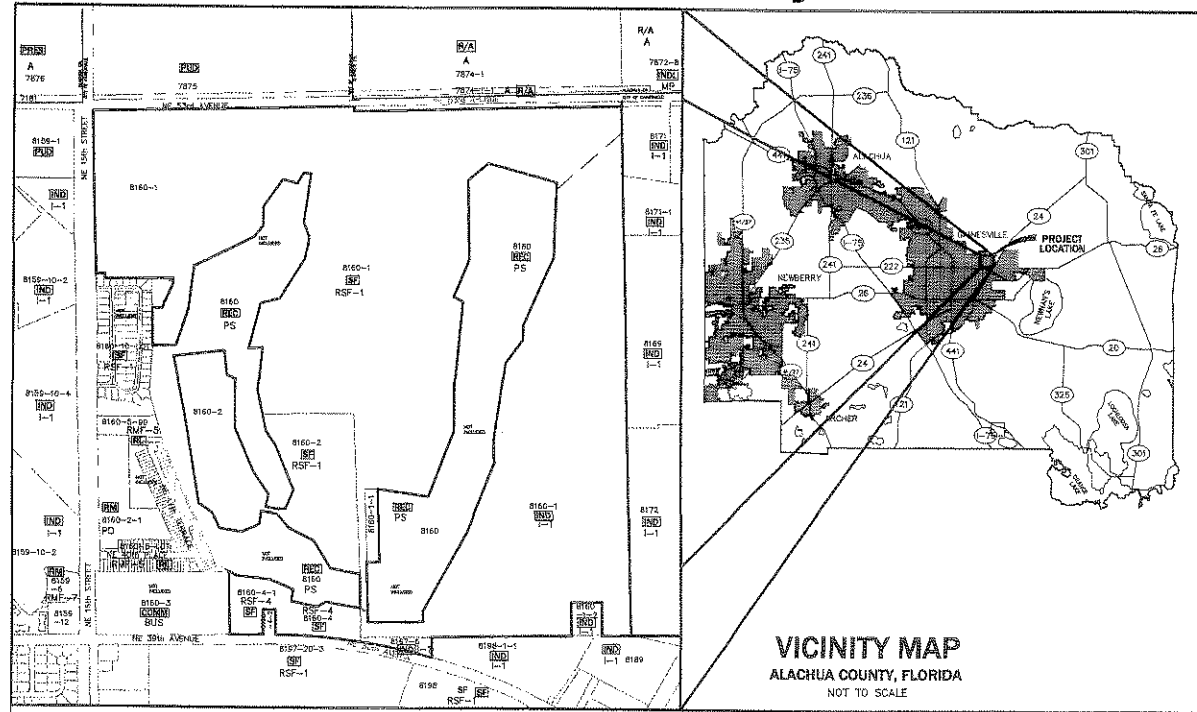


# HATCHET CREEK, AN ENVIRONMENTAL CLUSTER SUBDIVISION DESIGN PLAT CITY OF GAINESVILLE, FLORIDA

RECEIVED  
MAY 4 2009  
PLANNING  
DIVISION



**DEVELOPMENT INFORMATION:**

- NAME OF PROJECT: HATCHET CREEK, AN ENVIRONMENTAL CLUSTER SUBDIVISION
- TITLE UNDER WHICH IT WILL BE RECORDED: HATCHET CREEK, AN ENVIRONMENTAL CLUSTER SUBDIVISION
- PROJECT DESCRIPTION: THE PROPOSED PROJECT OF 733 SINGLE FAMILY DETACHED RESIDENTIAL LOTS AND 1 INDUSTRIAL LOT WITH ASSOCIATED PAVING, DRAINAGE, AND UTILITY IMPROVEMENTS.
- PROJECT ADDRESS: 2000 BLOCK NE 38TH AVENUE GAINESVILLE, FLORIDA
- TAX PARCEL NUMBERS: 08160-001-000, 08160-001-001, 08160-002-000, 08160-004-000, 08160-004-001, 08197-006-000
- SECTION/TOWNSHIP/RANGE: SECTION 22, TOWNSHIP 09 SOUTH, RANGE 20 EAST
- ZONING: RSF-1, RSF-4, PS & I-1
- FUTURE LAND DESIGNATION: SINGLE FAMILY (UP TO 8 UNITS/ACRE), RECREATION, INDUSTRIAL

**CONTACT INFORMATION:**

- PROPERTY OWNERS: EAST GAINESVILLE DEVELOPMENT PARTNERS LLC  
P.O. BOX 5156  
GAINESVILLE, FL 32627-5156
- DEVELOPER: EAST GAINESVILLE DEVELOPMENT PARTNERS LLC  
P.O. BOX 5156  
GAINESVILLE, FL 32627-5156
- CONSULTANT ENGINEER: ENG. DENMAN AND ASSOCIATES, INC.  
2404 NW 43rd STREET  
GAINESVILLE, FL 32606  
373-3541  
CONTACT: SERGIO REYES, P.E.
- ATTORNEY: N/A
- PLANNER: ENG. DENMAN AND ASSOCIATES, INC.  
2404 NW 43rd STREET  
GAINESVILLE, FL 32606  
373-3541  
CONTACT: CLAY SNEGER, AICP
- SURVEYOR: ENG. DENMAN & ASSOCIATES, INC.  
2404 NW 43RD STREET  
GAINESVILLE, FL 32606  
373-3541  
CONTACT: DAVID DENMAN, P.S.M.
- SURVEYOR: GEORGE F. YOUNG, INC.  
1905 S. MAIN STREET  
GAINESVILLE, FL 32601  
378-1444  
CONTACT: MIKE HARBERT, P.S.M.

**LEGEND**

ZONING (CITY OF GAINESVILLE):	FUTURE LAND USE (CITY OF GAINESVILLE):	ZONING (ALACHUA COUNTY):	FUTURE LAND USE (ALACHUA COUNTY):
BUS - BUSINESS	COM - COMMERCIAL	A - AGRICULTURE	RES - RESIDENTIAL
RSF-1 - SINGLE FAMILY RESIDENTIAL	IND - INDUSTRIAL	MP - MANUFACTURING/PROCESSING	PS - PLANNED SERVICES
RSF-4 - SINGLE FAMILY RESIDENTIAL	PLD - PLANNED USE DISTRICT		
RMF-5 - MULTIFAMILY RESIDENTIAL	REC - RECREATION		
RMF-7 - MULTIFAMILY RESIDENTIAL	RESL - RESIDENTIAL LOW (UP TO 12 UNITS/ACRE)		
I-1 - INDUSTRIAL	RESM - RESIDENTIAL MEDIUM (8-30 UNITS/ACRE)		
PD - PLANNED DEVELOPMENT	RESH - RESIDENTIAL HIGH (UP TO 8 UNITS/ACRE)		
PS - PUBLIC SERVICES			

- THIS SITE IS LOCATED IN A HISTORIC DISTRICT.
- THIS PROJECT IS AFFECTED BY THE GATEWAY, GREENWAY, FLOOD PLAN, WELL FIELD AND SIGNIFICANT ECOLOGICAL COMMUNITIES OVERLAY DISTRICTS. (SEE SUPPORTING DOCUMENTS)
- THIS SITE IS NOT LOCATED IN THE TRANSPORTATION CONCURRENCE EXCEPTION AREA (TCEA).
- PROPOSED UTILITIES:
  - WATER WILL BE PROVIDED BY GRU. WATER LINES WILL BE PROPOSED TO CONNECT TO THE EXISTING WATER MAINS AT 38th AVENUE AND 53rd AVENUE.
  - SANITARY SEWER WILL BE PROVIDED BY GRU. THE PROPOSED SYSTEM WILL CONSIST OF FIVE LIFT STATIONS AND 8" GRAVITY SEWER.
  - ELECTRICAL SERVICE WILL BE PROVIDED BY GRU AND IS AVAILABLE AT 38th AVENUE AND 53rd AVENUE.
  - CABLE AND TELEPHONE SERVICES ARE AVAILABLE AT 38th AVENUE.
- THE SUBSURFACE SOIL CONSISTS OF PELHAM SAND, POMONA SAND, POMPANO SAND, SURRENCY SAND, WAUGHULA SAND, WAUGHULA-URBAN LAND COMPLEX, MONTECCHA LOAMY SAND, NEWMAN SAND, POMONA SAND (DEPRESSIONAL), AND SANSULA MUCK WITH SMOOTH SLOPES AND FLATWOODS, ACCORDING TO THE "SOIL SURVEY OF ALACHUA COUNTY", BY THE SOIL CONSERVATION SERVICE.
- ALL WETLANDS DELINEATIONS WITHIN THE PROJECT HAVE BEEN REVIEWED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWD).
- LANDSCAPE NOTES:
 

DESIGN PLAT:  
PRIOR TO THE RECORDING OF AN APPROVED FINAL PLAT, OR PRIOR TO THE CONDITIONAL APPROVAL OF A FINAL PLAT, CLEARING AND GRUBBING OF LAND AND THE CONSTRUCTION OF IMPROVEMENTS IS EXPRESSLY PROHIBITED. SECTION 30-153(f)
- STORMWATER SYSTEM WILL CONSIST OF RETENTION BASINS TO CONTROL STORM RUNOFF AND PROVIDE FLOOD CONTROL.

**DEVELOPMENT DATA**

- TOTAL SITE PARCEL = 427.87 Ac.  
RESIDENTIAL = 290.89 Ac.  
RECREATION = 2.08 Ac.  
INDUSTRIAL = 135.00 Ac.
- NUMBER OF UNITS
 

	NO. LOTS MAXIMUM	NO. LOTS PROVIDED	DENSITY PROVIDED
RSF-4 (UP TO 8 UNITS/AC.)	98	27	2.2 UNITS/AC.
RSF-1 (UP TO 3.5 UNITS/AC.)	973	706	2.6 UNITS/AC.
	1,071	733	
- AREAS:
 

TOTAL R/W	=	32.33 Ac.
TOTAL IMPERVIOUS	=	52.00 Ac.
TOTAL STORMWATER SYSTEMS	=	50.14 Ac.
TOTAL WETLANDS WITHIN RESIDENTIAL	=	78.17 Ac.
WITHIN INDUSTRIAL	=	68.85 Ac.
	=	9.32 Ac.
TOTAL WETLANDS IMPACTED	=	8.412 Ac. (WITHIN RESIDENTIAL)
TOTAL WETLANDS MITIGATED	=	11.37 Ac.
TOTAL DITCHES	=	15.46 Ac.
TOTAL CLUSTER OPEN SPACE REQUIRED	=	54.82 Ac.
TOTAL CLUSTER OPEN SPACE PROVIDED	=	56.54 Ac.

