

**LEGISLATIVE #**

**120326D**

**DESIGN TEAM**

**PROJECT DIRECTOR**

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**PROJECT ARCHITECT**

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**PROJECT GEOTECHNICAL ENGINEER**

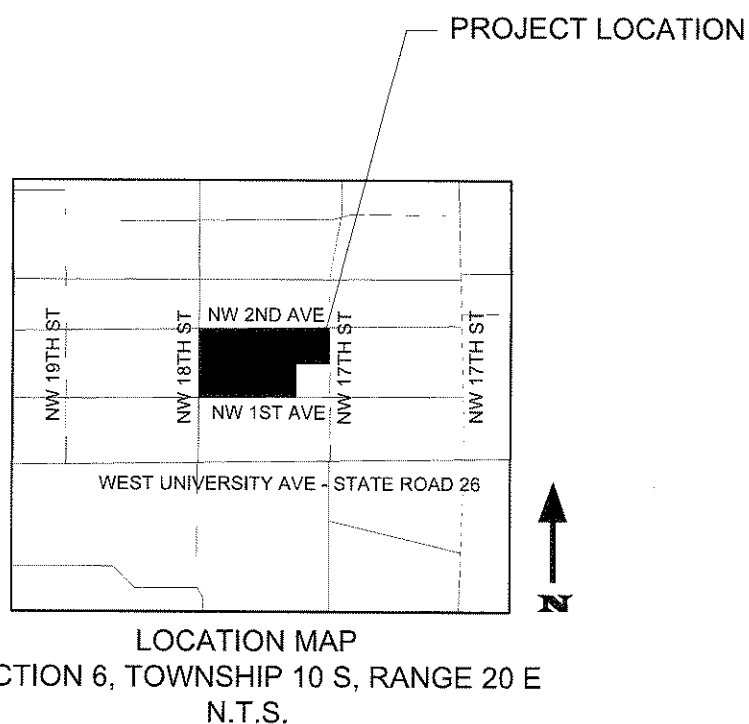
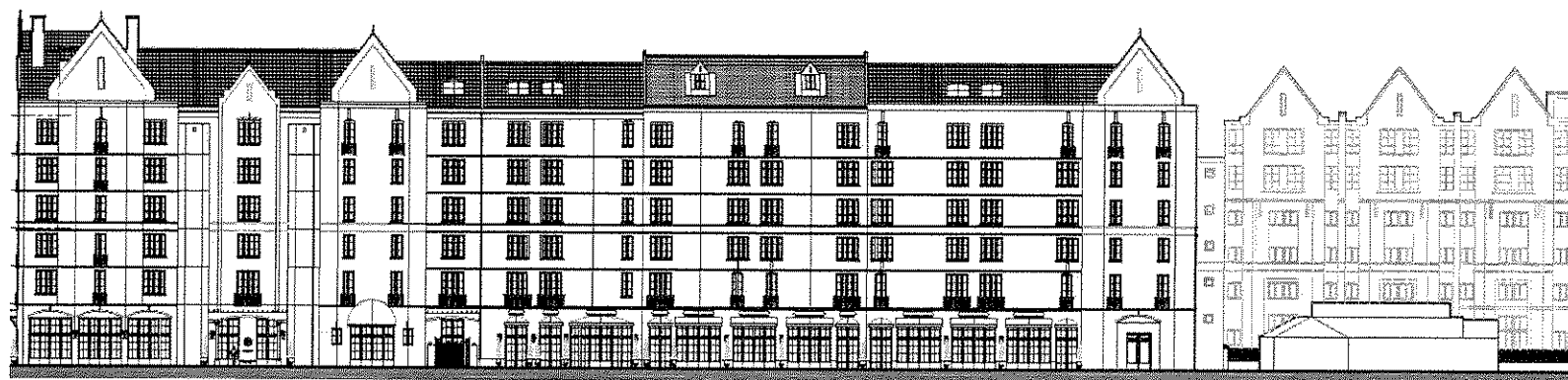
JAY NORDQVIST, P.E. AND KEN HILL, P.E.  
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# PD ZONING SUBMITTAL PACKAGE FOR ONE COLLEGE PARK

Appendix C



| SHEET INDEX<br>ONE COLLEGE PARK |                                     |
|---------------------------------|-------------------------------------|
| SHEET NO.                       | SHEET TITLE                         |
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| PD-2                            | EXISTING CONDITIONS MAP             |
| PD-3                            | PD LAYOUT PLAN MAP                  |
| A-1                             | BUILDING ELEVATION - NW 1ST AVENUE  |
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| A-3                             | BUILDING ELEVATION - NW 2ND AVENUE  |
| A-4                             | BUILDING ELEVATION - NW 18TH STREET |

