

LEGISLATIVE #

170677E



Heartwood

Design Guidelines

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1: Introduction

1.1 Introduction

Introduction

In the City of Gainesville, the Heartwood community is a proposed development located on S.E. 8th Avenue, just east of S.E. 15th Street, in the City of Gainesville. The community covers approximately 15.1 acres, which include a natural wetland and nature preserve area.

EDSA, Inc. was brought on board to study and develop the overall vision for the development and to create a distinctive community that also celebrates the region. Through a series of consensus building workshops with local residents and stakeholders, a master plan was developed. This master plan combined with this design guidelines document serves as the guide for the Heartwood development process.

Heartwood Vision

Nestled among the historic neighborhoods and the natural landscape of Gainesville sits a vibrant and walkable new community: Heartwood.

The design of the community network inspired by traditional styles seen in the surrounding neighborhoods, but adds a freer layout and progressive appearance. This provides a variety of opportunities for walkable pathways, both along the vehicular thoroughfares and the neighborhood open spaces. The design maximizes the development potential while taking advantage of the existing wetland to create both a water feature amenity for the community, as well as a stormwater facility.

Many natural landscape features were preserved, creating a network of green spaces and connectivity within the community and extending into the adjacent areas. These green spaces will tie into the surrounding network including the future greenway to GTEC and adjacent natural spaces.

By embracing the rich legacy, variety of ages, cultures and backgrounds in the area this new community aims to create a solid foundation for supporting growth, and reinventing and invigorating East Gainesville.

Concept View



1.2 The Design Guidelines

Purpose

The purpose of this document is to provide guidance for the Heartwood neighborhood’s architectural character and to achieve a cohesive community development. The desire is to create a community that is an aesthetically pleasing setting, preserves the natural environment, has a strong link to the surrounding community, and that uplifts and promotes the region. The Heartwood Development Guidelines communicate the design ideals to be reached and is a tool for developers, land owners, architects and other stakeholders to utilize to integrate their project into the neighborhood.

Heartwood Goals

- Facilitate social interaction and a rich and diverse community fabric.
- Create a sustainable community.
- Provide opportunities to promote wellness and active lifestyles.
- Create connectivity throughout the community, to nature, and the developments in the surrounding area.
- Utilize this blank canvas to create future opportunities and help improve quality of life in East Gainesville.

Architectural Approval Board

The board will provide approval for all buildings prior to starting construction. See Appendix 4.1: Architectural Review for the review process and requirements.

Concept Views



1.2 The Design Guidelines

How to Use the Design Guidelines

These guidelines are separated into two main sections:

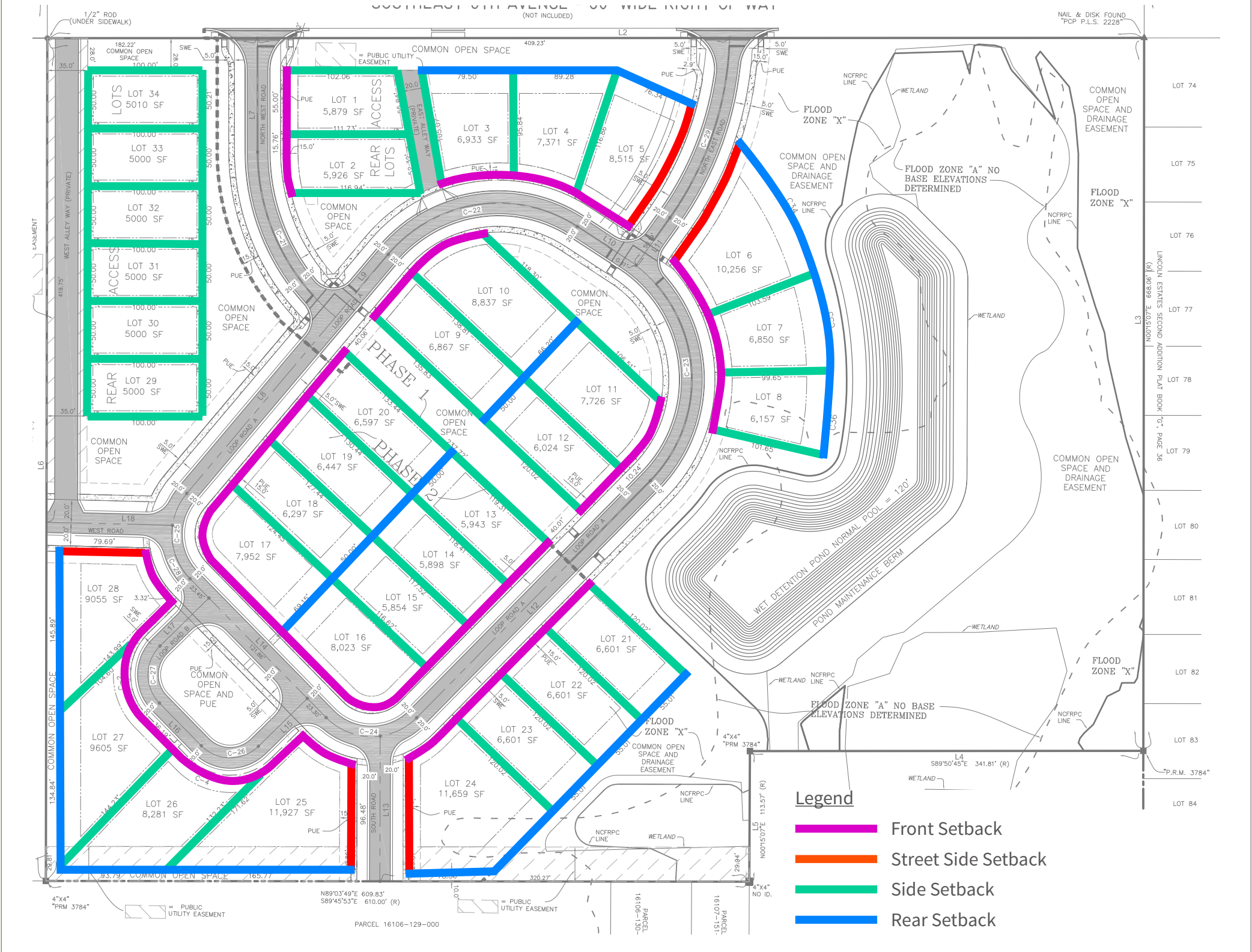
- **Architectural and Planning Guidelines:** This section focuses on the design intent, style and theming for the building and the built environment. These standards should be used to shape the overall character of the home, to help maintain a harmonious community while still enabling individuality throughout. The details specified within this document encourage appropriate scales and proportions supported by contemporary and quality features that are energy efficient and environmentally sensitive.
- **Landscape Design Guidelines:** This section is aimed to address the exterior spaces, the landscape character and the site components. The aim is for the community to become a cohesive unit that is a warm and inviting place to live and where to interact with neighbors. The exterior spaces should reinforce this goal with private yards that are sustainable and enjoyable, with the appropriate amount of privacy, creating an outdoor extension to the homes.

Review and Submittal Process

See Appendix 4.1: Architectural Review, document for the following:

- ARC Review and Approval Process
- Architectural Review
- Design Document changes
- Variances
- Periodic Observations
- Deposits and Fees
- Changes in Contractors
- Design Document criteria

Site Plan Diagram



2: Architectural and Planning Guidelines

2.1 Site Standards and Lot Requirements

Lot Coverage

Lot coverage is the percentage of surface development on a site or lot occupied by buildings, structures, or other types of hardscape areas. Grassed and landscaped areas, rain gardens, and tree areas are not included in lot coverage. The purpose of lot coverage limits is to allow for open space on each lot.

Maximum Lot Coverage: 40%

Building Setbacks

Building setbacks determine how close your building(s) can get to the property line. Building setbacks are illustrated in the diagrams to the right. Porches are permitted to encroach into the front setback only, and shall be a maximum of 8 feet deep.

- Building Envelope Front Minimum setback: 18'
- Porch Front Minimum setback: 10'
- Building Envelope Side (Interior) Minimum setback: 5'
- Building Envelope Side (Street) Minimum setback: 10'
- Building Envelope Rear Minimum setback: 20'