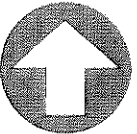
**TRIP GENERATION**

LANDUSE	INTENSITY	UNITS	DAILY TRIPS	AM PEAK HOUR OF ADJACENT STREET			PM PEAK HOUR OF ADJACENT STREET		
				TOTAL	IN	OUT	TOTAL	IN	OUT
PROPOSED SITE TRAFFIC - PHASE 1 SINGLE-FAMILY DETACHED HOUSING	557	DU	5,048	400	100	300	493	311	182
DRIVEWAY VOLUME			5,048	400	100	300	493	311	182
NET NEW TRIPS			5,048	400	100	300	493	311	182
PROPOSED SITE TRAFFIC - PHASE 2 SINGLE-FAMILY DETACHED HOUSING	733	DU	6,499	523	131	392	631	398	233
DRIVEWAY VOLUME			6,499	523	131	392	631	398	233
NET NEW TRIPS			6,499	523	131	392	631	398	233
BUILD-OUT NET NEW TRIPS			6,499	523	131	392	631	398	233

NOTE: TRIP GENERATION WAS CALCULATED USING THE FOLLOWING DATA FROM ITE'S TRIP GENERATION, 8th EDITION:  
SINGLE-FAMILY DETACHED HOUSING (ITE 210)  
DAILY  $Ln(T) = 0.92 * Ln(X) + 2.71$  (X IS # OF D.U.'s, 50% IN, 50% OUT)  
AM PEAK HOUR OF ADJACENT STREET  $T = 0.70(X) + 9.74$  (X IS # OF D.U.'s, 25% IN, 75% OUT)  
PM PEAK HOUR OF ADJACENT STREET  $Ln(T) = 0.90 * Ln(X) + 0.51$  (X IS # OF D.U.'s, 63% IN, 37% OUT)  
PER TRAFFIC IMPACT ANALYSIS  
HATCHET CREEK - AN ENVIRONMENTAL CLUSTER SUBDIVISION  
PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.

**DRAWING INDEX**

SHEET NUMBER	DRAWING TITLE
P0.00	COVER SHEET
P0.04	EXISTING & IMPACTED WETLANDS AREAS
P0.05	WETLAND AND SURFACE WATER JURISDICTIONAL MAP
P0.07	CLUSTER OPEN SPACE
P0.08	CONSERVATION AREAS, STORMWATER BASINS & CREATED WETLANDS
P0.09	SIGNIFICANT BIOLOGICAL COMMUNITIES OVERLAY
P1.00	PLAT COVER SHEET AND INDEX MAP
P2.00	FUTURE LAND USE MAP
P2.10	ZONING MAP
P3.01 - P3.23	PLAT DETAIL SHEETS
P4.00	OVERALL LAYOUT
P4.10	PHASING PLAN
P7.50	UTILITY ALLOCATIONS - DETAILS AND NOTES
P8.00	ROADWAY DETAILS AND NOTES
	LANDSCAPE PLAN (BY OTHERS)



NORTH

SCALE:  
AS SHOWN



ENG. DENMAN & ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
744 N.W. 43rd St., Suite 200  
Gainesville, FL 32606  
TEL: (352) 330-7447  
FAX: (352) 330-7447  
EMAIL: eda@denman.com

Hatchet Creek,  
an Environmental Cluster Subdivision  
City of Gainesville, Florida

COVER SHEET

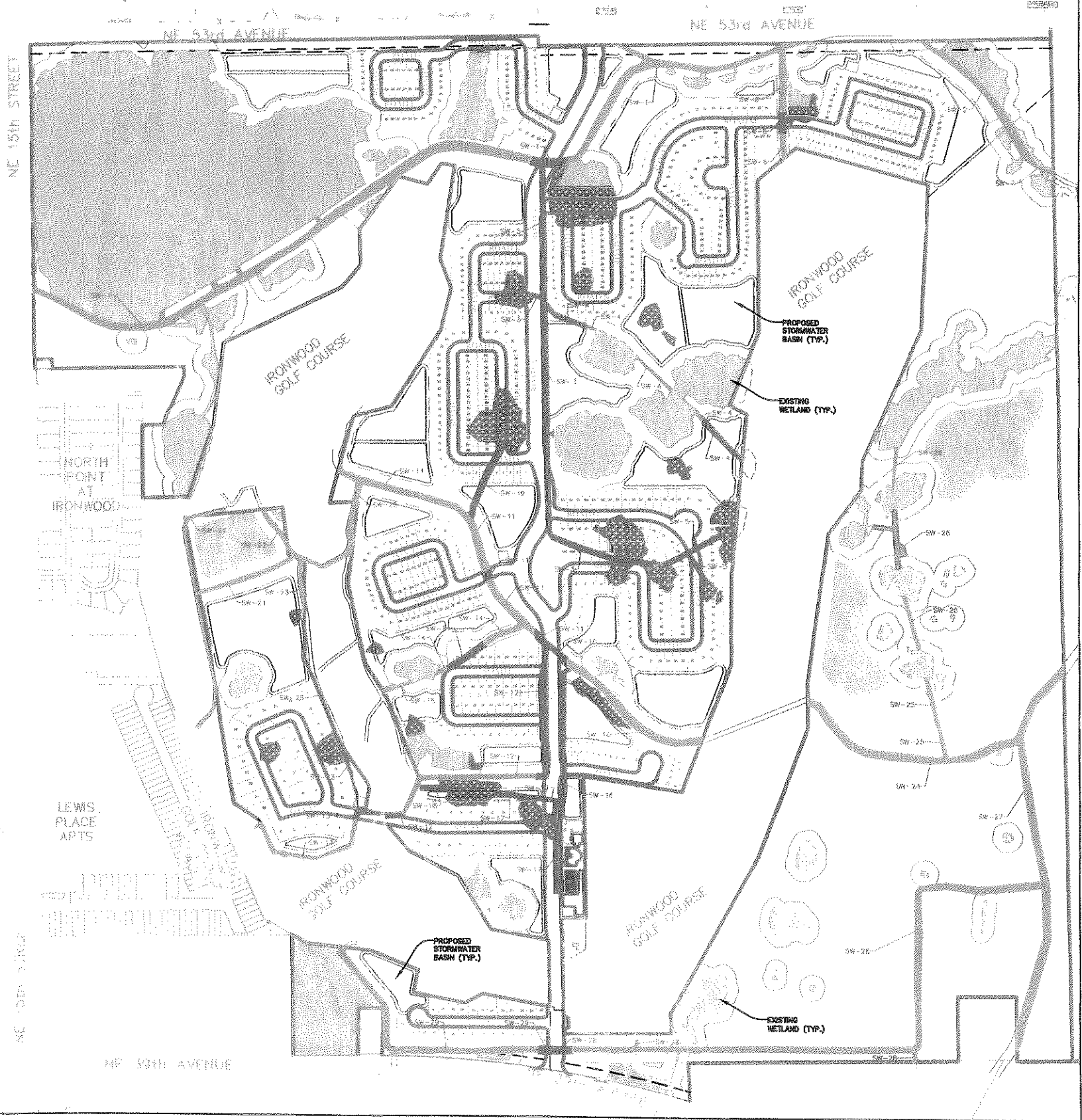
Project Phase: DESIGN PLAT  
PETITION No. PZ-09-19  
Drawn: JWR  
Project No: 07-283  
Date: MAY 1, 2009  
Professional Engineer of Record:  
Sergio J. Reyes, P.E.  
Engineer  
Certificate No. 47311

Sheet No.: P0.00

Printed May 04, 2009 - 10:08:14 - Joyce Becke



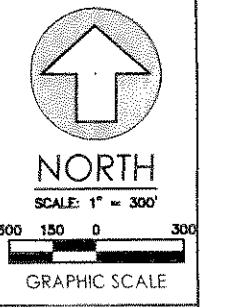
Plotted May 04, 2008 - 08:32:22 - Joyce Roads  
 \\Server3\corporate\hatchet\Draw\Hatchet Layout 04-2008\090182.dwg - Hatchet - Surface Water



**LEGEND**

- TOP OF EXISTING DITCHES
- - - LIMITS OF ZONING & LAND USE
- [Stippled Box] LIMITS OF EXISTING WETLANDS TO REMAIN
- [Cross-hatched Box] LIMITS OF WETLANDS TO BE IMPACTED
- [Dark Stippled Box] LIMITS OF NON-REGULATED DITCHES TO BE IMPACTED
- [Dark Stippled Box] LIMITS OF REGULATED DITCHES TO BE IMPACTED
- [Light Stippled Box] LIMITS OF NON-REGULATED DITCHES TO REMAIN
- [Light Stippled Box] LIMITS OF REGULATED DITCHES TO REMAIN

Surface Water #	RES. or IND.	TOTAL AREA (ACRES)	REGULATED DITCH to REMAIN (ACRES)	REGULATED DITCH to be IMPACTED (ACRES)	NON-REGULATED DITCH to REMAIN (ACRES)	NON-REGULATED DITCH to be IMPACTED (ACRES)
SW-1	RES.	4.13	3.98	0.15	-	-
SW-2	RES.	0.46	0.46	-	-	-
SW-3	RES.	0.68	-	-	-	0.68
SW-4	RES.	0.33	-	-	0.13	0.20
SW-5	RES.	0.17	-	-	-	0.17
SW-6	RES.	0.39	-	-	0.31	0.08
SW-7	IND.	0.26	0.25	-	-	-
SW-8	-	-	-	-	-	-
SW-9	-	-	-	-	-	-
SW-10	RES.	0.81	0.74	0.07	-	-
SW-11	RES.	1.20	1.10	0.10	-	-
SW-12	RES.	0.90	0.39	0.51	-	-
SW-13	RES.	0.18	-	-	0.12	0.06
SW-14	RES.	0.29	-	-	0.17	0.12
SW-15	RES.	0.06	-	-	0.06	-
SW-16	RES.	0.40	-	-	-	0.40
SW-17	RES.	0.19	-	-	-	0.19
SW-18	RES.	0.06	-	-	-	0.06
SW-19	RES.	0.23	-	-	-	0.23
SW-20	RES.	0.07	0.07	-	-	-
SW-21	RES.	0.31	0.31	-	-	-
SW-22	RES.	0.12	0.12	-	-	-
SW-23	RES.	0.27	-	-	0.16	0.12
SW-24	IND.	1.15	1.15	-	-	-
SW-25	IND.	0.19	0.19	-	-	-
SW-26	IND.	0.37	-	-	0.37	-
SW-27	IND.	2.00	2.00	-	-	-
SW-28	IND.	2.40	2.39	0.08	0.03	-
SW-29	RES.	1.02	0.98	0.04	-	-
SUB-TOTAL RES.		12.57	8.15	0.67	0.94	2.61
SUB-TOTAL IND.		6.45	5.97	0.08	0.40	0
TOTAL		19.02	14.12	0.95	1.34	2.61