309 SE 7th Street, Gainesville, Florida 32601  
 Phone No. (352) 494-6225 Fax No. (352) 338-0303  
**JMJ**  
 JMJ CONSULTANT ENGINEER, LLC

|                  |                       |
|------------------|-----------------------|
| DATE: 10/13/2008 | REVISIONS: 11/12/2008 |
|                  | REVISIONS: 06/19/2012 |
|                  | REVISIONS: 08/06/2012 |

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| DRAWN BY: JMJ | CHECKED BY: JMJ | FILE: 2008.16 |
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**COVER SHEET**  
 ONE COLLEGE PARK  
 GAINESVILLE, FLORIDA

JOE MONTALTO, JR., P.E.  
PROJECT ENGINEER  
FL. REG. NO. 34315  
CERT. OF AUTH. # 00009907

**SHEET**  
PD - 1

**LEGAL DESCRIPTION:**

NOTE: LOTS 1 AND 2 NOT INCLUDED IN PD ZONING SUBMITTAL

TP# 15013-001-000  
 LOTS 3, 4, 7, 8, 9, 10, 12, 13 AND 14, BLOCK 7 OF COLLEGE PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

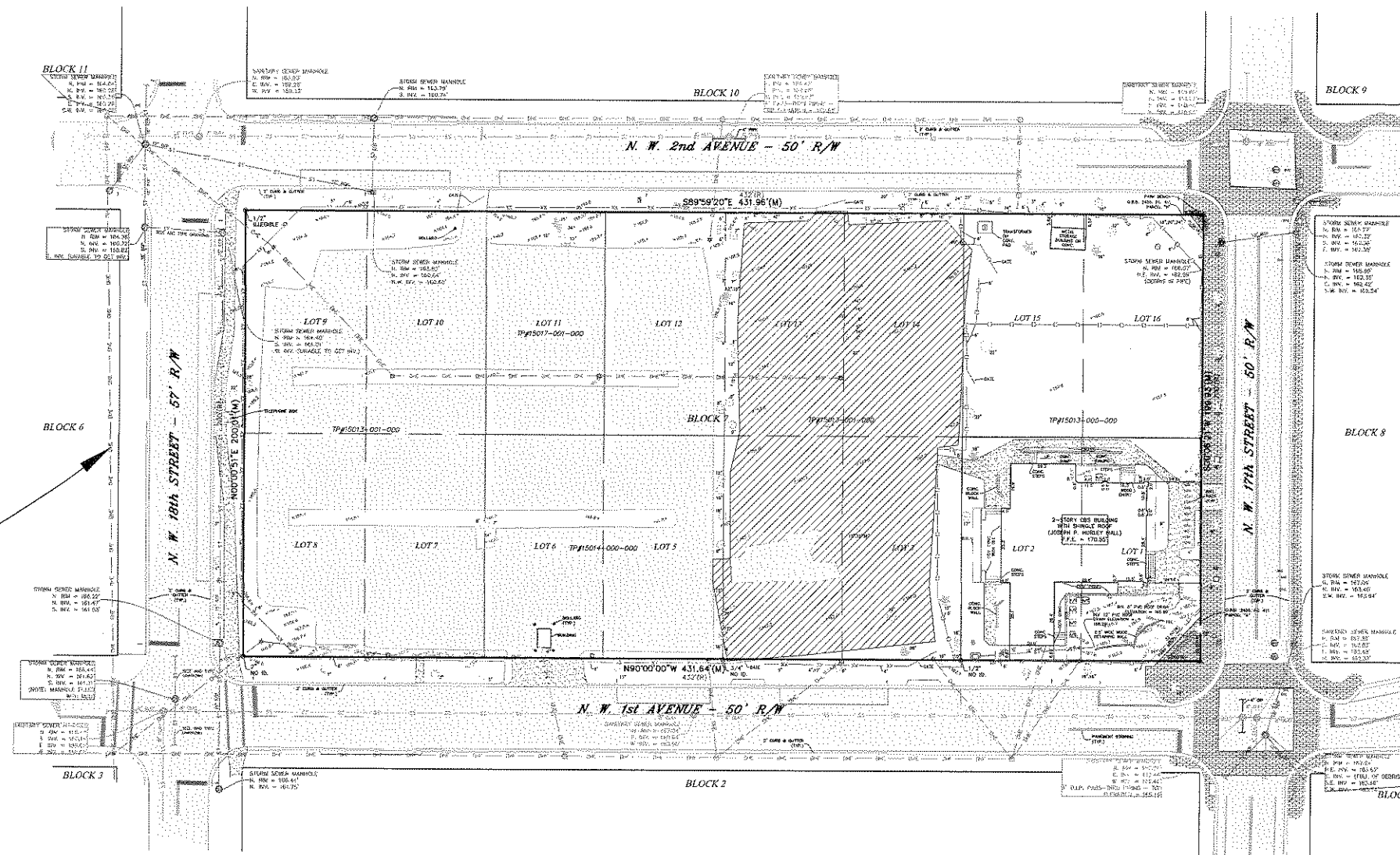
TP# 15013-002-000  
 LOTS 15 AND 16, BLOCK 7 OF COLLEGE PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TP# 15014-000-000  
 LOTS 5 AND 6, BLOCK 7 OF COLLEGE PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