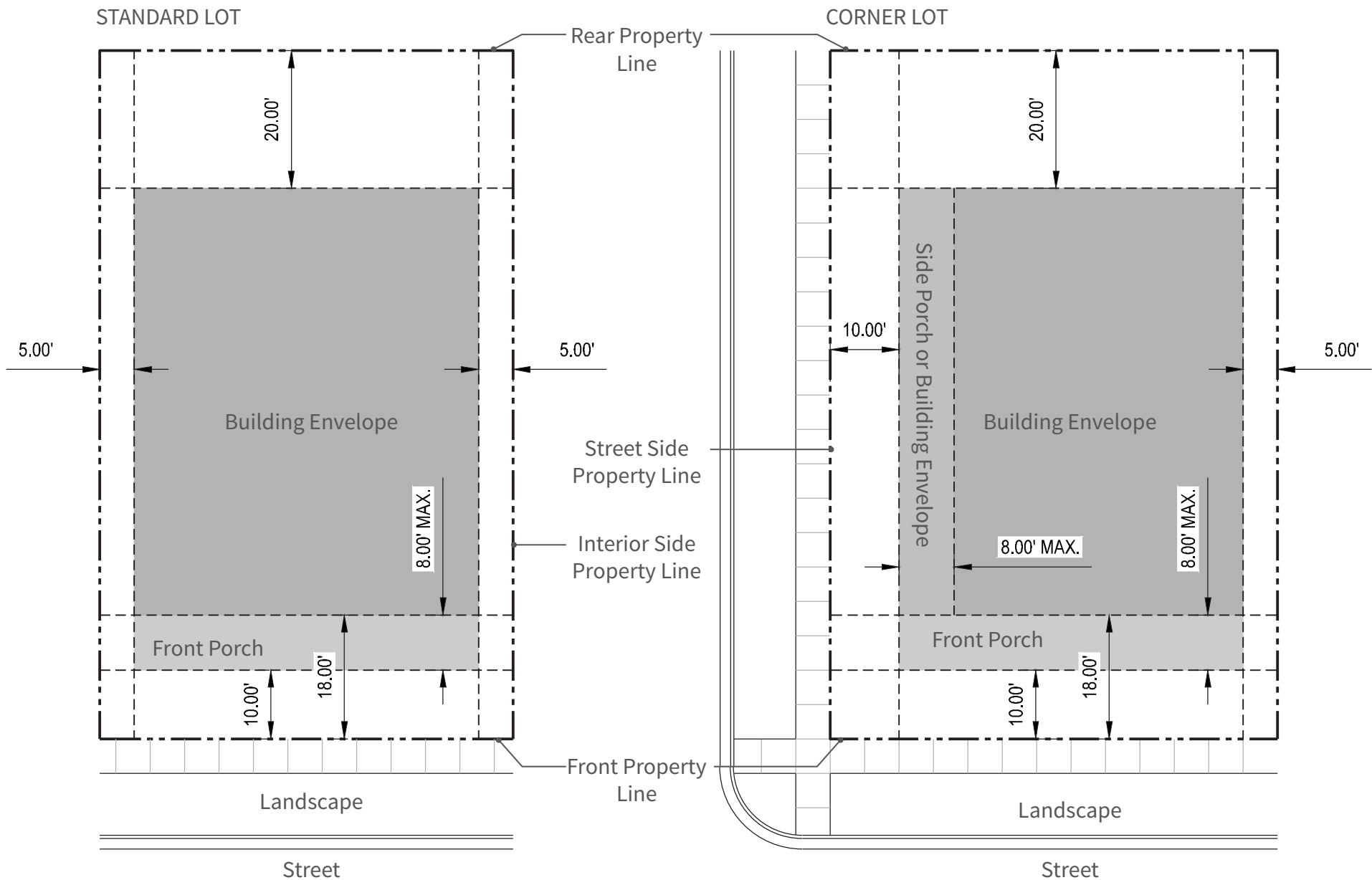
Building Heights

Building height limitations prevent obtrusive and out of place structures in the neighborhood. The building height measurement is the vertical distance from any part of the structure to the existing grade below.

Maximum building height: 2 stories

Attics are recommended, but shall be limited for storage space use only.

Site Setback Diagrams



2.2 Architectural Character and Massing

Architectural Character

The architectural style of Heartwood is based on a modern interpretation of traditional building types and forms of North Florida, characterized by:

- Simple volumes and roof forms
- Minimal detailing that is simple and clean in nature
- Angular shapes and emphases on horizontal and vertical lines
- A sensible response to nature and the surrounding environment
- A rational use of regional building materials

The resulting “Modern Florida” home style is a fresh adaptation of its surroundings and embraces the community while encouraging growth and excitement for the region. The single family houses have patios and covered porches (outdoor rooms) that extend the living space and support the enjoyment of outdoors and interaction with neighbors.

All homes should be single-family detached homes. This limits one dwelling unit, occupied by one household or family, on a single lot.

Massing

The mass of a building is related to its scale, shape, and relationship to exterior spaces. Building masses that are broken up, typically create a more visually appealing and less obtrusive structure.

Building massing should conform to the buildings in the surrounding vicinity, and should be sensitive to the profiles of adjacent buildings. Scale of the surrounding landscape should be also taken into consideration when addressing building massing. Massing should respond to the topographical conditions and landscape features on the site. Variation of architectural elements such as wall planes should be considered. Large areas of flat, blank wall and lack of treatment are strongly discouraged.

The massing should be simple and straightforward while maintaining the height limitations and building setbacks.

Roof profiles should be uncomplicated and hierarchical, with a clear expression of the main body. Roofs should cover the building masses of the building. Hip roofs are encouraged over the main building. Shed or flat roof shapes could be used for secondary and tertiary building volumes only. Roof pitches shall range from 3:12 to 6:12 ratio.

Character Imagery



2.3 Typical Architectural Concepts

Typical Two Story Units

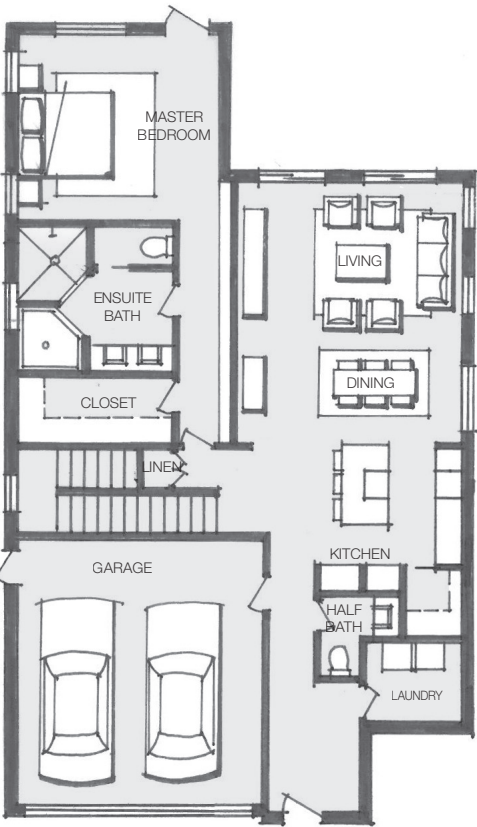
Concept One:
This unit is a 50' lot type, located in the interior of the site and is a 2-story unit with 3 bedrooms and 2 1/2 bathrooms. This unit concept features a stucco facade with brick or stone accents.

Total Living Area	2,257 sf
Total Gross Area	2,658 sf

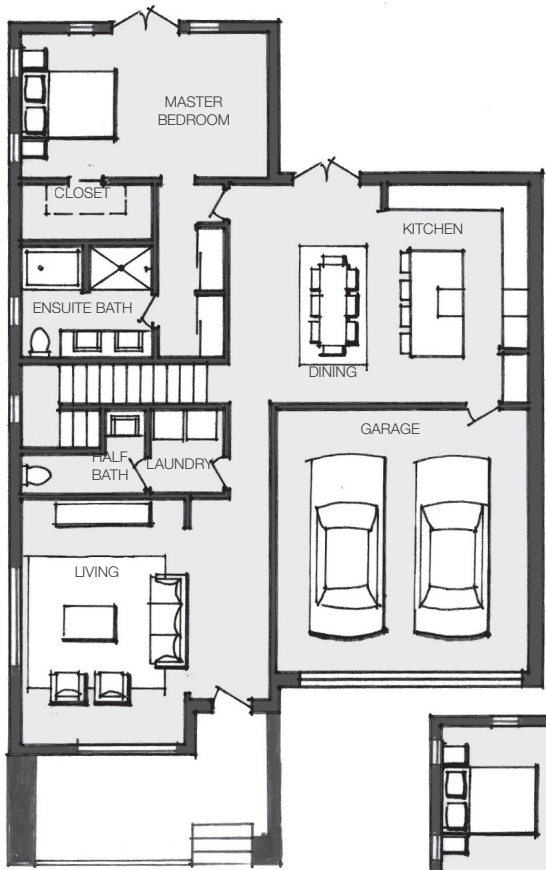
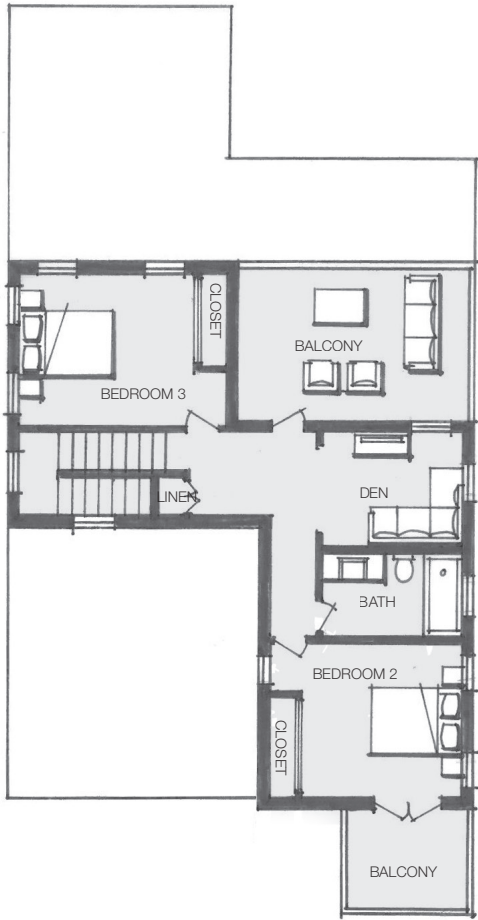
Concept Two:
This unit is a 55' lot type, fronting the community water feature. This type is a 2-story unit with 3 or 4 bedrooms and 2 1/2 bathrooms. This unit concept features stucco facades with wood and brick accents.