**FEIDA**  
 ENG. DEBBIAN & ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 2441 HWY. 90, SUITE 100, GAINESVILLE, FL 32608  
 TEL: 352.336.1111 FAX: 352.336.1112

**Project:** Hatchet Creek, an Environmental Cluster Subdivision  
 City of Gainesville, Florida  
**Sheet Title:** WETLAND & SURFACE WATER JURISDICTIONAL MAP

**Project Name:** DESIGN PLAN  
**Design No.:** PZ-09-19  
**Designed by:** SAG/JSV  
**Drawn by:** JFR  
**Project No.:** 08-283  
**Date:** MAY 1, 2008  
**Professional Engineer of Record:**  
 [Signature]  
**Engineer:**  
 [Signature]  
**Certificate No.:**

**Sheet No.:** P0.05








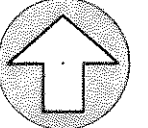

Plotted May 05, 2009 - 08:32:22 - Joyce Ruder  
 \\Server3\work\james\vertical\Draw\Workset Layout\_04-2009\082909-Plan.dwg - OVERLAY




OVERLAY AREA	= 232.0 ACRES
WITHIN CLUSTER	
PROPOSED SET ASIDE	= 28.48 ACRES = 12.0%

**LEGEND**

	SIGNIFICANT BIOLOGICAL COMMUNITIES OVERLAY AREA WITHIN CLUSTER DEVELOPMENT
	PROPOSED UPLAND SET ASIDE
	EXISTING WETLAND AREA

  
**NORTH**  
 SCALE: 1" = 300'  
  
 GRAPHIC SCALE

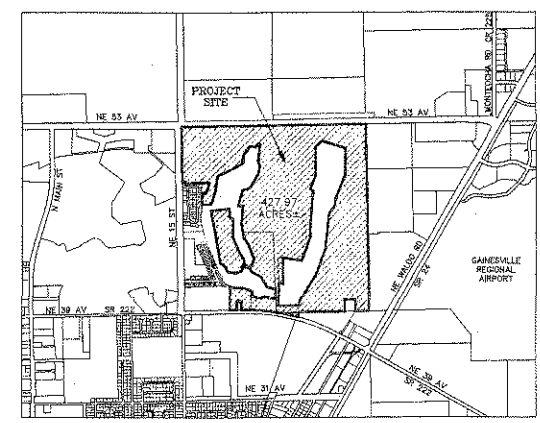
  
 EDA  
 ENG. DEHMAN & ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 300 N.W. 15th Street, Suite 1000  
 Fort Lauderdale, Florida 33311-4400  
 TEL: (954) 333-3344 FAX: (954) 333-7777  
 WWW.EDAFIRM.COM

Hatchet Creek, an Environmental Cluster Subdivision City of Gainesville, Florida	
SIGNIFICANT BIOLOGICAL COMMUNITIES OVERLAY	
Project Name: DESIGN PLAN PETITION No. PZ09-19 Designer: SJA/CSY Designer: JWR Project No: 09-223 Date: MAY 1, 2009 Professional Engineer of Record:	Project: Sheet No.
Engineer: Scott J. Boyce, P.E. Certificate No. 22334	
P0.09	



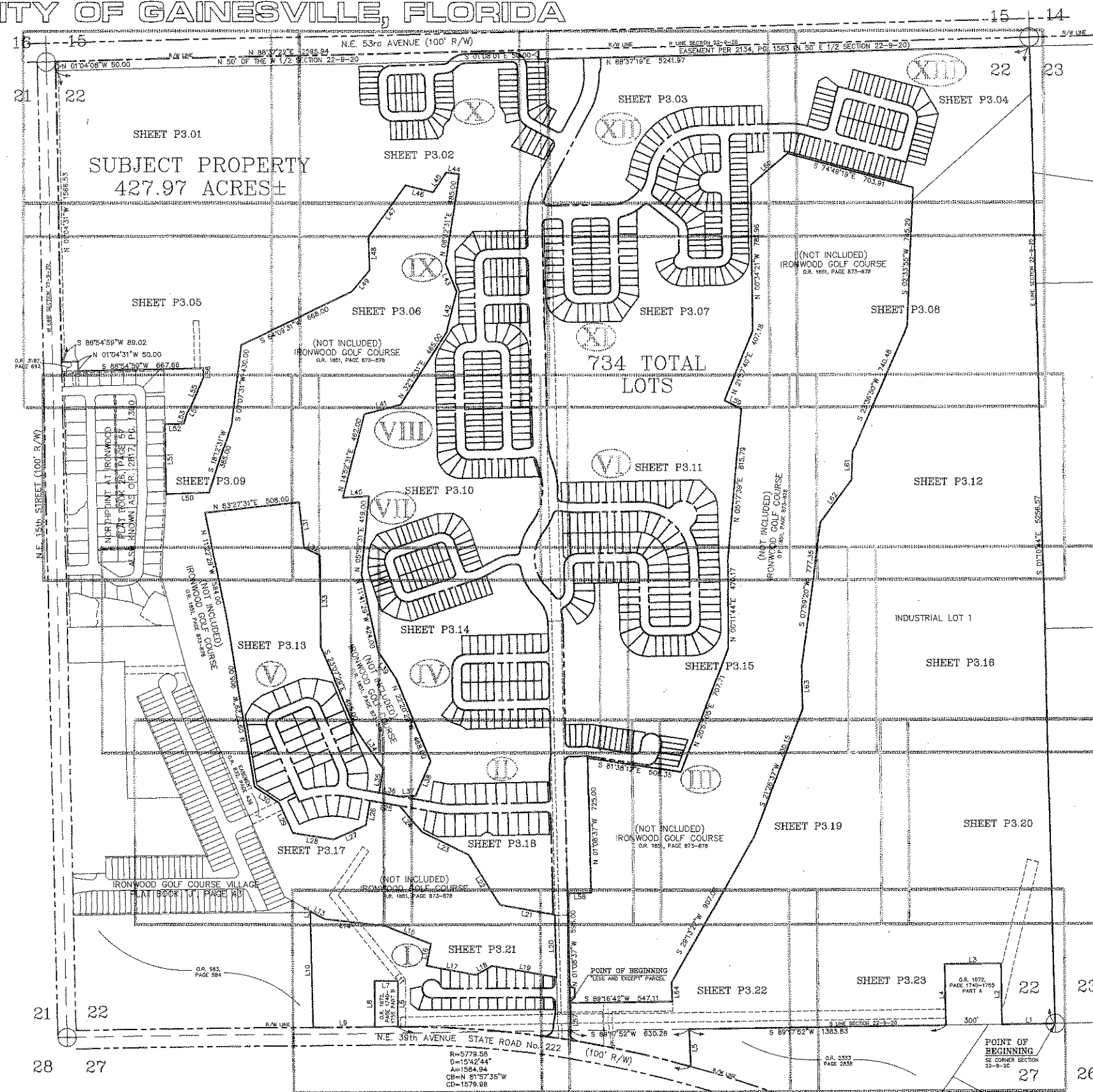
# HATCHET CREEK, AN ENVIRONMENTAL CLUSTER SUBDIVISION "DESIGN PLAT"

## CITY OF GAINESVILLE, FLORIDA



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°17'52"W	285.86	L23	N 63°42'29"W	275.00	L44	N 81°27'29"W	69.00
L2	N 00°36'44"W	332.07	L24	N 40°42'29"W	185.87	L45	S 33°27'31"W	128.00
L3	S 89°23'16"W	300.00	L25	N 79°57'29"W	159.04	L46	N 74°57'29"W	150.00
L4	S 00°36'44"E	332.64	L26	S 10°02'31"W	134.53	L47	S 36°14'31"W	336.00
L5	S 02°12'58"E	204.48	L27	S 66°37'31"W	181.00	L48	S 01°47'29"E	185.10
L6	N 00°21'34"E	242.84	L28	N 81°07'29"W	224.00	L49	S 40°07'31"W	150.00
L7	N 89°38'28"W	120.46	L29	N 24°42'29"W	175.00	L50	S 88°12'31"W	229.77
L8	S 00°21'34"W	250.10	L30	N 56°22'28"E	158.00	L51	N 01°04'16"W	374.33
L9	S 89°19'00"W	321.13	L31	S 06°32'28"E	244.00	L52	N 88°55'44"E	101.65
L10	N 01°04'47"W	623.41	L32	S 66°32'28"E	93.50	L53	N 16°13'29"E	58.54
L11	N 38°24'36"W	7.24	L33	S 00°17'29"E	498.00	L54	N 39°09'17"E	26.77
L12	N 01°04'16"W	6.06	L34	S 34°14'29"E	270.00	L55	N 22°56'34"E	174.51
L13	S 60°57'29"E	88.29	L35	S 10°02'31"W	128.50	L56	N 01°03'17"W	49.09
L14	S 53°47'29"E	330.00	L36	S 79°57'29"E	114.00	L57	N 01°06'37"W	151.12
L15	S 57°49'29"E	260.00	L37	N 88°13'31"E	85.00	L58	N 88°01'23"E	125.00
L16	S 11°07'31"W	120.00	L38	N 23°11'31"E	202.00	L59	N 63°01'29"W	100.77
L17	S 78°52'29"E	269.00	L39	N 33°47'29"W	184.00	L60	N 49°52'55"E	258.74
L18	N 60°47'31"E	100.00	L40	S 67°32'31"W	142.36	L61	S 02°13'41"W	148.24
L19	S 79°44'03"E	350.01	L41	N 75°22'31"E	200.00	L62	S 36°56'51"W	283.20
L20	N 01°08'25"W	339.71	L42	N 13°42'31"E	220.00	L63	S 01°23'18"E	230.35
L21	N 79°41'16"W	300.08	L43	N 20°52'29"W	162.00	L64	S 02°14'16"E	104.21
L22	N 31°32'29"W	300.00						