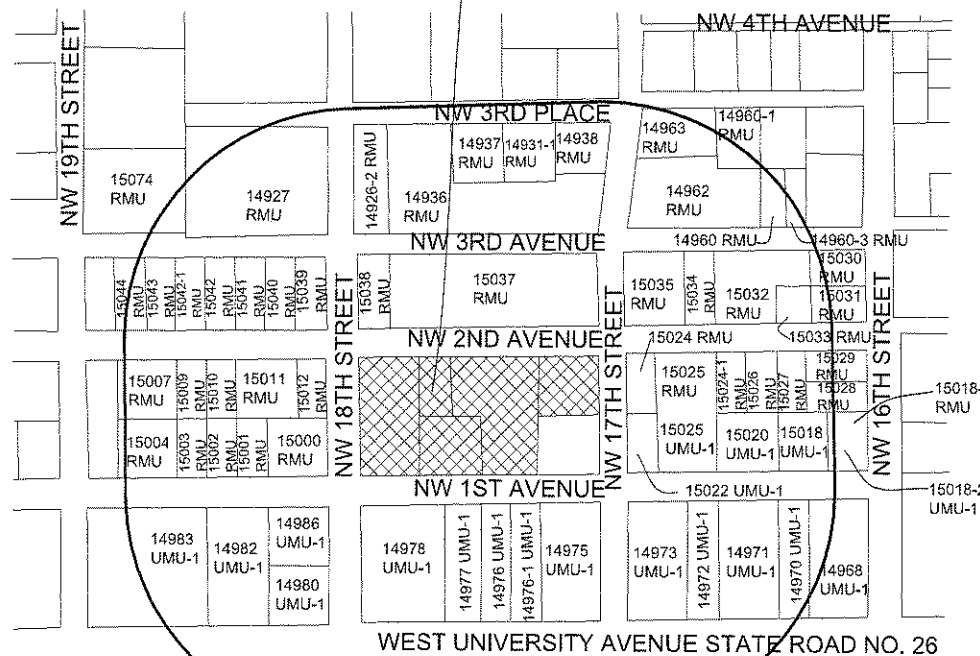
TP# 15017-001-000  
 LOT 11, BLOCK 7 OF COLLEGE PARK, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 9 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

**SITE DATA FOR EXISTING LOT:**

- OWNER: ST. AUGUSTINE PARISH LAND LLC  
 1738 WEST UNIVERSITY AVENUE, GAINESVILLE, FL 32601  
 PHONE (352) 372-3533
- AGENT: OSCAR ROGER, COLLEGE PARK GROUP, LLC  
 PHONE (352) 448-4702
- CURRENT ZONING DATA:  
 CURRENT ZONING: PD
- EXISTING DATA:  
 SURFACE PARKING LOT  
 A. OCCUPANCY CLASS: N/A  
 B. TYPE OF CONSTRUCTION: N/A  
 C. TOTAL BUILDING AREA: N/A  
 D. HEIGHT/STORIES: N/A  
 E. CURRENT DENSITY: N/A  
 F. CURRENT SET BACKS:  
 FRONT - N/A  
 SIDE STREET - N/A  
 REAR - N/A  
 G. CURRENT LOT WIDTH: 431.64 FEET  
 H. CURRENT LOT DEPTH: 200.01 FEET  
 I. CURRENT LOT AREA: 75,558 SF = 100%  
 J. TOTAL IMPERVIOUS AREA: 34,350 SF = 45.5%  
 K. OPEN SPACE = 41,208 = 54.5%
- CURRENT LAND USE: SURFACE PARKING LOT