Total Living Area (3BR)	2,261 sf
Total Living Area (4BR)	2,507 sf
Total Gross Area (3BR)	2,678 sf
Total Gross Area (4BR)	2,925 sf

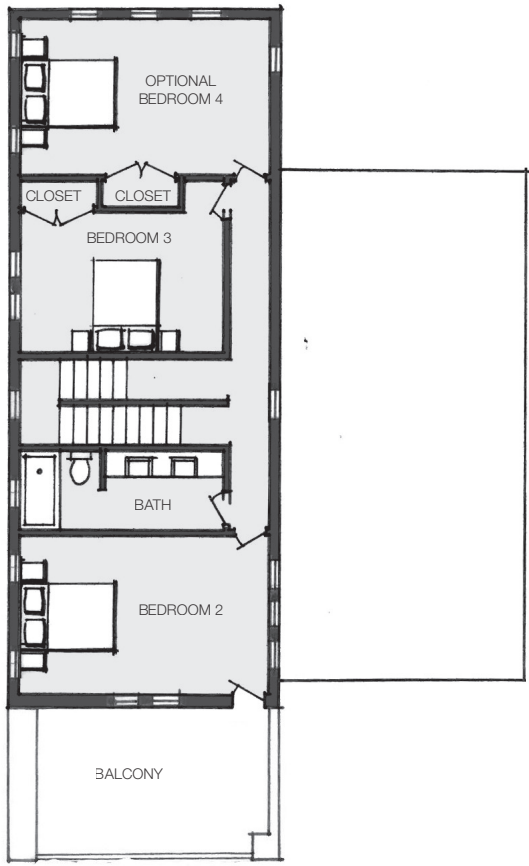
Typical Floorplans



CONCEPT ONE



CONCEPT TWO



2.3 Typical Architectural Concepts

Typical One Story Units

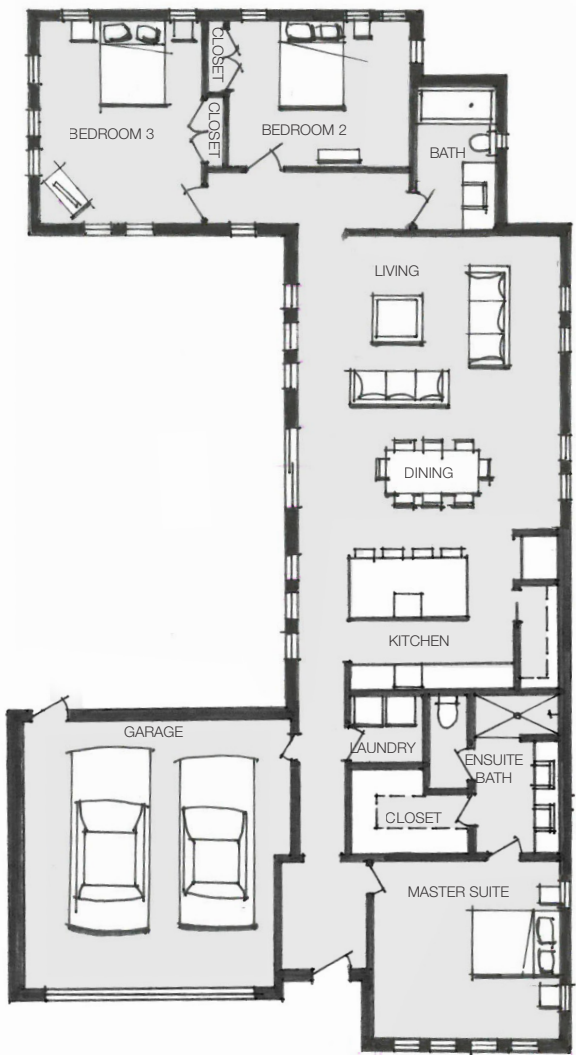
Concept Three:
This unit is located along the northern boundary to the development, and utilizes a layout that works to enhance the privacy of the outdoor gathering spaces. This concept has a stucco facade with wood accent garage door.

Total Living Area	1,857 sf
Total Gross Area	2,310 sf

Concept Four:
This unit is typical corner lot, and provides for more privacy in the backyard. This option is a single story and has 3 bedrooms and 2 bathrooms with a red brick and stucco facade.

Total Living Area	1,482 sf
Total Gross Area	1,922 sf

Typical Floorplans



CONCEPT THREE



CONCEPT FOUR

2.4 Architectural Details

Architectural Lighting

Architectural lighting should enhance the overall architectural character of the building while also providing a safe outdoor environment. Every home must have an exterior light fixture at each entry and exit to illuminate the access points.

Light fixtures can be can be wall mounted, ceiling mounted or hanging, and should be contemporary or transitional in style. When ceiling mounted or hanging fixtures are use, the appropriate clearance must be provided per the Florida Building Code. All fixtures should be proportionate to the door and other architectural elements, to appropriately enhance the homes appearance.

All lighting sources should be structured and located in manner to reduce/ avoid light pollution, spillage, and glare on adjacent properties.

Light fixture materials:

- Steel
- Aluminum
- Nickel
- Bronze/Copper

Signage

House numbers shall be displayed near the front door, above the garage, or on the facade of the front porch enclosure, and must be highly visible the street. They shall be single numbers, flush mounted or raised, in a style that is appropriate for the community and matches the architectural style of the home. House numbers shall be clearly displayed and illuminated for easy identification from the street both day and night.

House number sizes shall be between 4” and 5” tall.

House number materials:

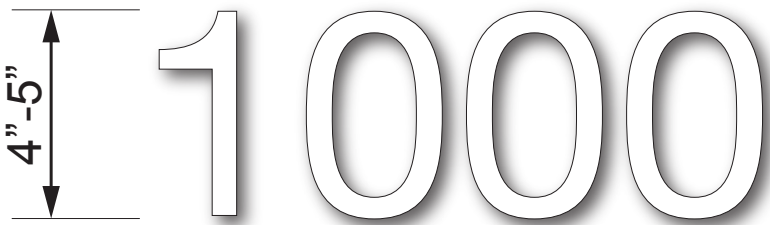
- Steel
- Aluminum
- Nickel
- Bronze/Copper

Examples

EXAMPLES OF LIGHT FIXTURES



HOUSE NUMBER DIAGRAM



EXAMPLES OF HOUSE NUMBERS



2.4 Architectural Details

Windows, Doors, and Trim

Windows, doors, and trim materials are extremely important elements and should always be consistent among all elevations of the building. Thoughtful proportion and location should create an interesting contrast with solid walls to create a balanced overall composition.

WINDOWS

Simple geometric windows may be arranged symmetrically or asymmetrically, in groupings that benefit interior functions or features. While window sizes may vary depending on type and function of specific rooms, overall window size should be complimentary and aesthetically pleasing. Window arrangements in groups of two, three, or four can create a balanced elevation. Windows shall be numerous and tall for daylight and cross ventilation.

Trim and frame materials should never vary on a single building, however the texture and color schemes for accent components should contrast with the texture and even the surrounding wall material. Large panels of glass are recommended, but not on facades facing west. Impact-resistant glass should be used to eliminate the need of hurricane shutters. All windows must be operable and have installed screens to allow for ventilation and passive cooling when appropriate

Window Styles:

- Awning
- Casement
- Sliding

Window Materials:

- Wood
- Metal
- Vinyl

FRONT DOORS

Front doors should be compatible with the style of the building, functional and attractive. Doors shall be of quality material and workmanship and be appropriate in proportion, detailing, and style. Single doors are recommended.

Front Door Accents:

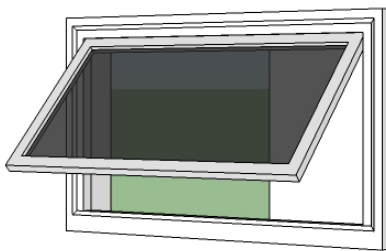
- Box Transoms
- Solid/Divided Glass Lites
- Solid/Divided Glass Panels
- Insulated/Textured Glass

Front Door Materials:

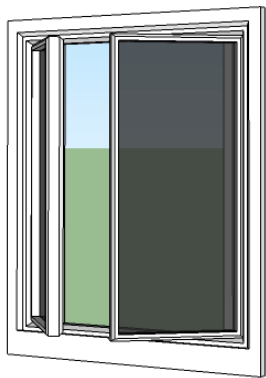
- Wood
- Fiberglass
- Steel

Examples

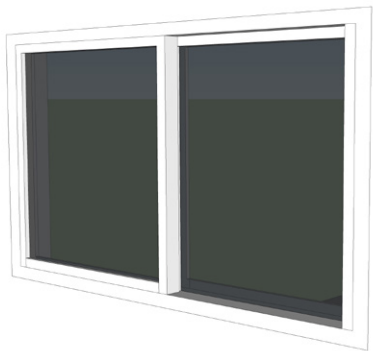
EXAMPLES OF WINDOWS



AWNING WINDOWS

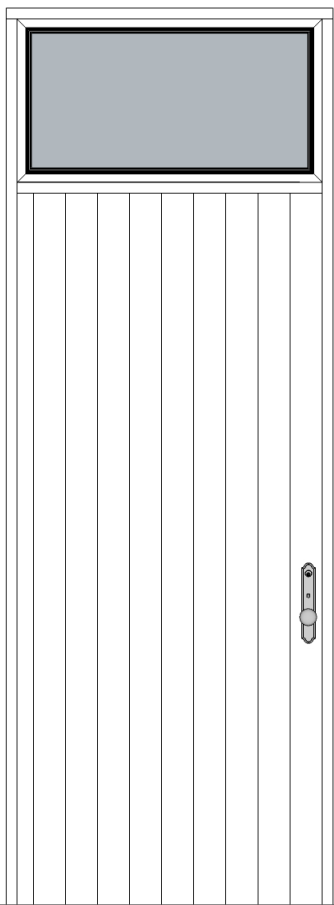
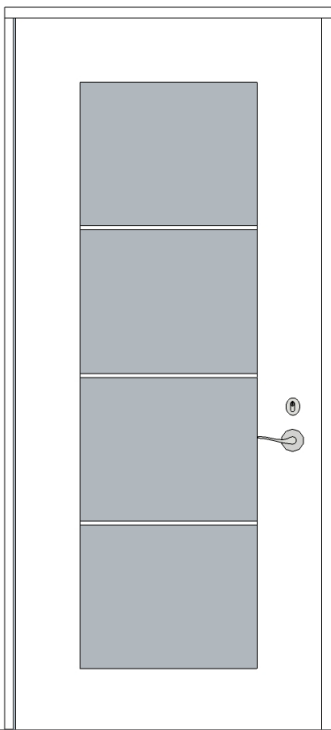
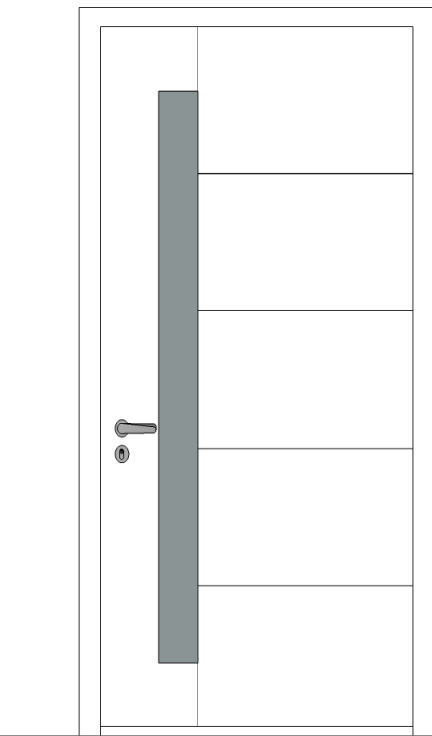


CASEMENT WINDOWS



SLIDING WINDOWS

EXAMPLES OF FRONT DOORS



2.4 Architectural Details

Windows, Doors, and Trim

PATIO/BALCONY DOORS

- Door Styles:

 - French
 - Sliding
- Door Accents:

 - Glass Panels
 - Insulated/ Tempered Glass
- Door Materials:

 - Vinyl
 - Wood
 - Fiberglass
 - Steel/Aluminum

NOTE: Glass panels on patio and balcony doors shall be impact-resistant.

