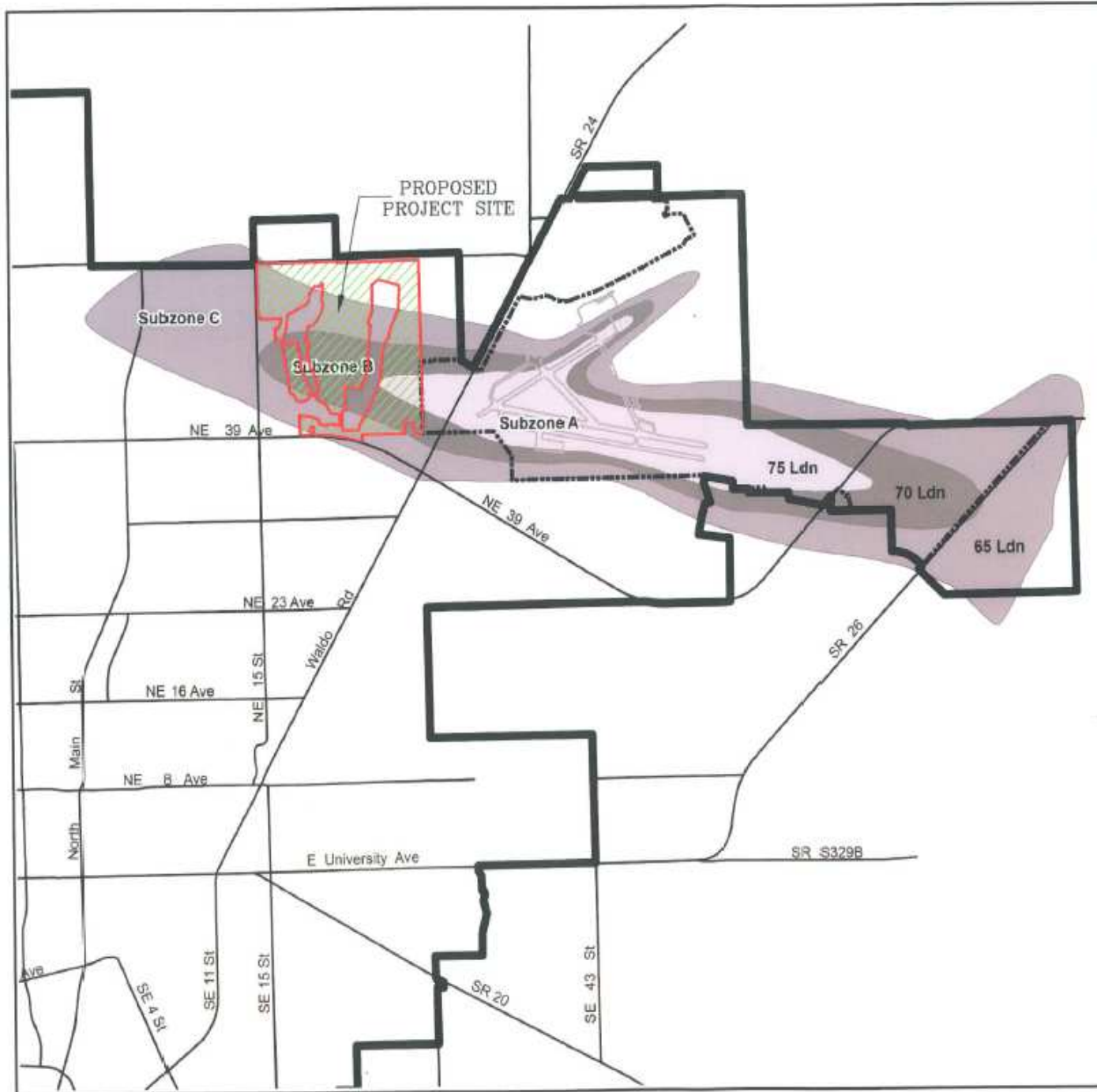
Source: City of Gainesville, Land Development Code, Appendix F, Attachment 2

File: T:\Projects\Planning\Airport

City of Gainesville Gainesville, Florida

Prepared by the
Dept of Community Development
April 2007





AIRPORT RUNWAY NOISE ZONE

Gainesville Regional Airport

Legend

Decibal Contours
Depicting Airport Noise

- Subzone A
- Subzone B
- Subzone C

- Airport Property Line
- Gainesville City Limits

Source: City of Gainesville, Land Development Code
Appendix F, Attachment 3

File: T:\Projects\Planning\Airport

City of Gainesville Gainesville, Florida

Prepared by the
Dept of Community Development
April 2007

0.4 0.2 0 0.4 Miles



PREPARED BY:



IN COORDINATION WITH:



Source: RSH & ESA Analysis (2008)

LEGEND

	PROPERTY LINE		65 DnL NOISE CONTOUR
	75 DnL NOISE CONTOUR		60 DnL NOISE CONTOUR
	70 DnL NOISE CONTOUR		55 DnL NOISE CONTOUR



FIGURE 6-1

PREPARED BY:



IN COORDINATION WITH




FIGURE 6-2

RSH AEP PROJECT NUMBER
201-3363-020



Source: RSH & ESA Analysis (2008)

LEGEND

 PROPERTY LINE	 65 DnL NOISE CONTOUR
 75 DnL NOISE CONTOUR	 60 DnL NOISE CONTOUR
 70 DnL NOISE CONTOUR	 55 DnL NOISE CONTOUR