**TAX PARCEL MAP**  
 N.T.S.



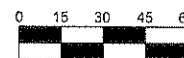
**LEGEND:**

- = FOUND IRON PIPE (AS NOTED)
- = FOUND CONCRETE MONUMENT MARKED AS SHOWN HEREON
- = SET 4" X 4" CONCRETE MONUMENT WITH CAP MARKED PRM LB 5075
- ▲ = SET NAIL & CAP STAMPED PRM LB5075
- △ = CONCRETE LIGHT POLE
- = ELECTRIC BOX
- = ELECTRIC HAND HOLE
- = ELECTRIC MANHOLE
- = GAS METER
- = HOSE BIB
- = METAL LIGHT POLE
- = SANITARY SEWER CLEAN OUT
- = SANITARY SEWER MANHOLE
- = SANITARY STORM MANHOLE
- = SIGN
- = TELEPHONE HAND HOLE
- = TELEPHONE PEDESTAL
- = TRANSFORMER
- = WATER METER
- = WATER VALVE
- = WOOD LIGHT POLE
- = WOOD POWER POLE
- = EXISTING ELEVATION (IN FEET)
- A/C = AIR CONDITIONER
- CBS = CONCRETE BLOCK AND STUCCO CONC.
- CONC. = CONCRETE
- COV. = COVERED
- DIP = DUCTILE IRON PIPE
- F.F.E. = FINISHED FLOOR ELEVATION
- INV. = INVERT
- (M) = CALCULATED BASED ON FIELD MEASURED DATA
- (P) = PLAT DATA
- PVC = POLYVINYL CHLORIDE
- (R) = RECORD DEED DATA
- R/W = RIGHT OF WAY
- RCP = REINFORCED CONCRETE PIPE
- T.P. = TAX PARCEL
- O.H. = OVERHANG
- = CHAIN LINK FENCE (AS NOTED)
- = IRON FENCE
- = WOOD FENCE (AS NOTED)
- = SANITARY SEWER LINES (AS NOTED)
- = STORM SEWER LINES (AS NOTED)
- = OVERHEAD ELECTRIC LINE
- ▨ = AREA OF CONCRETE SURFACE
- ▨ = AREA OF BRICK PAVERS
- ▨ = AREA OF ASPHALT SURFACE
- ▨ = AREA OF LIMESTONE SURFACE

"999999" DENOTES TAX PARCEL IDENTIFICATION  
 UMU-1 URBAN MIXED USE (75 DU/ACRE)  
 RMU RESIDENTIAL MIXED USE (75 DU/ACRE)



SCALE: 1" = 30'




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EXISTING CONDITIONS MAP  
 ONE COLLEGE PARK  
 GAINESVILLE, FLORIDA

SHEET  
 PD-2

  
**JMJ CONSULTANT ENGINEER, LLC**  
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**PROPOSED PD SITE DATA:**

- 1. PROPOSED ZONING:** PLANNED DEVELOPMENT
- 2. PROPOSED USE OF STRUCTURES:**  
MIXED-USE OF COMMERCIAL MULTI-FAMILY RESIDENTIAL AND PARKING
- 3. OPEN SPACE:**  
THE OPEN SPACE CONSISTS OF ARCADES, PLAZAS, RECREATION /POOL AREA, WALKWAYS, AND COURTYARDS.
- 4. PUBLIC SPACES:**  
PUBLIC SPACES INCLUDE ARCADES AND PLAZAS.
- 5. ARCHITECTURAL THEME OF PROPOSED DEVELOPMENT:**  
THE PROPOSED ARCHITECTURAL THEME COMBINES ELEMENTS OF TRADITIONAL AND MODERN ARCHITECTURE.
- 6. PROPOSED ZONING DATA:**  
THE PD CURRENTLY RESIDES IN THE UMU-1 (URBAN MIXED-USE 1) AND RMU (RESIDENTIAL MIXED USE) ZONING DISTRICTS. THE PD ZONING ALLOWS ON THE ENTIRE SITE 6 STORY STRUCTURES AND INCLUDES A MAXIMUM OF 56 APARTMENT UNITS, A HOTEL AND/OR DORMITORY WITH A MAXIMUM OF 170 ROOMS, A MAXIMUM OF 14,000 SF OF COMMERCIAL DEVELOPMENT, AND A PARKING GARAGE WITH A MAXIMUM OF 610 SPACES.

ZONING REQUIREMENTS ESTABLISHED FOR THE PD:  
ZONING DESIGN REQUIREMENTS ARE CONSISTENT WITH THE COLLEGE PARK SPECIAL AREA PLAN STANDARDS EXCEPT AS NOTED IN THE ACCOMPANYING PD REPORT. THESE STANDARDS ADDRESS BUILDING TYPES, MATERIALS, CONFIGURATIONS, AND TECHNIQUES INCLUDING SIDEWALKS AND LANDSCAPING REQUIREMENTS.