GARAGE DOORS

Garages are generally highly visible because of their size and configuration. When not appropriately located or integrated into the design of a building, they can be detrimental to a neighborhood. However, when garage doors are tastefully designed, it can add to the integrity of the streetscape and neighborhood.

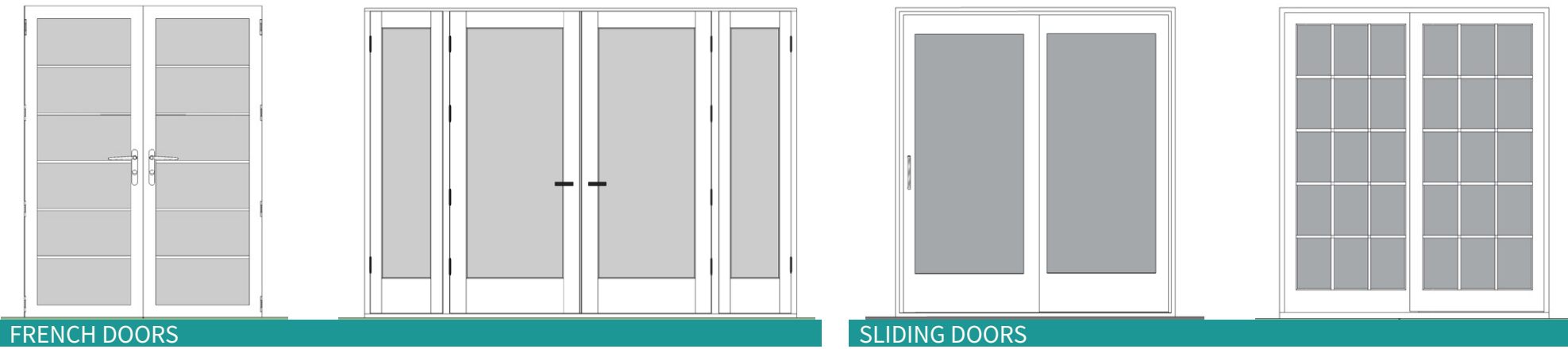
Garages should have a modern appearance with an emphasis on horizontal lines. If windows are incorporated into the garage door, they should match the proportions and aesthetics. Garage doors should be steel panels with a smooth or textured finish. All garage doors shall be impact resistant.

Garage Door Finishes and Accents:

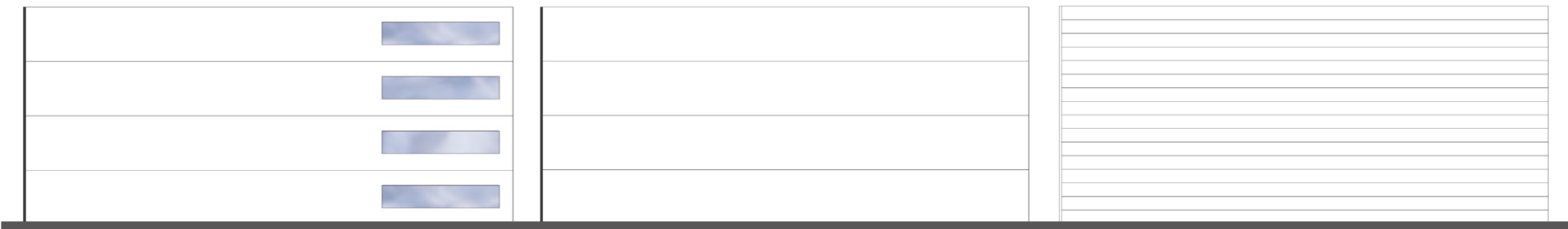
- Grooved or Flush Panels
- Smooth or Wood Grain Texture
- Glass Lites/Panels
- Insulated or Tinted Glass

Examples

EXAMPLES OF PATIO DOORS



EXAMPLES OF GARAGE DOORS



2.5 Materials and Finishes

Materials and Finishes

Architectural materials and color palettes throughout the community should be simple and contemporary, yet timelessly elegant. Building materials and color schemes shall be consistent throughout the entire community, however subtle variations within the overall categories are encouraged in order to create a sense of identity for each unit. Combinations of materials, paint, and finishes shall form interesting contrasts and serve the function of each component well. Textural variations or different shades of the same color palette can be utilized to achieve sophisticated richness and elegance.

Strong vibrant accent colors shall only be used in small quantities when necessary to create interesting contrast but should not overpower the overall color scheme. Stone, brick, and wood accents may also be used to enhance architectural character and are encouraged on columns and other detail elements.

Building materials may include:

- Concrete
- Stucco
- Brick
- Stone
- Wood

Architectural color schemes shall be subtle and elegant neutral and natural tones. These may include:

- Shades of white, gray, and black
- Shades of beige, tan, and brown

Shifts in color are limited to the following locations:

- Breaks between trim and wall plane
- Accent panels
- Plane changes on the same elevation

Neighborhood colors: no more than two houses in a row can feature the same color/finish combination.

Examples

EXAMPLES OF STUCCO COLORS



TYPICAL STONE VENEERS



TYPICAL BRICK VENEERS



3: Landscape Design Guidelines

3.1 Landscape Character

Landscape Character

All homes should be completed with landscape material to produce a comprehensive product that is both attractive and environmentally friendly. Landscapes shall be quality features with consideration for maintenance requirements, fertilizer and irrigation needs, insect attraction, pesticide use, and pollution prevention.

When selecting plant material, this should be in scale and proportion with the size of the lot and the home. Each plant should be placed for the appropriate soil, sun and maintenance requirements and also to frame and accentuate the pathways and building elements.

Shade trees can be used to enhance privacy, provide shaded spaces outdoors, shade the home from direct sunlight and provide a windbreak. Small trees and tall shrubs are ideal for creating visual interest, framing the home's windows and doors, and breaking up a monotonous surface.

To create an appealing design, it is recommended to choose two or three colors of plant material that work well together. This combination can be repeated throughout the lot.

Examples



3.2 Hardscape and Paving

Design Considerations

Hardscape areas surrounding the home including patios, decks, and walkways must complement the architecture of the home. Color schemes for hardscape materials should be earth tones including grays, tans, and browns. Minimal use of accent colors is acceptable.

Pervious paving material is recommended for low to medium traffic areas. Secondary paths such as garden walks and service paths should allow infiltration of storm water.

Hardscape materials for non vehicular use areas may include:

- Patterned/Scored Concrete
- Colored/Stained Concrete
- Concrete Pavers
- Stone Pavers
- Treated Wood
- Gravel

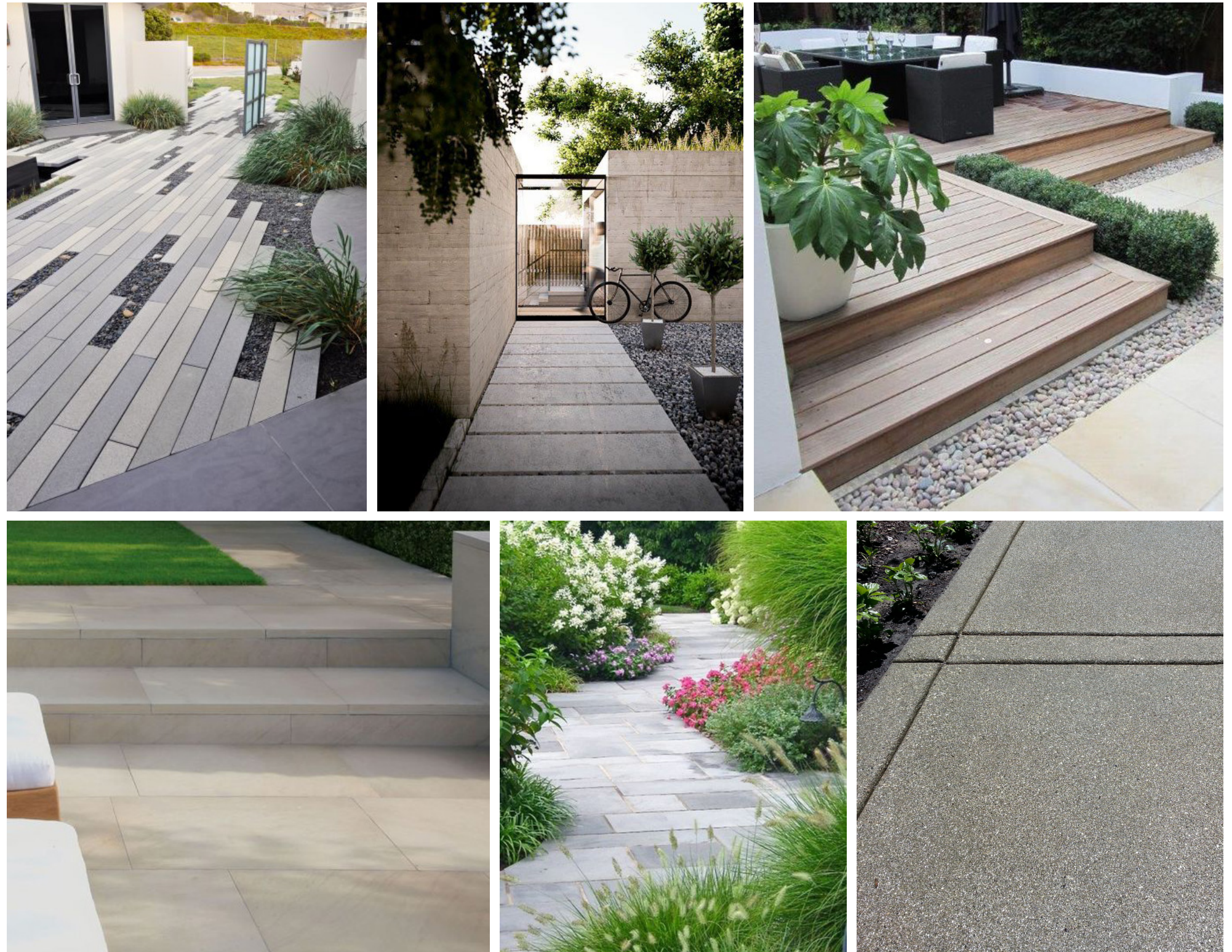
Painted concrete is not acceptable. All wood shall be treated to resist wood-destroying organisms.