PHASE #	# of LOTS
I	27
II	23
III	17
IV	42
V	36
VI	109
VII	82
VIII	85
IX	41
X	60
XI	66
XII	99
XIII	74
INDUSTRIAL	1
<b>TOTAL:</b>	<b>784</b>



**NOT FOR  
FINAL RECORDING**

KEY MAP

NORTH

GRAPHIC SCALE

EDA  
ENG. DESIGN & ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS

HATCHET CREEK,  
an Environmental Cluster Subdivision  
CITY OF GAINESVILLE, FLORIDA

COVER SHEET  
AND  
INDEX MAP

Project phase: DESIGN PLAT  
Designed: N/A  
Drawn: AL  
Project No: 08-223  
Date: MAY 1, 2008  
Professional Surveyor and Mapper  
Professional Engineer  
Corporate Authorization No. LB 2388  
DAVID H. BERMAN  
P.S. 2727

Sheet No.: **P1.00**

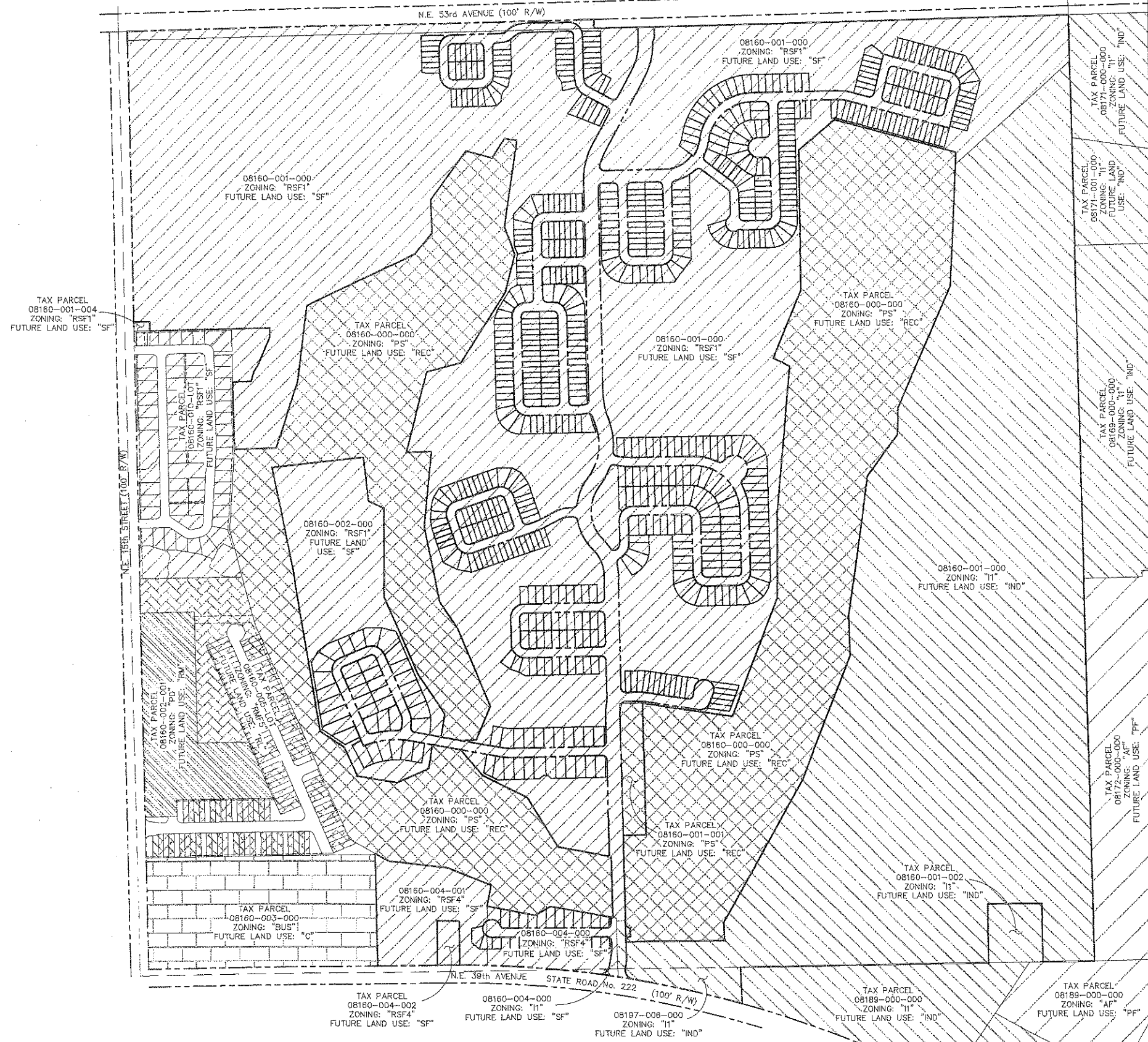
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Plotted May 04, 2009 - 08:40:55 - Alan Langston

**CITY OF GAINESVILLE FUTURE LAND USE**

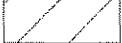
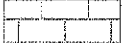
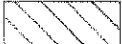
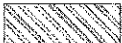

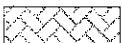
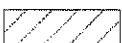
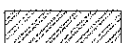
	"C" - Commercial
	"IND" - Industrial
	"PF" - Public facilities
	"REC" - Recreation
	"RL" - Residential-Low
	"RM" - Residential-Medium
	"SF" - Single-family



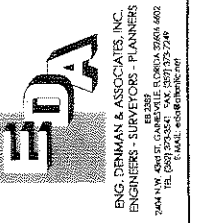
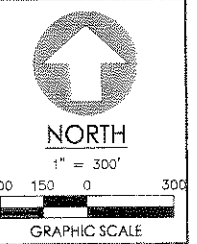
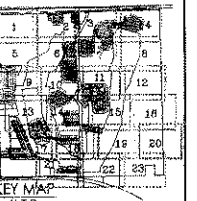
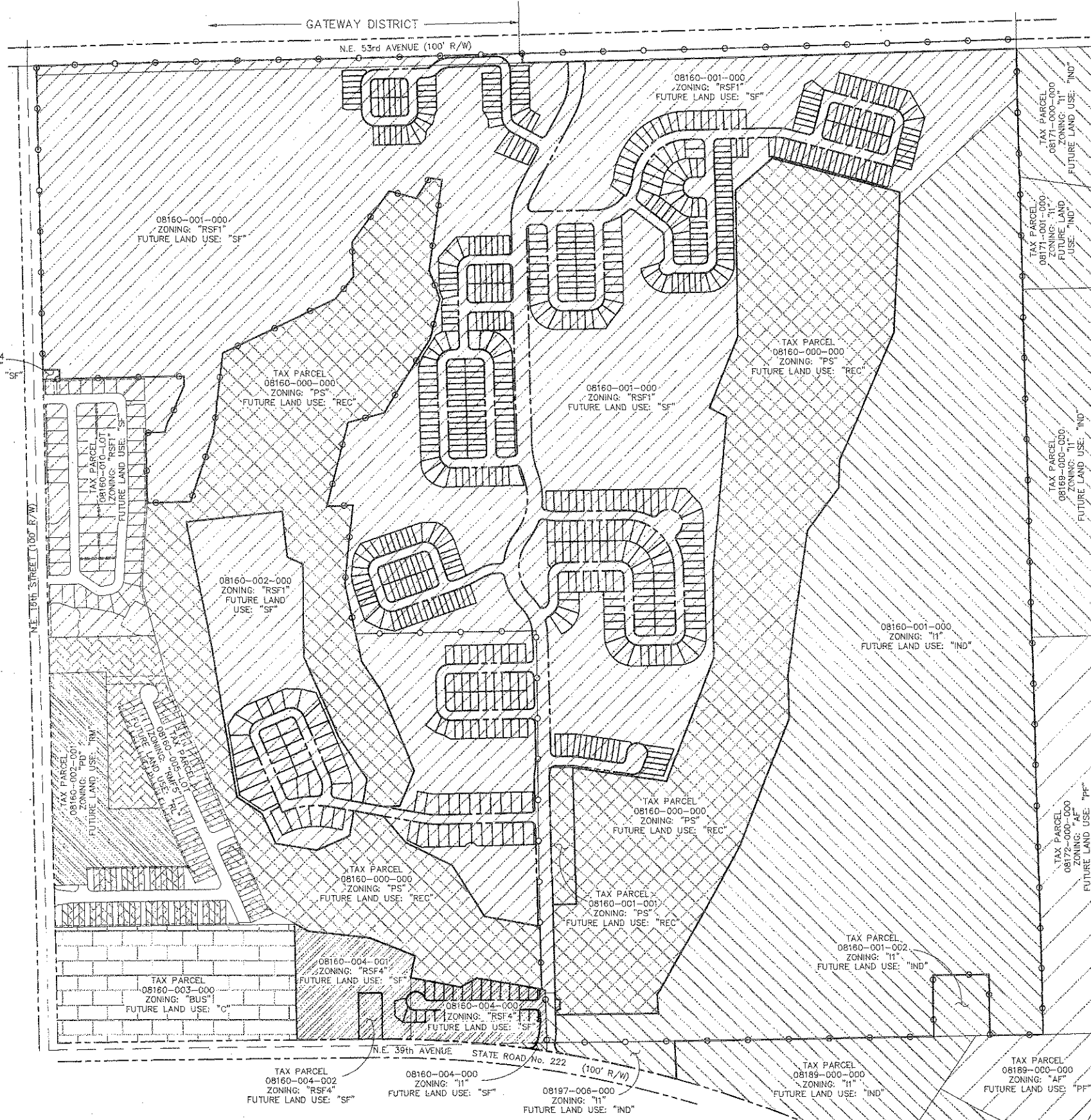
<p>KEY MAP N.T.S.</p>	
<p>NORTH 1" = 300' 300 150 0 300 GRAPHIC SCALE</p>	
<p><b>EDA</b> ENG. DENMAN &amp; ASSOCIATES, INC. ENGINEERS - SURVEYORS - PLANNERS 300 N.W. 42nd St., Suite 200 Gainesville, FL 32609 Tel: (352) 339-5544 Fax: (352) 339-7248 E-Mail: eda@denman.com</p>	
<p><b>HATCHET CREEK,</b> an Environmental Cluster Subdivision <b>CITY OF GAINESVILLE, FLORIDA</b></p>	
<p><b>FUTURE LAND USE MAP</b></p>	
<p>Project Name: Hatchet Creek, an Environmental Cluster Subdivision</p>	<p>Project No: 08-223</p>
<p>Designer: N/A</p>	<p>Date: MAY 1, 2009</p>
<p>Drawn: AL</p>	<p>Professional Surveyor and Mapper Eng. DENMAN &amp; ASSOCIATES, INC. Project No: 08-223 Professional: DAVID H. DENMAN P.E. No. 3727 S.E. SHEET FOR SIGNATURE AND SEAL</p>
<p>Sheet No:</p>	<p>P2.00</p>