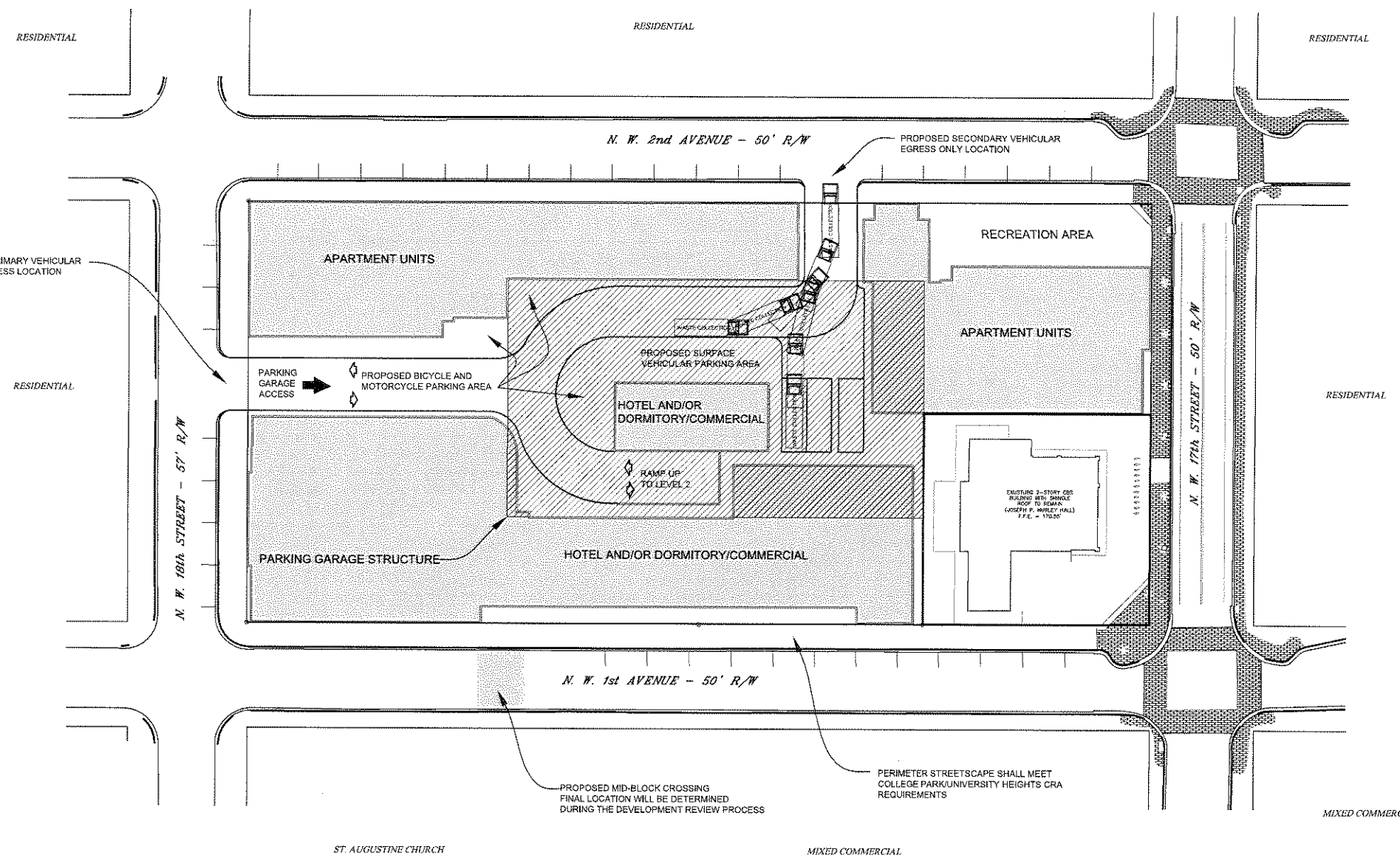
**7. UTILITIES**  
PROPOSED UTILITIES WILL MEET THE REQUIREMENTS OF GAINESVILLE REGIONAL UTILITIES (GRU) FOR PROVIDING ADEQUATE FIRE FLOW, POTABLE WATER, WASTEWATER COLLECTION, GAS AND ELECTRIC.

**8. SOLID WASTE**  
A SOLID WASTE COLLECTION SYSTEM WILL BE PROVIDED ON-SITE, MEETING THE COLLEGE PARK SPECIAL AREA PLAN REQUIREMENTS.

**9. STORMWATER TREATMENT REQUIREMENTS**  
STORMWATER TREATMENT WILL MEET THE REQUIREMENTS OF THE CITY OF GAINESVILLE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. STORMWATER WILL BE TREATED ON-SITE THROUGH A SUBSURFACE COLLECTION AND RETENTION SYSTEM IF NO OFFSITE STORMWATER TREATMENT FACILITY IS AVAILABLE.

**10. TRANSPORTATION CONCURRENCY**  
THE PROPOSED DEVELOPMENT IS LOCATED IN ZONE A OF THE TCEA.

NOTE:  
BUILDING DETAILS SHOWN ON THIS PD LAYOUT PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. AREAS INDICATED FOR HOTEL AND/OR DORMITORY/COMMERCIAL, PARKING STRUCTURE AND PARKING ACCESS, APARTMENT UNITS AND RECREATION REFLECT THE USES AUTHORIZED AND THE AREAS FOR WHICH SUCH AUTHORIZATION IS GRANTED.