Driveways shall be implemented connecting from the community street to the unit's garage opening. They should be either the width of the garage opening or a maximum of 18'. Driveways must meet the City of Gainesville Code of Ordinances and all other applicable codes and requirements.

Hardscape materials for driveways and other vehicular use areas may include:

- White or Gray Concrete
- Patterned, Colored or Stained Concrete
- Concrete Pavers
- Stone Pavers

Hardscape Palette



3.3 Planting Design Considerations

Landscape Planting Design

- Select plant materials that are native or species that have proven to be well adapted to the region and widely available on the market. See ‘Recommended Planting’ in this section, and/or reference the following for recommended plant material:
 - The Florida-Friendly Landscaping Guide to Plant Selection & Landscape Design
 - City of Gainesville Code of Ordinances, Gainesville Tree List
 - Waterwise, Florida Landscapes, Landscaping to Promote Water Conservation
- Exotic/nonnative plants should only be considered when it is strongly determined that use of such plants will substantially increase the value of the development and will not cause major maintenance issues in the long term.
- Combine a variety of evergreen, deciduous, accent and shade trees, palms, and shrubs to create an interesting mixture of textures, heights, shapes and colors.
- Avoid over planting. Select a limited amount of planting materials and use massing and repetition to create a flowing and unified design language. Use contrasting elements of texture, size, color, and form to create a dynamic and layered landscape. Plant in groupings of three, five, or more. Avoid creating a “specimen garden”.
- All plants, with exception to hedge material, should be located in areas where they will have the opportunity to reach maturity with minimal pruning. Trees should be placed in a manner that will allow them to reach full maturity without touching structures, other trees, or any vertical elements.
- Sustainable landscape practices are vital to the Heartwood community. These considerations include the following:
 - Promote the recycling of landscape materials.
 - Use appropriate selection of plant materials to minimize risk of disease and pests, as well as the demand for water and fertilizer.
 - All plant materials with similar sun, water, soil and maintenance requirements shall be grouped together.

Landscape Standards

- This document is in addition to the City of Gainesville Code of Ordinances and all other applicable codes. All landscape areas and material shall meet or exceed the minimum requirements, and be located appropriately as shown in all applicable local codes.
- All plants shall be Florida Number 1 or greater, according to the Florida Department of Agriculture Division of Plant Industry Grades and Standards for nursery plants.
- All plants on the most recent publications of the following are strictly prohibited:
 - City of Gainesville Code of Ordinances, invasive nonnative plant list
 - Institute of Food and Agricultural Science (IFAS) Invasive Species Assessment, plants listed as “Prohibited”
 - Florida Exotic Pest Plant Council’s List of Invasive Plant Species
- All plant material shall be located on a site with compatible soil and light conditions for the proposed plant material.
- During construction/demolition activities, existing trees shall be kept and protected with the appropriate barriers, per code.
- All trees shall be native and have a minimum height of 7 feet at planting.
- Grass, lawn and turf use should be minimized to conserve water. The use of turf should be planned for functional areas appropriate for their use, such as a play area, pet area or gathering space and should be arranged with edges and shapes for easy mowing.
- No shrubs or trees should be placed within 24” of the homes foundation, which will help reduce the accumulation of excess moisture.
- Mulch should be placed around plants and trees and in any landscape area that is not planted. This can help control weed growth, pest control, erosion control and keep the soil cooler. Mulch should be installed and distributed evenly in the landscape area with a consistent depth. The use of cypress mulch is prohibited.

3.4 Recommended Planting

Trees

American Snowbell	<i>Styrax americana</i>	N
Basswood	<i>Tilia americana</i> var. <i>caroliniana</i>	N
Birch, River	<i>Betula nigra</i>	N
Bradford Pear	<i>Pyrus calleryana</i>	
Buckthorn, Carolina	<i>Rhamnus caroliniana</i>	N
Catalpa	<i>Catalpa bignonioides</i>	
Cedar, Red	<i>Juniperus virginiana</i>	N
Cherry Laurel	<i>Prunus caroliniana</i>	N
Crabapple, Southern	<i>Malus angustifolia</i>	N
Crape Myrtle	<i>Lagerstroemia indica</i>	
Cypress, Bald	<i>Taxodium distichum</i>	N
Dogwood, Flowering	<i>Cornus florida</i>	N
Elm, American	<i>Ulmus americana</i>	N
Elm, Chinese	<i>Ulmus parvifolia</i>	
Florida Soapberry	<i>Sapindus marginatus</i>	N
Fringe Tree	<i>Chionanthus virginicus</i>	N
Hercules Club	<i>Zanthoxylum clava-herculis</i>	N
Hickory, Mockernut	<i>Carya alba</i>	N
Hickory, Pignut	<i>Carya glabra</i>	N
Holly, American	<i>Ilex opaca</i>	N
Holly, East Palatka	<i>Ilex x attenuata</i> ‘East Palatka’	N
Holly, Yaupon	<i>Ilex vomitoria</i>	N
Hop Hornbeam	<i>Ostrya virginiana</i>	N
Jerusalem Thorn	<i>Parkinsonia aculeata</i>	
Magnolia	<i>Magnolia grandiflora</i>	N
Mulberry, Red	<i>Morus rubra</i>	N
Oak, Bluejack	<i>Quercus incana</i>	N
Oak, Live	<i>Quercus virginiana</i>	N
Oak, Sand Live	<i>Quercus geminata</i>	N
Oak, Shumard	<i>Quercus shumardii</i>	N
Oak, Swamp Chestnut	<i>Quercus michauxii</i>	N
Oak, Turkey	<i>Quercus laevis</i>	N
Oak, White	<i>Quercus alba</i>	N
Pecan	<i>Carya illinoensis</i>	N
Persimmon	<i>Diospyros virginiana</i>	N
Pine, Loblolly	<i>Pinus taeda</i>	N
Pine, Long-Leaf	<i>Pinus palustris</i>	N
Pine, Northern Slash	<i>Pinus elliotii</i>	N
Plum, Chickasaw	<i>Prunus angustifolia</i>	N
Red Bay	<i>Persea borbonia</i>	N
Redbud, Eastern	<i>Cercis canadensis</i>	N
Sassafras	<i>Sassafras albidum</i>	N

Trees, cont.

Sourgum, Black Gum	<i>Nyssa sylvatica</i>	N
Sugarberry	<i>Celtis laevigata</i>	N
Sycamore	<i>Platanus occidentalis</i>	N
Tulip Tree	<i>Liriodendron tulipifera</i>	N

Palms

Bamboo Palm	<i>Chamaedorea microspadix</i>	
Cabbage Palm	<i>Sabal palmetto</i>	N
Dwarf Palmetto	<i>Sabal minor</i>	N
Mexican Sago	<i>Dioon edule</i>	
European Fan Palm	<i>Chamaerops humilis</i>	
Needle Palm	<i>Rhapidophyllum hystrix</i>	N
Pindo Palm	<i>Butia capitata</i>	
Saw Palmetto	<i>Serenoa repens</i>	N
Spanish Bayonet	<i>Yucca aloifolia</i>	

Shrubs

Adam’s Needle	<i>Yucca filamentosa</i>	N
American Beautyberry	<i>Callicarpa americana</i>	N
Anise-Tree, Japanese	<i>Illicium anisatum</i>	
Arborvitae	<i>Platycladus orientalis</i>	
Arrowwood	<i>Viburnum dentatum</i>	N
Azalea, Florida Flame	<i>Rhododendron austrinum</i>	N
Azalea Hybrids	<i>Rhododendron</i> spp.	
Barberry, ‘Crimson Pygmy’	<i>Berberis thunbergii</i> ‘Crimson Pygmy’	
Barberry, Wintergreen	<i>Berberis julianae</i>	
Blackberry	<i>Rubus cultivar Brazos</i>	
Blueberry	<i>Vaccinium cultivars</i>	N
Blueberry, Darrow’s	<i>Vaccinium darrowii</i>	N
Blueberry, Highbush	<i>Vaccinium corymbosum</i>	N
Camellia, Sasanqua	<i>Camellia sasanqua</i>	
Carolina Siverbell	<i>Halesia carolina</i>	N
Chaste-Tree	<i>Vitex agnus-castus</i>	
Christmas Berry	<i>Lycium carolinianum</i>	N
Coontie	<i>Zamia floridana</i>	N
Coral Bean	<i>Erythrina herbacea</i>	N
Gallberry	<i>Ilex glabra</i>	N
Gama Grass	<i>Tripsacum floridanum</i>	N

Shrubs, cont.