Plotted May 04, 2009 - 09:40:05 - Alan Longston

CITY OF GAINESVILLE ZONING

-  "AF" - Airport facility district
-  "BUS" - General business district
-  "I1" - Limited industrial district
-  "PD" - Planned Development District
-  "PS" - Public services and operations district
-  "RMF5" - 12 units/acre single-family/multiple-family residential district
-  "RSF1" - 3.5 units/acre single-family residential district
-  "RSF4" - 8 units/acre single-family residential district

--- LIMITS OF "Significant Ecological Communities Overlay District"

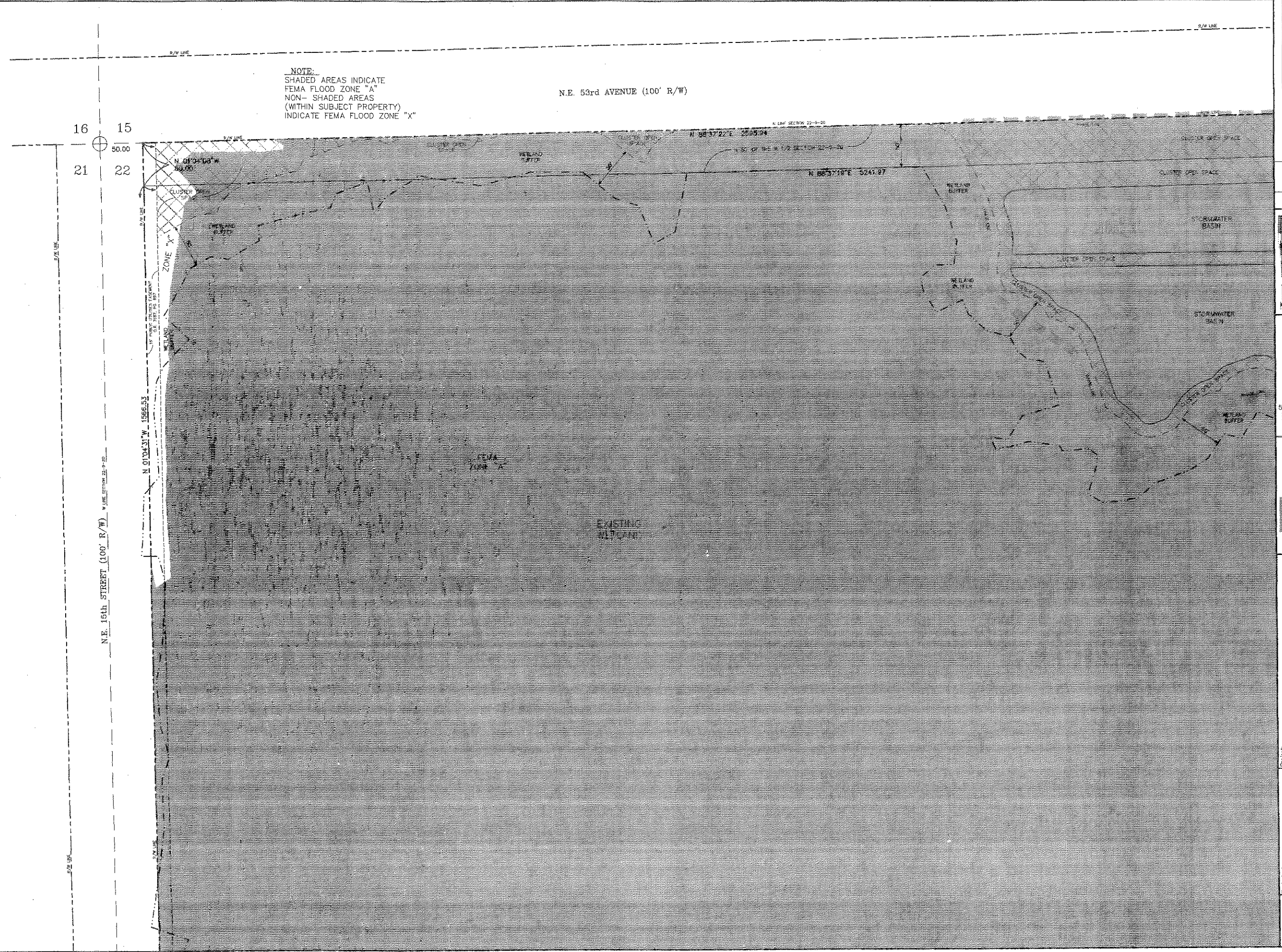


**HATCHET CREEK,**  
**an Environmental Cluster Subdivision**  
**CITY OF GAINESVILLE, FLORIDA**

**ZONING MAP**

Project Name: HATCHET CREEK, an Environmental Cluster Subdivision  
 City of Gainesville, Florida  
 Project No: BR-223  
 Date: MAY 1, 2009  
 Professional Surveyor and Mapper: DAVID H. DENMAN  
 Corporate Registration No. 187398  
 P.S.M. 3727  
 SEE SHEET P1.00 FOR SIGNATURE AND SEAL

Plotted May 04, 2009 - 08:46:55 - Run Location: \\server1\users\A\olson\HatchCreek\DETAIL.dwg - P3.01



**NOTE:**  
 SHADED AREAS INDICATE  
 FEMA FLOOD ZONE "A"  
 NON-SHADED AREAS  
 (WITHIN SUBJECT PROPERTY)  
 INDICATE FEMA FLOOD ZONE "X"

N.E. 53rd AVENUE (100' R/W)

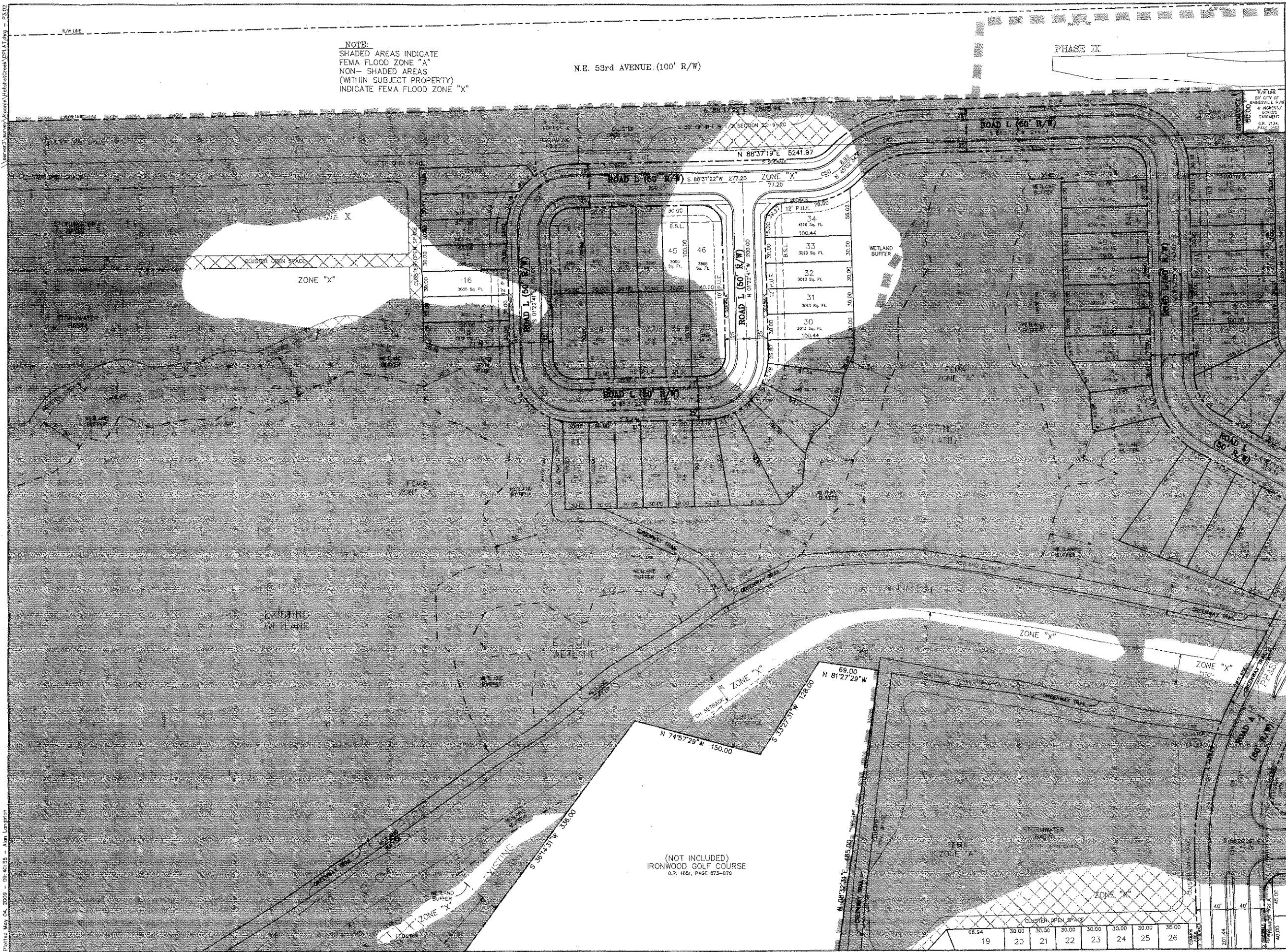
N.E. 15th STREET (100' R/W)

<b>EDDA</b> ENG. DENMAN & ASSOCIATES, INC. ENGINEERS - SURVEYORS - PLANNERS 3300 N.W. 11th Street, Suite 200 Ft. Lauderdale, FL 33309 TEL: (954) 534-4400 FAX: (954) 534-7377 WWW.EDDA-INC.COM	
Project: <b>HATCHET CREEK, an Environmental Cluster Subdivision CITY OF GAINESVILLE, FLORIDA</b>	
Sheet Title: <b>DETAIL SHEET</b>	
Project phase: <b>DESIGN PLAT</b>	Drawn: <b>AL</b>
Design: <b>N/A</b>	Date: <b>MAY 1, 2009</b>
Project No: <b>08-223</b>	Date: <b>MAY 1, 2009</b>
Professional Surveyor and Mapper 500, DENMAN & ASSOCIATES, INC. BY: <b>DAVID H. DENMAN</b> P.S.M. 3727 SEE SHEET PLOTTED FOR SUBMITTAL AND SEAL.	
Sheet No.: <b>P3.01</b>	Comment:

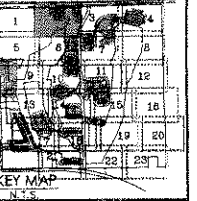
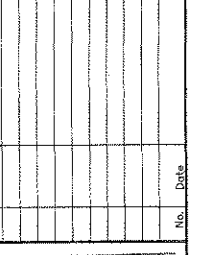
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**NOTE:**  
 SHADED AREAS INDICATE  
 FEMA FLOOD ZONE "A"  
 NON-SHADED AREAS  
 (WITHIN SUBJECT PROPERTY)  
 INDICATE FEMA FLOOD ZONE "X"

N.E. 53rd AVENUE, (100' R/W)



No.	Date	Comment



**EDA**  
 ENG. DENHAM & ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 8300 E. US HWY 1  
 SUITE 200  
 GAINESVILLE, FL 32609  
 TEL: (352) 373-1234 FAX: (352) 373-1237  
 E-MAIL: info@denham.com

Project: **HATCHET CREEK,  
 an Environmental Cluster Subdivision  
 CITY OF GAINESVILLE, FLORIDA**

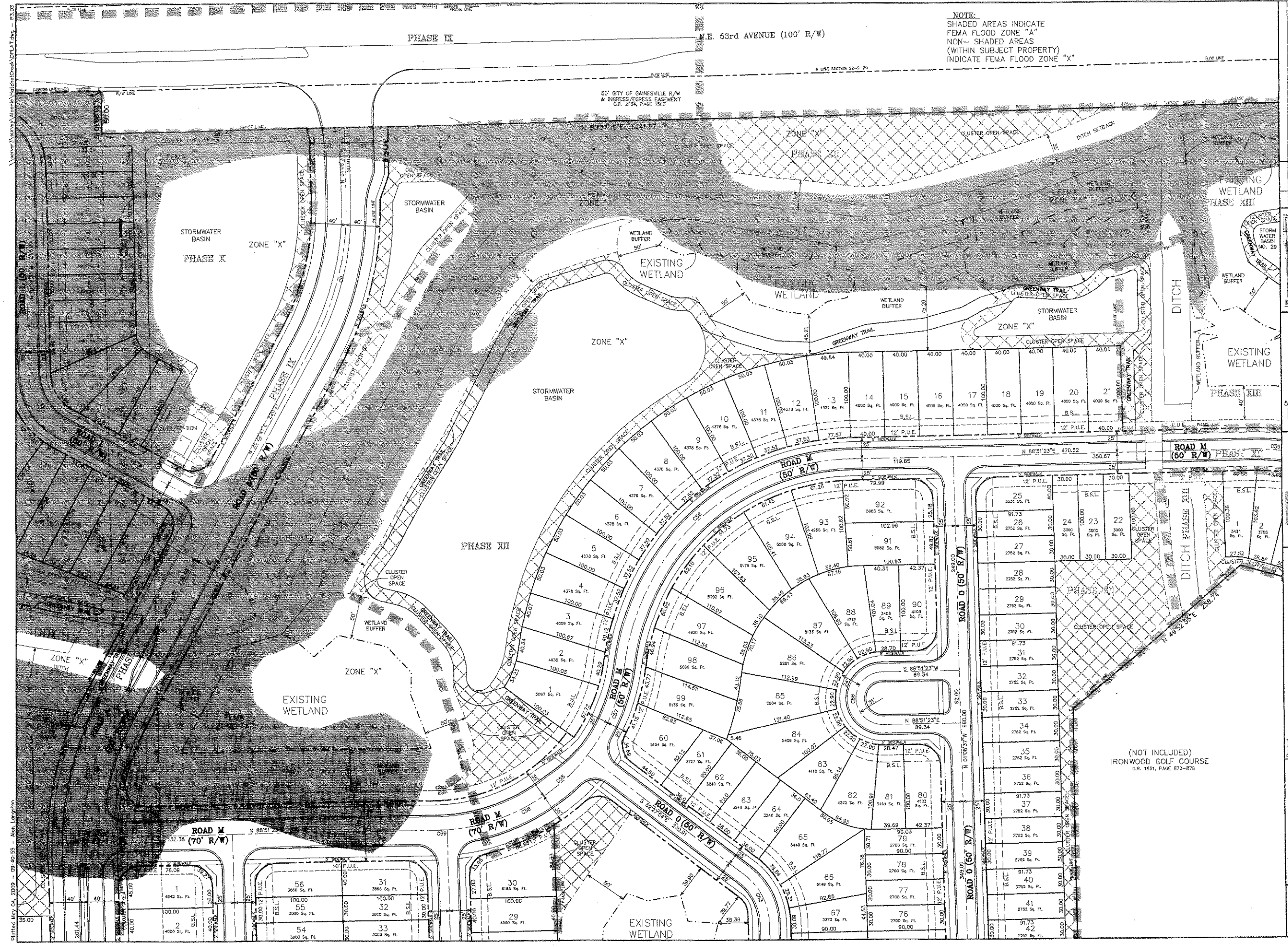
Sheet Title: **DETAIL SHEET**

Project phase: **DESIGN PLAT**  
 Design: N/A Drawn: ALL  
 Project No: 08-223 Date: MAY 1, 2009  
 Professional Surveyor and Mapper  
 ENG. DENHAM, R. DENHAM, P.S.M. 3727  
 DENHAM & ASSOCIATES, INC.  
 DENHAM, DAVID H. DENHAM, P.S.M. 3727  
 SEE SHEET PLOTTED FOR SIGNATURE AND SEAL

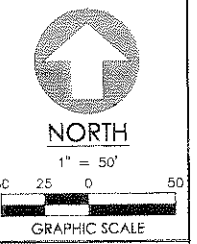
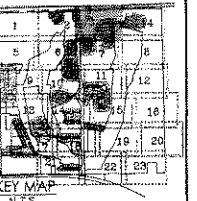
Sheet No.: **P3.02**

(NOT INCLUDED)  
 IRONWOOD GOLF COURSE  
 O.R. 1851, PAGE 873-878

19	20	21	22	23	24	25	26
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NOTE:  
 SHADED AREAS INDICATE  
 FEMA FLOOD ZONE "A"  
 NON-SHADED AREAS  
 (WITHIN SUBJECT PROPERTY)  
 INDICATE FEMA FLOOD ZONE "X"



**EDA**  
 ENGINEERS - SURVEYORS - PLANNERS  
 3404 W. HWY. 10, SUITE 200, GAINESVILLE, FL 32609  
 TEL: 352.339.1111 FAX: 352.339.1112  
 WWW.EDASURV.COM

HATCHET CREEK,  
 an Environmental Cluster Subdivision  
 CITY OF GAINESVILLE, FLORIDA  
 Project Title: \_\_\_\_\_  
 Street Title: \_\_\_\_\_

DESIGN PLAT  
 Drawn: AL  
 Project No: 08-223  
 Date: MAY 11, 2009  
 Professional Surveyor and Mapper  
 ENG. DENHAM & ASSOC., P.A.  
 1000 W. HWY. 10, SUITE 200, GAINESVILLE, FL 32609  
 TEL: 352.339.1111 FAX: 352.339.1112  
 WWW.DENHAM-PA.COM

Sheet No.: **P3.03**

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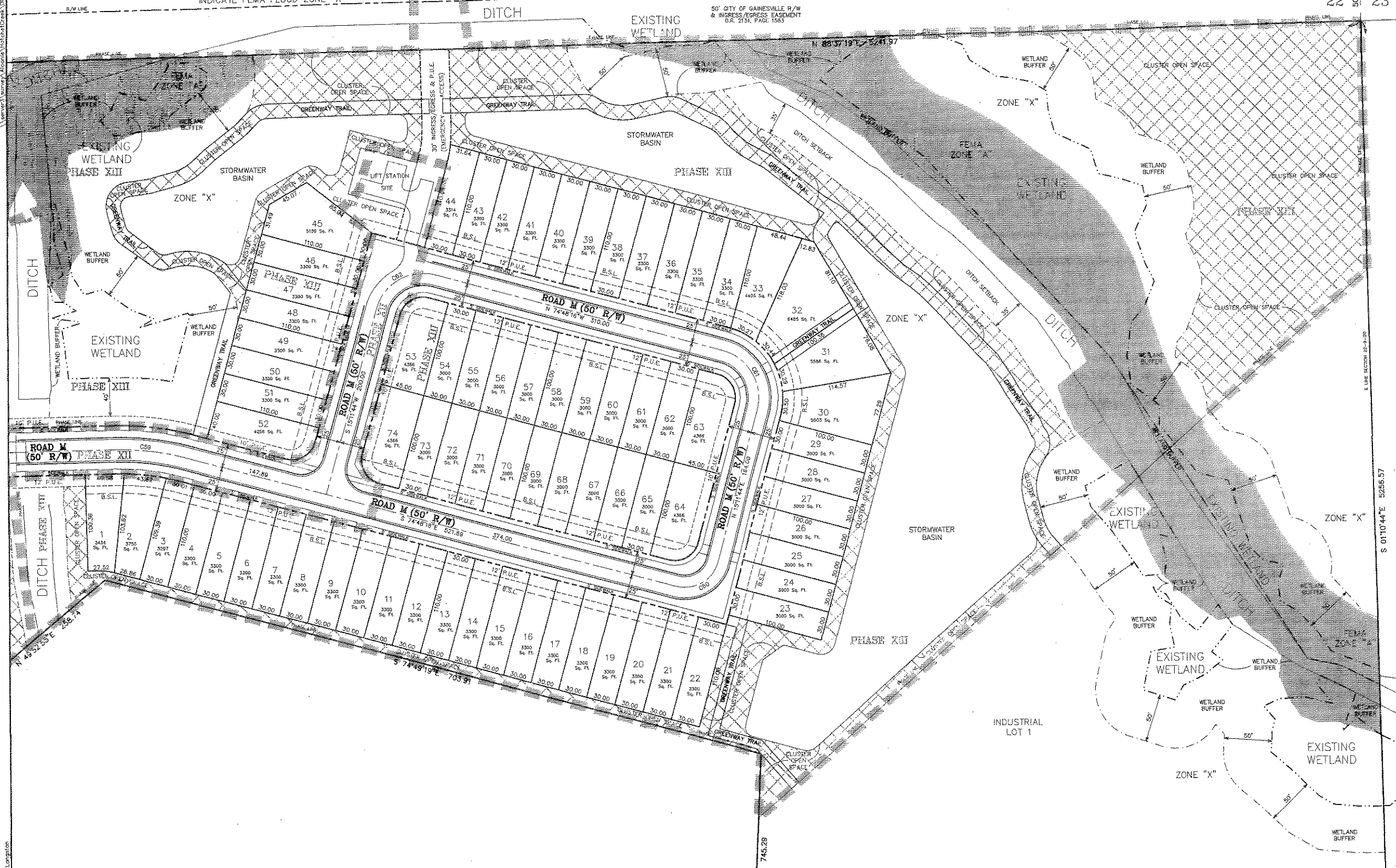
Revised: May 04, 2009 - 09:40:55 - Alan Longston