**PROJECT STATEMENTS:**

- THE PD IS A REDEVELOPMENT PROJECT LOCATED IN THE COLLEGE PARK/UNIVERSITY HEIGHTS COMMUNITY REDEVELOPMENT DISTRICT. THE PROJECT REPLACES A SURFACE PARKING LOT WITH A MIXED USE DEVELOPMENT.
- PLANS AND DRAWINGS, OTHER THAN THE PD LAYOUT PLAN, CONTAINED WITHIN THIS PD SUBMITTAL PACKAGE ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL REGULATORY STANDARDS ARE CONTAINED IN THE PD REPORT, THIS PD LAYOUT PLAN AND ANY OTHER DOCUMENTS THAT MAY BE REFERENCED IN THE ADOPTING ORDINANCE.
- STREETSCAPE IMPROVEMENTS WILL BE ADDED TO THE PERIMETER OF THE SITE MEETING THE COLLEGE PARK/UNIVERSITY HEIGHTS CRA REQUIREMENTS.

**SITE UTILIZATION:**

TOTAL SITE AREA (75,558 SF):  
TOTAL BUILDING AREA (FOOTPRINT) = 66,558 SF  
APARTMENT AREA = A MAXIMUM OF 22,000 SF  
HOTEL AND/OR DORMITORY/COMMERCIAL SPACE AREA (INCLUDES HOTEL OR DORMITORY AND RETAIL) = A MAXIMUM OF 26,000 SF  
STRUCTURED PARKING = A MAXIMUM OF 21,000 SF  
SHARED MECHANICAL AND OPERATIONAL SPACE = A MAXIMUM OF 1,558 SF  
OPEN SPACE = A MINIMUM OF 5,000 SF

Table 2: TRIP GENERATION SUMMARY

| Land Use         | Daily |       |       | AM Peak Hour |     |       | PM Peak Hour |     |       |
|------------------|-------|-------|-------|--------------|-----|-------|--------------|-----|-------|
|                  | In    | Out   | Total | In           | Out | Total | In           | Out | Total |
| Apartments       | 293   | 292   | 585   | 10           | 39  | 49    | 46           | 24  | 70    |
| Hotel            | 695   | 694   | 1,389 | 58           | 37  | 95    | 53           | 47  | 100   |
| Specialty Retail | 168   | 167   | 335   | 25           | 27  | 52    | 9            | 12  | 21    |
| Parking Garage   | 393   | 393   | 786   | 66           | 0   | 66    | 0            | 58  | 58    |
| Total            | 1,549 | 1,546 | 3,095 | 159          | 103 | 262   | 108          | 141 | 249   |

TRIP GENERATION FOR DORMITORY LAND USE

ITE LUC 220 (Apartments) - 170 ROOMS, 1 PERSON PER ROOM

| Period | Rate per Unit | Gross Trips | Bike/Ped Trips | Transit Trips | Net Auto Trips (2-way) | Directional Distribution |     | Auto Trips |     |
|--------|---------------|-------------|----------------|---------------|------------------------|--------------------------|-----|------------|-----|
|        |               |             |                |               |                        | In                       | Out | In         | Out |
| Daily  | Note 1        | 525         | Note 2         | Note 2        | 525                    | 50%                      | 50% | 263        | 262 |
| AM     | Note 1        | 55          | 6 (10%)        | 6 (10%)       | 43                     | 20%                      | 80% | 9          | 34  |
| PM     | Note 1        | 68          | 12 (18%)       | 2 (3%)        | 54                     | 65%                      | 35% | 35         | 19  |

Notes: (1) The ITE fitted curve equation was used. (2) Modal split data not available for the Daily period