Gardenia, Cape Jasmine	<i>Gardenia augusta/jasminoides</i>	
Glossy Abelia	<i>Abelia x grandiflora</i>	
Indian Hawthorn	<i>Raphiolepis indica</i>	
Holly, Chinese	<i>Ilex cornuta</i> ‘Burford’	
Holly, Dwarf Yaupon	<i>Ilex vomitoria</i> ‘Nana’	N
Holly, Japanese	<i>Ilex crenata</i>	
Hydrangea, French	<i>Hydrangea macrophylla</i>	
Hydrangea, Oakleaf	<i>Hydrangea quercifolia</i>	N
Jasmine	<i>Jasminum mesnyi</i>	
Juniper, Chinese	<i>Juniperus chinensis</i>	
Lyonia, Rusty	<i>Lyonia ferruginea</i>	N
Mock Orange	<i>Philadelphus coronarius</i>	
Oleander	<i>Nerium oleander</i>	
Oregon Grape-Holly	<i>Mahonia fortunei</i>	
Pampass Grass	<i>Cortaderia selloana</i>	
Photinia	<i>Photinia glabra</i>	
Rhododendron, Chapman’s	<i>Rhododendron minus</i> var. <i>chapmanii</i>	N
Rose, Cherokee	<i>Rosa laevigata</i>	
Rose of Sharon	<i>Hibiscus syriacus</i>	
Rosemary	<i>Rosmarinus officinalis</i>	
Wild Rosemary	<i>Conradina canescens</i>	N
Shrimp Plant	<i>Justicia brandegeana</i>	
Spanish bayonet	<i>Yucca aloifolia</i>	
Spiraea, Chinese	<i>Spiraea cantoniensis</i>	
Spiraea, Thunberg	<i>Spiraea thunbergii</i>	
Wild Olive	<i>Osmanthus americanus</i>	N
Sweet Shrub	<i>Calycanthus floridus</i>	N
Texas Sage	<i>Leucophyllum frutescens</i>	
Viburnum, Sandankwa	<i>Viburnum suspensum</i>	
Viburnum, Sweet	<i>Viburnum odoratissimum</i>	

N = Native



Sycamore
Platanus occidentalis



Magnolia
Magnolia grandiflora



Redbud
Cercis canadensis



Cabbage Palm
Sabal palmetto



Saw palmetto
Serenoa repens



Barberry
Berberis thunbergii

3.4 Recommended Planting

Groundcovers

Adam’s Needle	<i>Yucca filamentosa</i>	N
Ajuga or Carpet Bugleweed	<i>Ajuga reptans</i>	
Broomsedge	<i>Andropogon virginicus</i> var. <i>glaucus</i>	N
False Heather	<i>Cuphea hyssopifolia</i>	
Fern, Royal	<i>Osmunda regalis</i>	N
Fig, Creeping	<i>Ficus pumila</i>	
Grass, Bermuda	<i>Cynodon dactylon</i>	
Grass, Bitter Panic	<i>Panicum amarum</i>	N
Grass, Lopsided Indian	<i>Sorghastrum secundum</i>	N
Grass, Mondo	<i>Ophiopogon japonicus</i>	
Grass, Muhly	<i>Muhlenbergia capillaris</i>	N
Grass, Purple Love	<i>Eragrostis spectabilis</i>	N
Grass, St. Augustine	<i>Stenotaphrum secundatum</i>	N
Grass, Zebra	<i>Miscanthus sinensis</i>	
Grass, Zoysia	<i>Zoysia japonica</i>	
Ivy, Algerian	<i>Hedera canariensis</i>	
Jasmine, Asiatic	<i>Trachelospermum asiaticum</i>	
Jessamine, Yellow	<i>Gelsemium sempervirens</i>	N
Juniper, Creeping	<i>Juniperus horizontalis</i>	
Juniper, Japanese Garden	<i>Juniperus procumbens</i>	
Juniper, Parson	<i>Juniperus chinensis</i> ‘Parsonii’	
Juniper, Shore	<i>Juniperus conferta</i>	
Liriope, Lily Turf	<i>Liriope</i> spp.	
Maidencane	<i>Panicum hemitomon</i>	N
Periwinkle	<i>Vinca major</i>	
Powderpuff Mimosa	<i>Mimosa strigillosa</i>	N
Rose	<i>Rosa</i> x ‘Noare’	
Thyme	<i>Thymus vulgaris</i>	

Perennials

Agapanthus	<i>Agapanthus africanus</i>	
Amaryllis	<i>Hippeastrum hybrids</i>	
Aster, Stokes	<i>Stokesia laevis</i>	N
Beardtongue Penstemon	<i>Penstemon multiflorus</i>	N
Begonia, Wax	<i>Begonia</i> x <i>semperflorens-cultorum</i>	
Black-eyed Susan	<i>Rudbeckia hirta</i>	N
Blanket flower	<i>Gaillardia pulchella</i>	N
Blazing Star	<i>Liatis</i> <i>spicata</i>	N
Butterfly weed	<i>Asclepias tuberosa</i>	N

Perennials, cont.

Button Rattlesnake	<i>Eryngium yuccifolium</i>	N
Chrysanthemum, Garden	<i>Chrysanthemum</i> x <i>morifolium</i>	
Coleus	<i>Coleus</i> x <i>hybridus</i>	
Common Tickseed	<i>Coreopsis leavenworthii</i>	N
Coreopsis	<i>Coreopsis tinctoria</i>	
Cream narcissus	<i>Narcissus tazetta</i>	
Daylily	<i>Hemerocallis hybrids</i>	
Dotted Horsemint	<i>Monarda punctata</i>	N
Fancy-leaved caladium	<i>Caladium</i> x <i>hortulanum</i>	
Florida green eyes	<i>Berlandiera subacaulis</i>	N
Four-o’clock	<i>Mirabilis jalapa</i>	
Gaura, White	<i>Gaura lindheimeri</i>	
Gerbera Daisy	<i>Gerbera jamesonii</i>	
Goldenrod, Seaside	<i>Solidago sempervirens</i>	N
Indian Paint Brush	<i>Carphephorus corymbosus</i>	N
Iris	<i>Iris hexagona</i>	N
Iris, Walking	<i>Neomarica gracilis</i>	
Green Dragon	<i>Arisaema dracontium</i>	N
Mistflower	<i>Conoclinium coelestinum</i>	
Pentas	<i>Pentas lanceolata</i>	
Phlox, Moss	<i>Phlox subulata</i>	
Phlox, Blue	<i>Phlox divaricata</i>	
Purple Coneflower	<i>Echinacea purpurea</i>	N
Sage, Lyre-leaved	<i>Salvia lyrata</i>	N
Sage, Scarlet	<i>Salvia splendens</i>	
Sage, Tropical	<i>Salvia coccinea</i>	N
Scrub Mints	<i>Conradina</i> spp.	N
Rose	<i>Rosa</i> x ‘Rad rass’	
Silkgrass, Golden Aster	<i>Pityopsis graminifolia</i>	N
Society Garlic	<i>Tulbaghia violacea</i>	
Spiderwort, Blue	<i>Tradescantia ohimensis</i>	N
Spiral Ginger	<i>Costus barbatus</i>	
Twinflower	<i>Dyschoriste oblongifolia</i>	N
Verbena, Purpletop	<i>Verbena bonariensis</i>	
Violet, Florida	<i>Viola sororia</i>	N
Wild columbine	<i>Aquilegia canadensis</i>	N
Wild-petunia	<i>Ruellia caroliniensis</i>	N
Woodland Pinkroot	<i>Spigelia marilandica</i>	N
Yarrow	<i>Achillea millefolium</i>	N
Yellowtop	<i>Flaveria linearis</i>	N

N = Native



Adam’s Needle
Yucca filamentosa



Creeping Fig
Ficus pumila



Mondo Grass
Ophiopogon japonicus



Thyme
Thymus vulgaris



Vinca
Vinca spp.



Aster
Stokesia laevis



Purple Coneflower
Echinacea purpurea



Society garlic
Tulbaghia violacea



Black-eyed-susan
Rudbeckia hirta

3.5 Irrigation and Water Use

Design Considerations

- Lawn irrigation systems are required, to help maintain healthy lawns and uphold the appearance of the neighborhood.
- Irrigation systems should be designed efficiently and strategically. Plants that share similar water needs should be grouped together in “hydrozones”. This design method localizes the irrigation where possible, effectively reducing infrastructure and volume of water needed to maintain healthy plants.
- Match the right plants with site specific conditions to minimize the amount of irrigation necessary to keep plants alive.
- Climate and rain detecting sensors should be installed so that plants are only irrigated when needed.
- The proper irrigation systems should be used for specific landscape areas. For example, when applicable, drip irrigation should be used to reduce the amount water loss due to evaporation, overspray, and leaching.
- Proper mulching should be applied to landscape beds and around trees to help retain moisture, stabilize soil temperatures, and reduce weed growth and erosion.
- All irrigation elements including spray heads, lines, valves, and control boxes must be located entirely within property lines of each home.
- For ease of access, irrigation control boxes should be located inside the garage or inconspicuously on the side or rear yards.
- Water shall not be directed onto hardscape areas including driveways, sidewalks or roadways.
- All irrigation drainage must be contained on site. Drainage onto neighboring properties is strictly prohibited.



3.6 Site Details

Walls, Fences and Gates

Houses shall have a continuous wall or fence with gates or openings that break the fence and mark the entrance to the yard and/or home. Rear and side private yards shall be screened from street views and screening should be continuous from the front setback line to the rear property line.