NOTE:  
SHADED AREAS INDICATE  
FEMA FLOOD ZONE "A"  
NON-SHADED AREAS  
(WITHIN SUBJECT PROPERTY)  
INDICATE FEMA FLOOD ZONE "X"

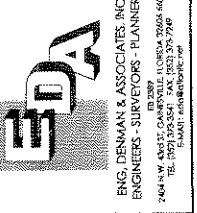
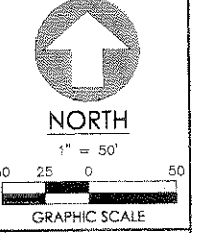
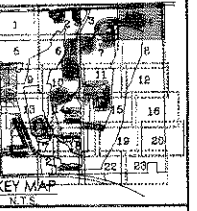
N.E. 53rd AVENUE (100' R/W)

15 14

22 23



(NOT INCLUDED)  
IRONWOOD GOLF COURSE  
D.R. 1851, PAGE 673-678



Project: **HATCHET CREEK,  
on Environmental Cluster Subdivision  
CITY OF GAINESVILLE, FLORIDA**

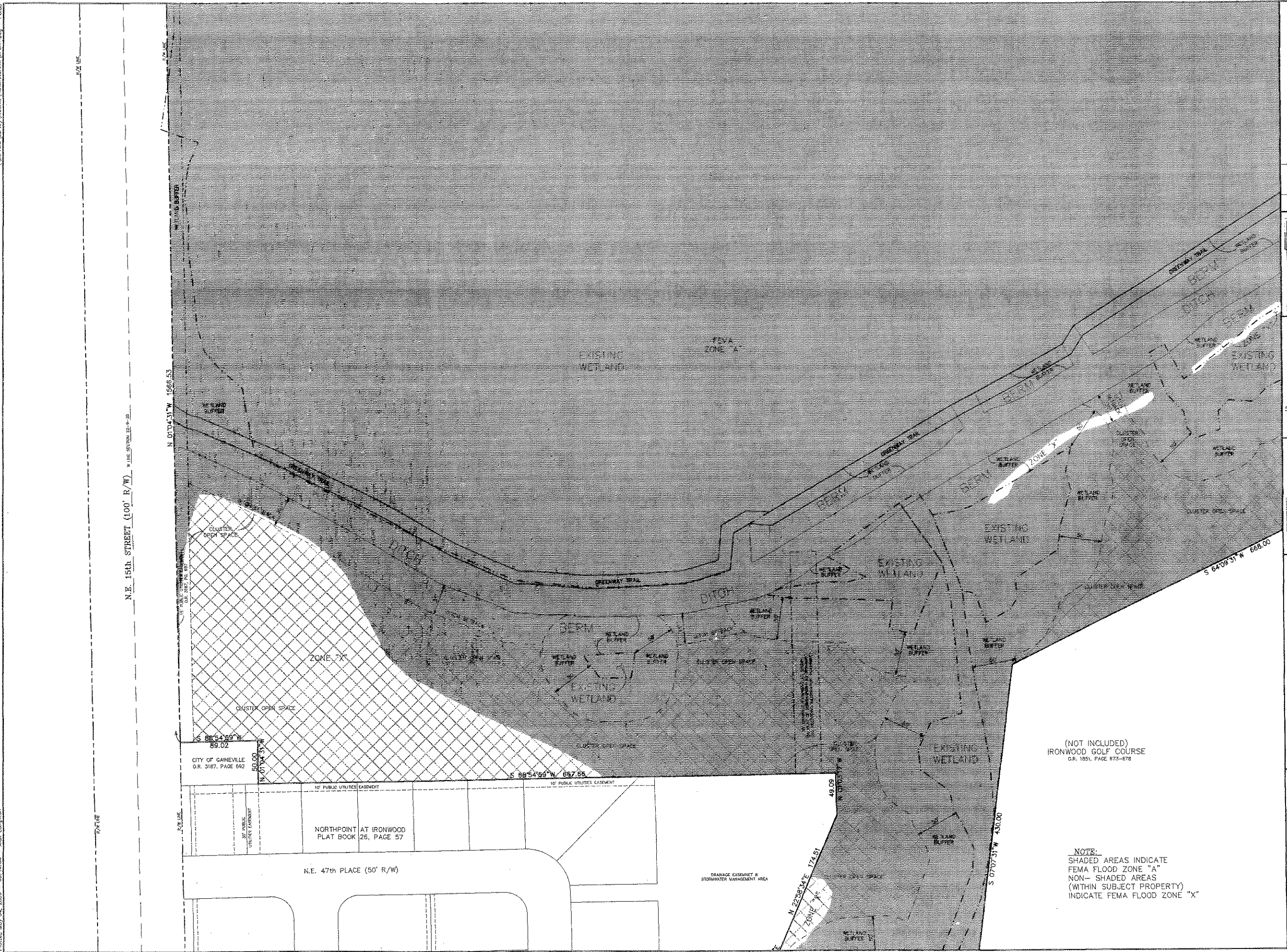
Sheet Title: **DETAIL SHEET**

Project phase:	DESIGN PLAN
Design:	N/A
Drawn:	AL
Project No.:	08-223
Date:	MAY 1, 2009
Professional Surveyor and Mapper:	SING, THOMAS R. & ASSOC. INC. P.L.L.C. No. 3237
Supervisor:	DANIEL H. DENMAN
Scale:	SEE SHEET PLAN FOR ORIGINATOR AND SEAL

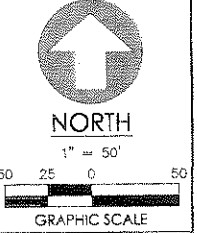
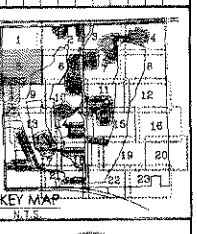
Sheet No.: **P3.04**

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No.	Date	Comment



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 ENGINEERS - SURVEYORS - PLANNERS  
 1460 N.W. 34th St. Suite 200  
 Ft. Lauderdale, FL 33309  
 Tel: (954) 773-2747 Fax: (954) 773-2748  
 E-Mail: eda@edainc.com

Project: **HATCHET CREEK, an Environmental Cluster Subdivision CITY OF GAINESVILLE, FLORIDA**

Sheet Title: **DETAIL SHEET**

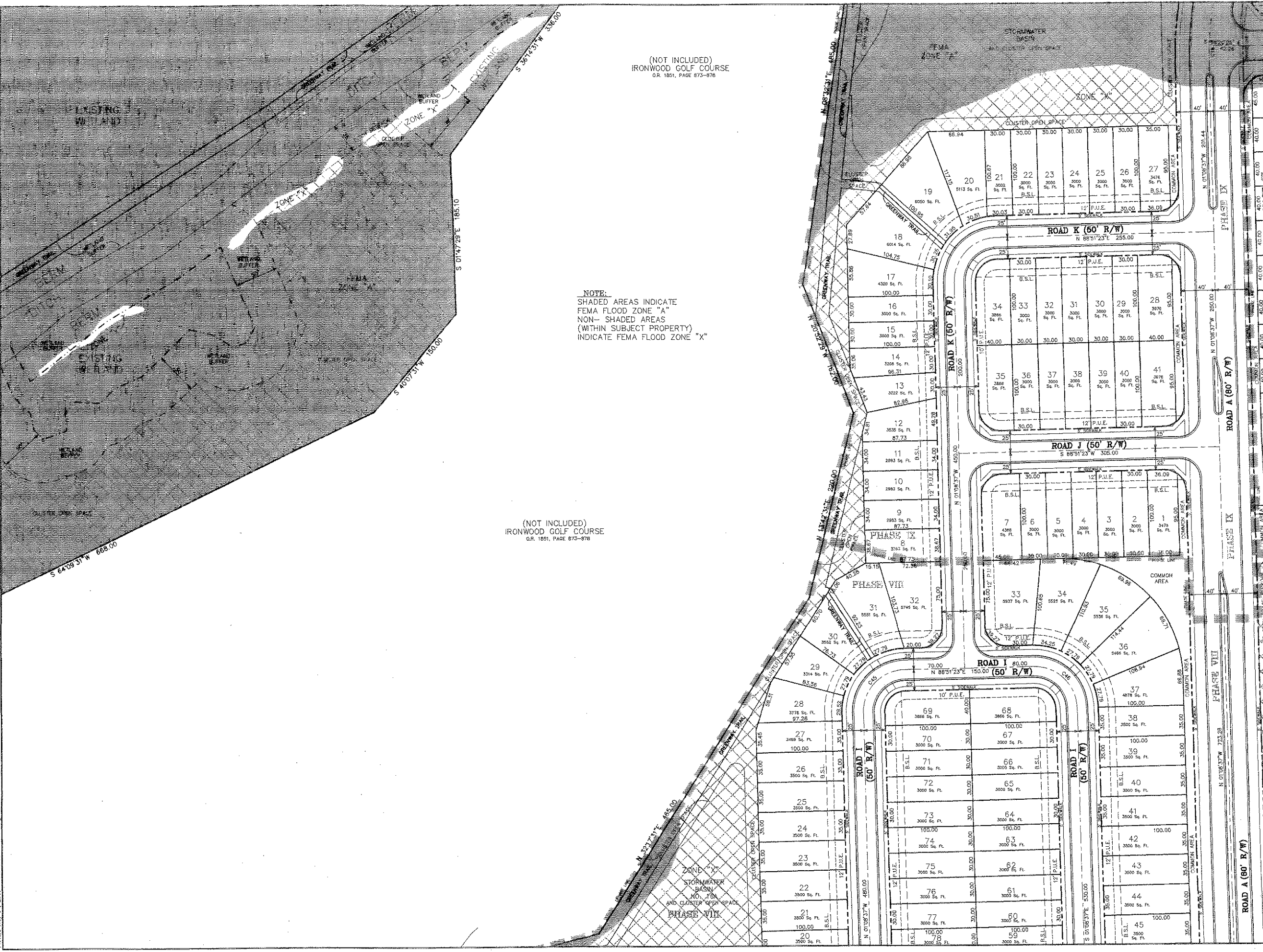
Project Plans: **DESIGN PLAT**  
 Designed: N/A Drawn: A.L.  
 Project No: 08-223 Date: MAY 1, 2009  
 Professional Surveyor and Mapper  
 REG. DENHAM & ASSOC. INC.  
 Computer: DAVID H. DENHAM P.L.M. 3727  
 Tel: (954) 773-2747 Fax: (954) 773-2748  
 SEE SHEET P.L. 02 FOR SUBDIVISION AND SEAL