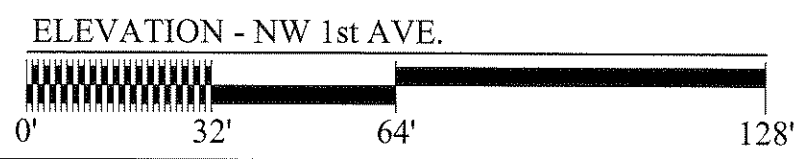
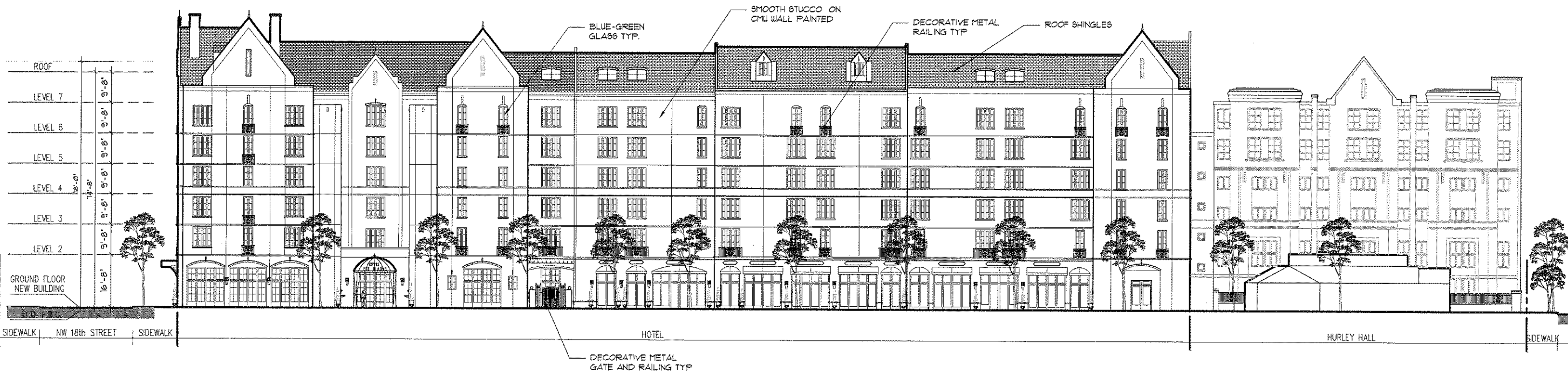
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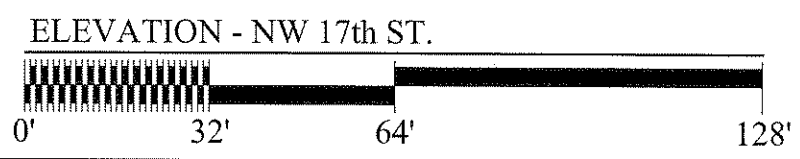
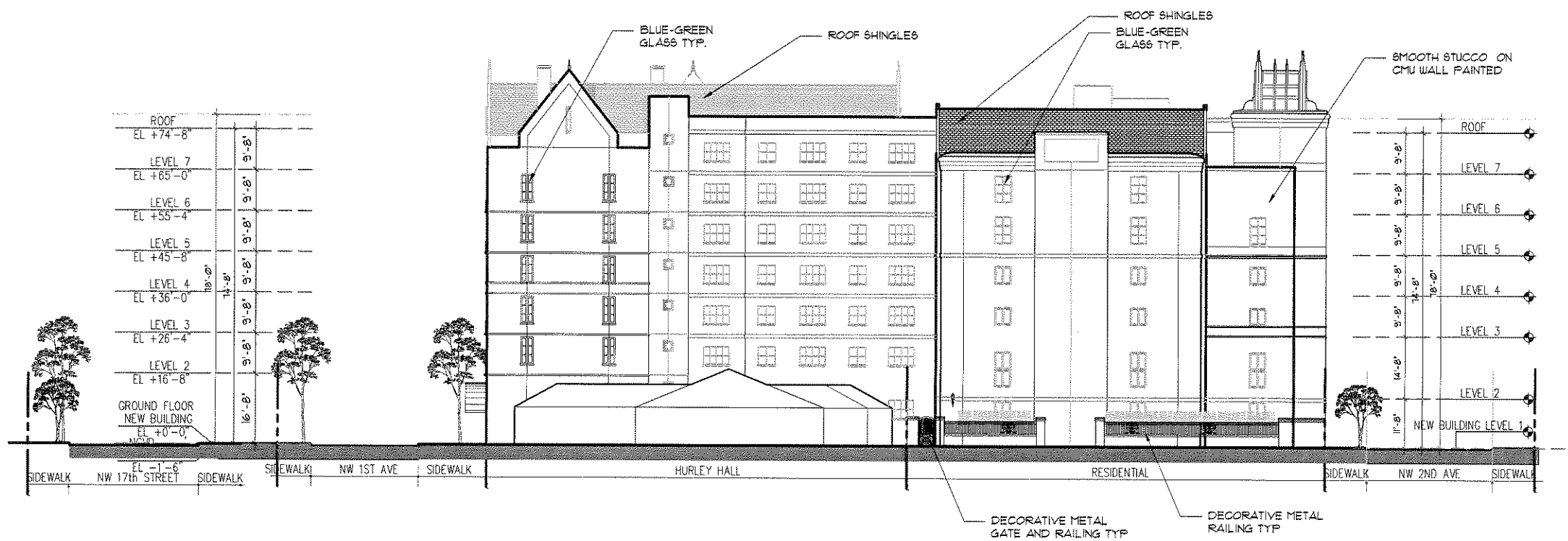
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 CHECKED BY: JMJ  
 FILE: 2008-18