Planting such as shrubs and hedges can be used in front of walls and fences as a transition to the adjacent landscape or hardscape areas. This will also create interest along long continuous stretches of walls or fences.

Lower fences and walls can create a semi-private front yard space without inhibiting visual connections from private lots to public walks and green spaces, and still promote positive interaction within the community.

Materials for fences and walls should be simple and elegant, avoiding unnecessary decorations.

Fence/wall materials may include:

- Masonry with stucco, brick, or stone veneer
- Treated Wood
- Metal
- Vinyl

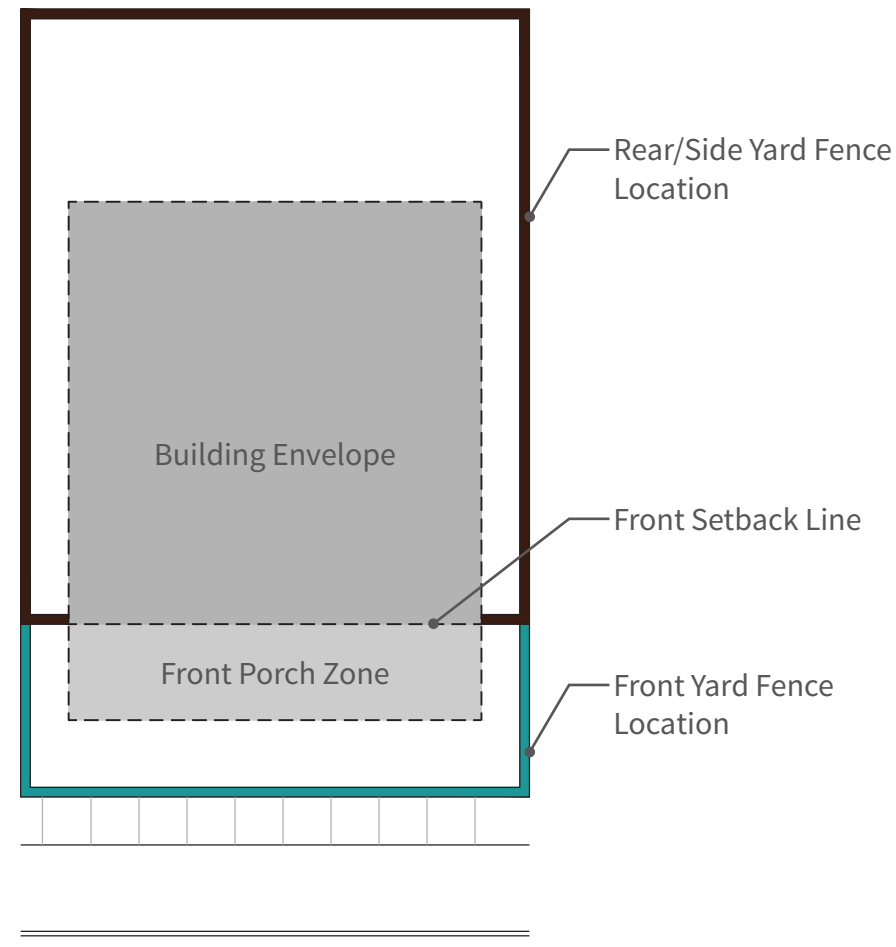
Front Yard Fence Guidelines:

- Low fence or wall, maximum 42" tall. Front yard fence should create a higher level of transparency
- Front yard fence, if applicable, should be located on or within 3' of the front property line.

Rear/Side Yard Fence Guidelines:

- Privacy fence or wall shall be used, maximum 6' tall.
- Rear/side yard fence or wall shall be located along the rear and side property lines but not within the required front setback.
- 100% opaque fencing and walls are permitted.

Fence Location Diagram



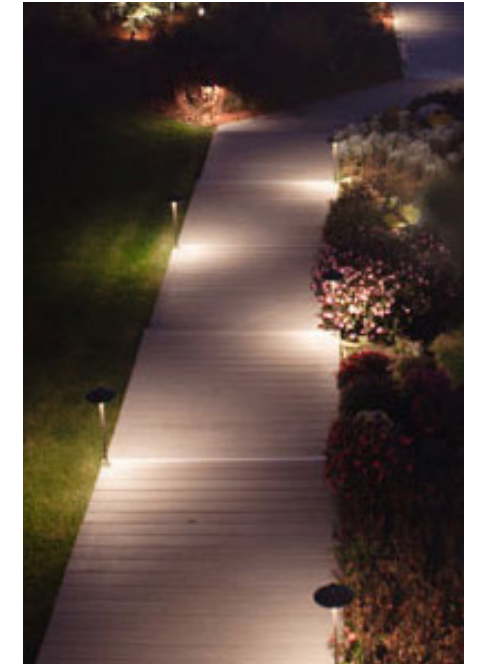
Examples



3.6 Site Details

Landscape Lighting

- All exterior lights shall consist of low voltage fixtures.
- Motion sensors and timers are recommended.
- Photovoltaic/solar lights are recommended for path lights, driveway lights, and landscape lights.
- Landscape lighting should be pointed in a downward direction to reduce light pollution and nuisance.



4: Appendix: Architectural Review

4.100 DESIGN GUIDELINES and APPROVAL PROCESS

4.101 ARC Review and Approval

The following list summarizes those design guidelines that ARC requires for submitted plans:

- A. Use of professionals qualified in the fields of architecture, landscaping, engineering and surveying.
- B. Compliance with all deed restrictions as found in the Declaration Covenants and restrictions for the appropriate phase in OH. Specifically, the Member **MUST** conform to minimum square footage as stated in the applicable covenant declarations.
- C. Preservation of the natural character of the building site to maximum extent possible including trees, natural terrain, springs, etc.
- D. Emphasis on aesthetics of exterior architectural and landscape designs.
- E. Requirements for minimum 3:12 to maximum 6:12 primary pitch of roof.
- F. Minimum of two-car garage.
- G. Minimum 30" finished floor elevation.
- H. A drainage / erosion control plan that incorporates best practices to assure appropriate drainage occurs as a result of the construction in accordance with industry standards and law. ARC will not approve any construction and/or drainage plan that includes pumping or otherwise removing sewage from the primary building lot to another non-adjacent "drain field lot", or any such arrangement that will detrimentally affect OHHOA common areas. Foundation drains, gutter down spouts, and/or rain gardens shall be properly drained away from the house. Such plan shall be followed by the Contractor in all respects.
- I. Integration of the exterior house lighting and landscape lighting into an arrangement that is aesthetically pleasing and gives full consideration to human safety in and around the system.

Submitted plans must address all exterior materials and surface treatments including roof, doors, decks, etc. Approval of exterior design will be based upon overall design themes and consider:

- A. Mass and scale;
- B. Materials, textures, colors, and finishes;
- C. Continuity between primary design elements and secondary surface treatments;
- D. Vertical and horizontal lines, roof pitches, etc.;

The ARC may disapprove any proposed new construction or changes to existing homes for purely aesthetic reasons if, in its judgment, such action is required to maintain the architectural standards of the community.

4.102 Preliminary Architectural Review

If a planned residence is thought by ARC to be potentially controversial, unconventional or incompatible with a given neighborhood, a preliminary design review may be requested by the landowner or his agent. The ARC will conduct a review with the landowner and/or his agent to review the proposed plans. A preliminary review should include the following documents:

- A. Proposed to-scale site plan and landscaping plan including all rights of way, easements, and off-sets / set-backs.
- B. Provide two sets of large plans (24" x 36") and two set of small plans (8½ " x 11") of all exterior elevations (all sides) and floor plans [one eighth (1/8") or one quarter (1/4) drawings are acceptable].
- C. All proposed exterior materials, colors and finishes shall be on a single board approximately 24" X 36".

4.103 Final Architectural Review

The Applicant must submit final construction plans (3 copies), application fees, Compliance Deposit, material samples, product photos or brochures, and color chips as follows:

- A. Application forms for residential construction or improvements as appropriate.
- B. Site Plan, including house location by scale within the Building Envelope and a Topographical survey showing current topography of the site as well as proposed topographical changes to the site and how the finished grades affect adjacent property, roadways, culverts, and waterways. Regulations (including impervious calculations and finished floor elevation) must be strictly followed pertaining to any land disturbing activity and the location of a silt fence on three (3) sides of lot. The Site plan must document the proposed BUA (built upon area).
- C. Detailed landscape plan; include irrigation intake pipe and pump with the proposed housing if part of the plan.
- D. Floor plans.
- E. Building sections and wall section details.
- F. Exterior elevations (all sides).
- G. Roofs: structure, materials, color.

- H. Exterior Walls: structure, materials.
- I. Fascia and trim: construction materials, color.
- J. Doors/garage doors: specifications, materials, color.
- K. Patio/decks/screened porches: structure, materials, finish.
- L. Fences/walls: structure, materials, proposed color.
- M. Mechanical equipment: location of all exterior apparatus, including appropriate screening details.
- N. Driveways: materials, finish, and colors where appropriate;
- O. Proposed swimming pools: plans, layouts, fencing, and landscaping.
- P. Proposed satellite dishes, antennae, etc.
- Q. Proposed bulkheads and docks where appropriate.
- R. Proposed geo-thermal systems and locations.
- S. Proposed sub-surface drainage system and locations.
- T. Proposed accessory structures.

4.104 Approval by ARC

Approval by the ARC shall in no way relieve the Contractor or Member/Applicant of their responsibility and liability for adherence to all applicable Federal, State or County laws, rules, regulations, ordinances, and codes. All such approvals MUST be obtained PRIOR to ARC approval.

The ARC will review all design documents, sample materials and color chips. All copies of plans shall be signed and dated by the Contractor and ARC. If there is a difference between the approved plans and the written application, the plans shall be the standard. One set of ARC approved plans shall be returned to the Contractor with ARC comments.

To the extent land disturbing activities are considered, the Contractor and Member/Applicant shall also abide by the rules and regulations of and coordinate with such agency.