(NOT INCLUDED)  
 IRONWOOD GOLF COURSE  
 O.R. 1851, PAGE 873-878

NOTE:  
 SHADED AREAS INDICATE  
 FEMA FLOOD ZONE "A"  
 NON-SHADED AREAS  
 (WITHIN SUBJECT PROPERTY)  
 INDICATE FEMA FLOOD ZONE "X"

Sheet No.: **P3.05**

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(NOT INCLUDED)  
IRONWOOD GOLF COURSE  
O.R. 1851, PAGE 873-876

NOTE:  
SHADED AREAS INDICATE  
FEMA FLOOD ZONE "A"  
NON-SHADED AREAS  
(WITHIN SUBJECT PROPERTY)  
INDICATE FEMA FLOOD ZONE "X"

(NOT INCLUDED)  
IRONWOOD GOLF COURSE  
O.R. 1851, PAGE 873-876

Project Name: HATCHER CREEK, Environmental Cluster Subdivision, CITY OF GAINESVILLE, FLORIDA

Project Number: 08-223

Design Plan: N/A

Design: N/A

Drawn: AL

Checked: N/A

Project Date: MAY 1, 2009

Professional Surveyor and Mapper: DAVID H. DITTMAN, P.S.M. 3/27

Professional Engineer: DAVID H. DITTMAN, P.E. 00073541, P.E. 00073541

Sheet No.: P3.06

Scale: 1" = 50'

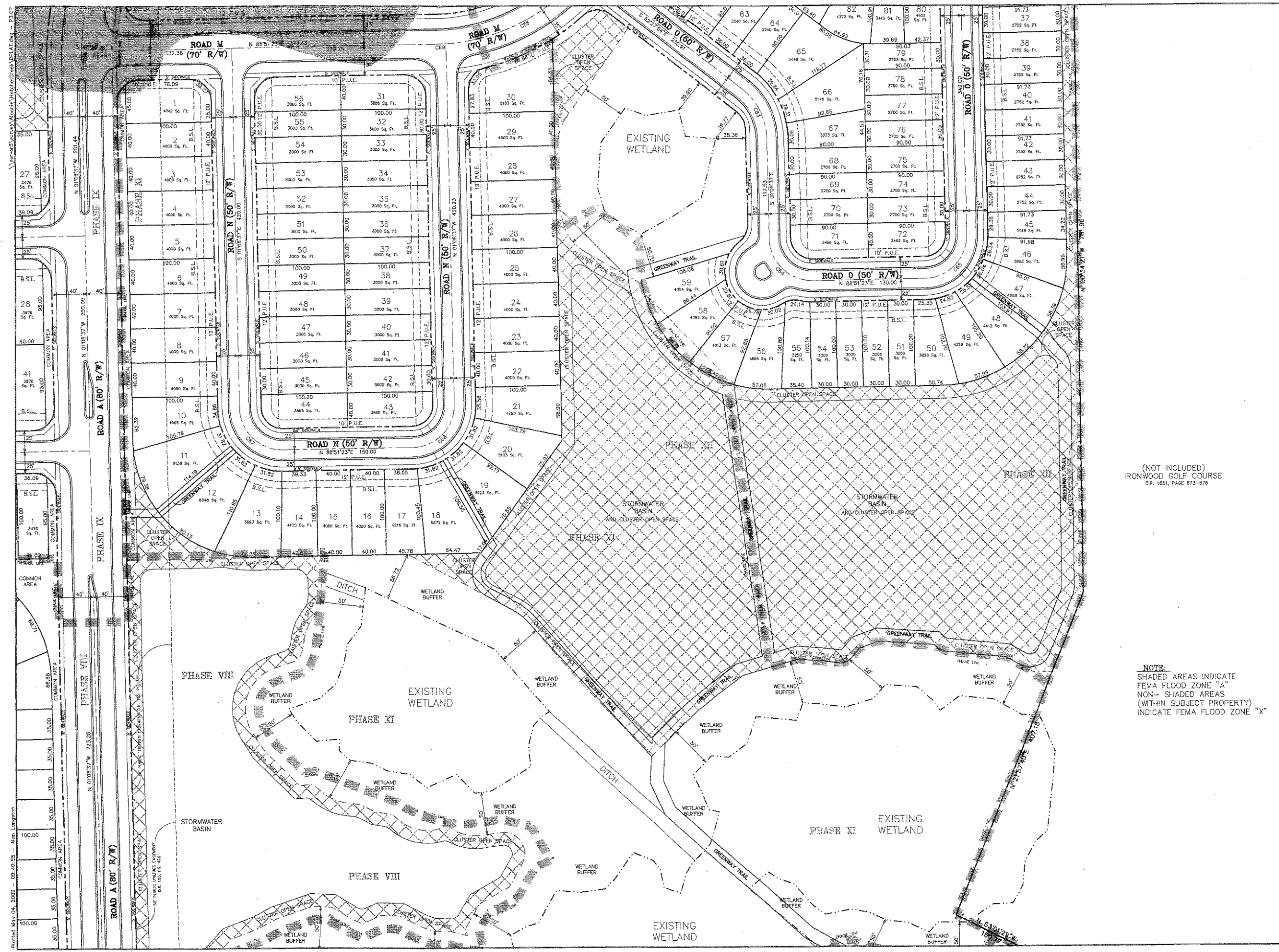
Graphic Scale: 0, 25, 50 feet

North Arrow

Key Map

Detail Sheet





(NOT INCLUDED)  
IRONWOOD GOLF COURSE  
O.R. 1851, PAGE 873-878

NOTE:  
SHADED AREAS INDICATE  
FEMA FLOOD ZONE "A"  
NON-SHADED AREAS  
(WITHIN SUBJECT PROPERTY)  
INDICATE FEMA FLOOD ZONE "X"

<p>Project: <b>HATCHET CREEK, an Environmental Cluster Subdivision CITY OF GAINESVILLE, FLORIDA</b></p>	
<p>Project Phase: <b>DESIGN PLAN</b></p>	<p>Sheet Title: <b>DETAIL SHEET</b></p>
<p>Designed: N/A</p>	<p>Drawn: A.L.</p>
<p>Project No: 08-223</p>	<p>Date: MAY 1, 2009</p>
<p>Professional Surveyor and Mapper</p>	
<p>DAVID H. DENMAN, P.S.M. 3727</p>	
<p>SEE SHEET PLOTTED FOR SIGNATURE AND SEAL</p>	
<p>Sheet No.: <b>P3.07</b></p>	<p>Comment:</p>

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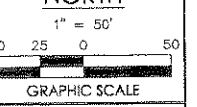
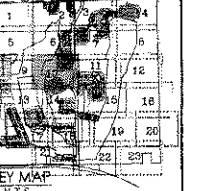




(NOT INCLUDED)  
IRONWOOD GOLF COURSE  
O.R. 1851, PAGE 873-878

**NOTE:**  
SHADED AREAS INDICATE  
FEMA FLOOD ZONE "A"  
NON-SHADED AREAS  
(WITHIN SUBJECT PROPERTY)  
INDICATE FEMA FLOOD ZONE "X"

EXISTING  
WETLAND



**EDA**  
ENG. DENMAN & ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
2404 N.W. 40th St., Gainesville, Florida 32608-4422  
TEL: 352/336-0000 FAX: 352/336-0001

HATCHET CREEK,  
an Environmental Cluster Subdivision  
CITY OF GAINESVILLE, FLORIDA

DETAIL SHEET

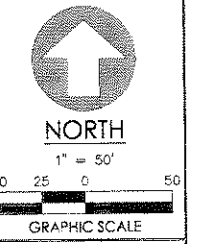
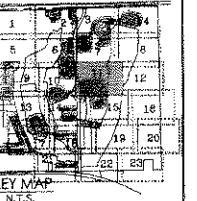
Project Name: HATCHET CREEK, an Environmental Cluster Subdivision, CITY OF GAINESVILLE, FLORIDA  
Project No.: 08-223  
Design: N/A  
Drawn: A.L.  
Date: MAY 1, 2009  
Professional Stamp and Mapper: [Stamp]  
City Engineer: [Stamp]  
City Attorney: [Stamp]  
City Clerk: [Stamp]  
City Manager: [Stamp]

Sheet No.: P3.10



**NOTE:**  
 SHADED AREAS INDICATE  
 FEMA FLOOD ZONE "A"  
 NON-SHADED AREAS  
 (WITHIN SUBJECT PROPERTY)  
 INDICATE FEMA FLOOD ZONE "X"

(NOT INCLUDED)  
 IRONWOOD GOLF COURSE  
 O.R. 1851, PAGE 873-078



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 ENGINEERS - SURVEYORS - PLANNERS  
 2404 N.W. 44TH ST., GAINESVILLE, FLORIDA 32609-4407  
 TEL: 352-339-5454 FAX: 352-339-7269  
 WWW.EDAINC.COM

HATCHET CREEK,  
 an Environmental Cluster Subdivision  
 CITY OF GAINESVILLE, FLORIDA

Project Name:	HATCHET CREEK, an Environmental Cluster Subdivision, CITY OF GAINESVILLE, FLORIDA
Project No.:	08-233
Drawn:	N/A
Date:	MAY 1, 2009
Professional Surveyor and Mapper:	DAVID H. DERMAN, P.S.M. 3737
Cooperator:	DAVID H. DERMAN, P.S.M. 3737
City:	GAINESVILLE, FLORIDA
See Sheet:	SEE SHEET PLOD FOR SCHEDULE AND SERIAL

DESIGN PLAN  
 Sheet No. **P3.11**

Plotted May 04, 2009 - 09:46:55 - Alan Longhorn  
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