PD LAYOUT PLAN  
 ONE COLLEGE PARK  
 GAINESVILLE, FLORIDA

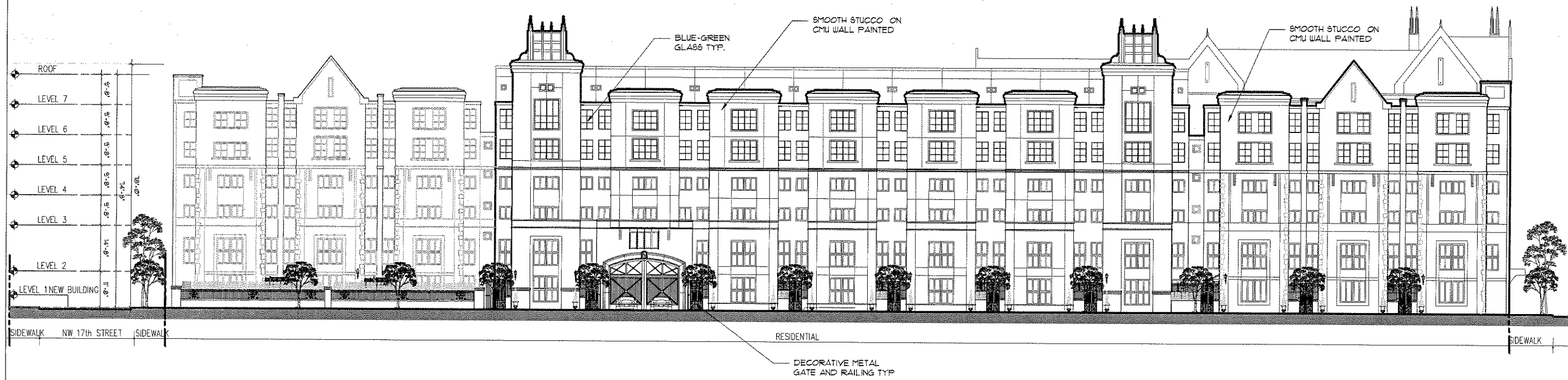
**SHEET**  
 PD-3

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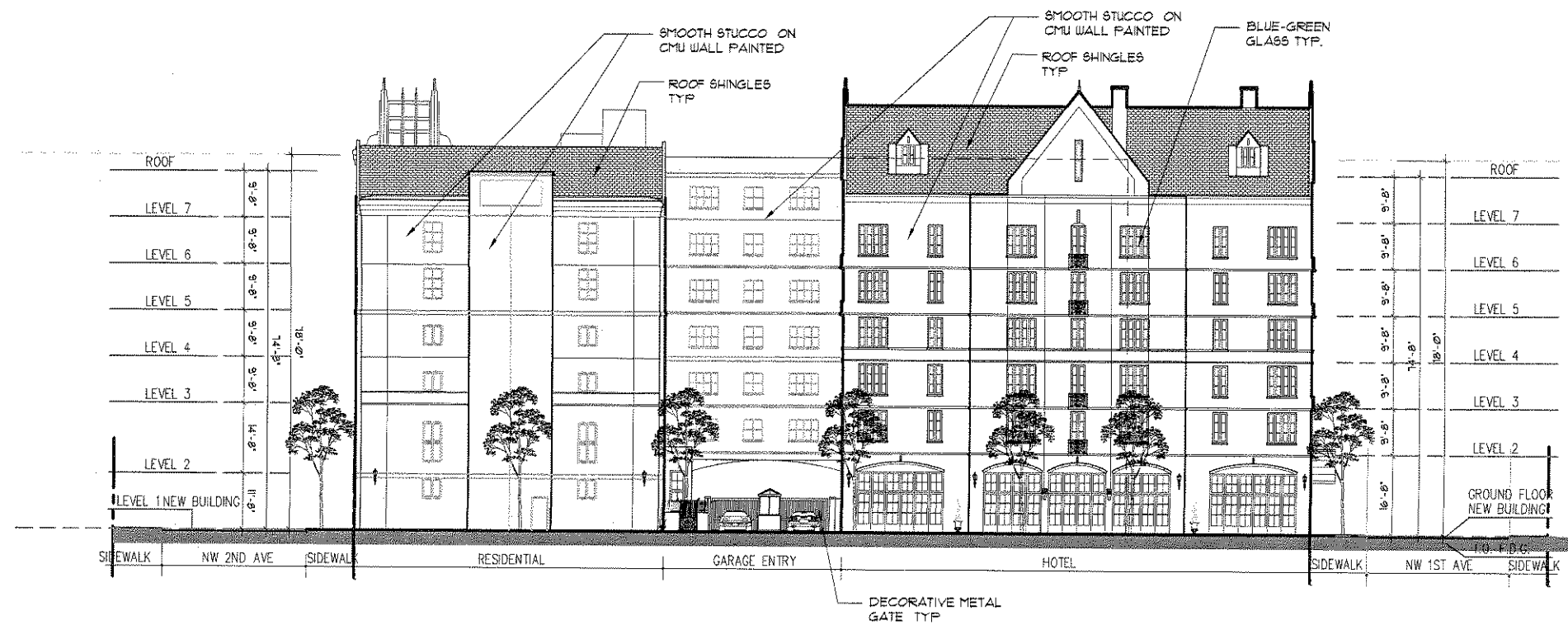






ELEVATION - NW 2nd AVE.





ELEVATION - NW 18th ST.