4.105 Design Document Changes

During the construction process the Contractor must submit any proposed changes to the ARC for review prior to deviating from the plans approved by the ARC. A letter, supported by additional documentation as required, must be submitted to the ARC. Any deviations require prior ARC written approval. Approved changes must be noted on the master design document and initialed by both the Contractor and ARC. Failure to comply may result in the requirement of removal at the Member's/Applicant's expense of any change made in violation hereof.

4.106 Variances

All requests for variances from the Declarations and/or these Standards shall be submitted to the ARC. Variances will be granted only in extraordinary circumstances where hardship has been demonstrated. Each variance granted applies solely to the unique circumstances of the individual request and shall not be deemed to set a precedent for future requests. Variances shall not be granted to the extent they encroach upon or violate applicable legal requirements.

4.106.1 Special Note: Setback Variances. All requests for setback variances must be submitted along with normal ARC submittals. Setback variances will not be granted if they can be avoided (usually by altering plans, submitting alternate floor plans, or submitting same plans for a different or larger lot size). If a setback variance is requested after construction begins, there will be a non-refundable \$250.00 application and review fee required. If any setback variance request is granted, there will be a Fee of \$250.00. (charged on that portion of the structure which exceeds setback requirements based upon an "as built" survey provided by the builder) If the setback variance request is not granted the violation must be removed. The application fee of \$250 will not be refunded.

4.107 Periodic Observations

The ARC reserves the right, but is not obligated, to periodically observe construction projects in progress to attempt to determine whether or not the construction is in conformance with approved design documents and materials and compliance with these Standards. All Members/Applicants agree to cooperate fully with the ARC and grant access as required. ARC Representatives will review cleanliness of the work site, adherence to permits, water/silt/soil runoff and silt fencing as required, conformance to approved plans, adherence to acceptable construction practices and standards and appropriate on-site vehicle parking. If any sedimentation or erosion control issues are observed, the ARC Representative will report the matter to the Board with a copy to the Contractor and Member/Applicant.

4.108 Deposits and Fees and New Construction

An Access Permit will not be issued until the following fees are paid:

- A. A non-refundable Architecture Review Submittal Fee of \$250.00 by the Applicant.
- B. A refundable Road Impact Deposit of \$1,000.00 by the Applicant.

- C. A refundable \$3,000.00 non-interest bearing Compliance and Damage Deposit per permit application by the Contractor. This Deposit (less any fines imposed) will be returned to the Contractor when the landscaping is completed, ARC receives a final as built survey, and a final inspection has been completed and approved by the ARC. Should the Contractor accrue any fines or remedial charges during construction, the amount of the fine or charge will be deducted from the Compliance and Damage Deposit.
- D. Fines will be levied against the Member and/or the contractor for work performed without a required ARC permit.
- E. Fees, deposits, and fines may be changed from time to time without notice.

4.109 Return of Compliance and Damage Deposit and Road Impact Deposit

When all construction is completed, including landscaping and irrigation and a certified “As Built” survey is submitted with request of final inspect, ARC will conduct a final review. The Contractor’s Compliance and Damage Deposit and Road Impact Deposit will be returned, less any outstanding fines or charges.

4.110 Fee for Renovations and Additions

The Member/Applicant shall post a non-refundable ARC Review Submittal Fee of \$250.00 per application of external renovations, and/or alterations and/or additions to existing dwellings that change the footprint or elevation (including design, material or color changes) of the structure, including swimming pools, before a permit will be issued. Documentation, fees, and deposit submission will be determined by ARC considering the total scope of the project. Swimming Pool Construction: A refundable, non-interest bearing Compliance and Damage Deposit of \$1,000.00 will be posted by Member before approval for construction is granted; all other provisions in 4.108.C and 4.109 above, other than the fees, apply. Said deposit will be returned once said pool including fencing and landscaping has been completed and has been approved by the County and ARC.

4.111 Termination/Replacement of Contractor

ARC shall be given written notification of a decision by the Member/Applicant to terminate or replace a contractor during the construction phase. Before commencing construction, the new contractor shall post a construction deposit of \$1000.00. Once this deposit is received, ARC may refund the remaining construction deposit to the terminated contractor.

4.200 DESIGN DOCUMENTS

In order to facilitate a consistent review process, the design documents should adhere to the criteria outlined below.

A. Site Plan, see 4.103.B. The scale shall be a minimum of 1" = 10' and include:

1. Property Lines with dimensions and bearings
2. Existing contours at one (1') foot maximum intervals, indicating elevation above sea level
3. Existing tree location of every tree 6" or over in diameter at ground level and species
4. North Arrow
5. Building Setback Lines
6. Easements
7. Right-of-ways
8. Driveways/Walkways
9. Patios/Decks
10. Swimming Pools
11. Culverts
12. Drainage Plan both inflowing and out flowing as needed and where required by ARC in its discretion. Such plan must be submitted by a licensed Civil Engineer and certified to the Heartwood HOA. ARC may allow other disciplines to satisfy this requirement so long as the professional is duly licensed, is competent to handle drainage matters, and has current malpractice insurance coverage in force.
13. Dwelling perimeters (1st /2nd floors) and finished floor elevation.
14. Roof Line Overhangs
15. Total Impervious Square Footage for the structure as measured by the footprint (all exterior walls of the structure, walkways, covered porches, accessory structure, driveways, etc.)
16. Survey of landform (topography) and vegetation is required before grading or clearing of the lot will be approved.

B. Floor Plans

1. The scale shall be ¼" = 1.0'

C. Exterior Elevations

1. The scale shall be: $\frac{1}{4}'' = 1.0'$
2. Topographic elevations at building corners
3. All exterior views of all structures including materials
4. Rendering of exterior color samples for all elevations if not consistent throughout.

D. Building Sections

1. The scale shall be $\frac{1}{4}'' = 1.0'$
2. Wall/roof sections
3. Roof pitch

E. Exterior colors, finishes, materials

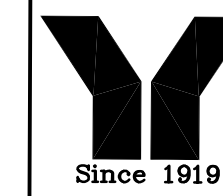
1. Specifications
2. Manufacturers
3. Materials/samples/photos/models/color chips

F. Detailed landscape plans, scale shall be a minimum of $1'' = 10'$.

1. Easements
2. Right-of-ways should be landscaped with grass.
3. Plant materials (description of plantings with common names and sizes)
4. Surface materials (e.g. pine straw, mulch, etc.)
5. Irrigation plans
6. Landscape Lighting

Particular attention to screening of outdoor appliances (e.g. heat pumps) should be noted in landscape plans. Height, depth, and width of screening/plantings must be identified.

5: Appendix: Heartwood Subdivision Design Plat
by George F. Young



George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
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GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

PLAT BOOK

PAGE

SHEET 2 OF 2

HEARTWOOD SUBDIVISION

DESIGN PLAT

SITUATED IN

SECTION 10, TOWNSHIP 10 SOUTH, RANGE 20 EAST

CITY OF GAINESVILLE

ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

S.E. 18TH TERRACE

Curve Table						Line Table		
Curve #	Length	Radius	DELTA	CHORD BEARING	CHORD DISTANCE	Line #	Length	BEARING
C-1	46.34	75.00'	035.40	N27°43'08"W	45.60'	L2	950.79'	S88°58'57"W
C-2	86.39	55.00'	090.00	N00°25'08"W	77.78'	L3	618.20'	N00°56'04"W
C-4	86.39	55.00'	090.00	S89°34'51"W	77.78'	L4	341.02'	N88°58'12"E
C-5	47.15	75.00'	036.02	N63°25'42"W	46.37'	L5	113.30'	N00°44'03"W
C-6	31.23	75.00'	023.86	S55°31'03"W	31.00'	L6	730.72'	N00°53'54"W
C-7	55.58	35.00'	090.99	N89°05'03"E	49.92'	L7	98.75'	N01°01'02"W
C-8	51.65	35.00'	084.55	S03°08'37"E	47.08'	L8	200.15'	N39°07'53"E
C-9	71.40	105.00'	038.96	S59°35'30"W	70.02'	L9	70.82'	S39°07'53"W
C-10	57.93	105.00'	031.61	N27°46'51"E	57.20'	L10	60.96'	N57°52'53"W
C-11	49.33	145.00'	019.49	S06°21'41"W	49.09'	L11	50.60'	N34°27'05"E
C-12	49.97	145.00'	019.75	S13°15'25"E	49.72'	L12	288.63'	S43°35'15"W
C-13	56.92	145.00'	022.49	S34°22'30"E	56.55'	L13	125.98'	S00°51'59"E
C-14	125.85	293.53'	024.57	N26°35'01"E	124.89'	L14	168.61'	N45°25'08"W
C-15	15.46	145.00'	006.11	N60°56'08"W	15.45'	L15	59.39'	S44°34'51"W
C-16	54.91	145.00'	021.70	S74°50'18"E	54.58'	L16	51.86'	N45°25'08"W
C-17	62.70	145.00'	024.77	N81°55'32"E	62.20'	L17	59.39'	N44°34'51"E
C-18	92.69	300.00'	017.70	S25°36'00"W	92.32'	L18	109.28'	S89°37'17"E
C-19	35.74	165.00'	012.41	S07°13'20"E	35.66'			
C-21	163.44	185.00'	050.62	S26°19'37"E	158.17'			
C-22	181.05	125.00'	082.99	S80°37'30"W	165.63'			
C-23	211.28	125.00'	096.84	N04°50'02"W	187.01'			
C-24	87.35	55.00'	090.99	N89°05'03"E	78.45'			
C-25	81.16	55.00'	084.55	S03°08'37"E	73.99'			
C-26	54.98	35.00'	090.00	N89°34'51"E	49.49'			
C-27	54.98	35.00'	090.00	S00°25'08"E	49.49'			
C-28	50.44	55.00'	052.55	S19°08'43"E	48.69'			
C-29	166.84	280.00'	034.14	N17°22'51"E	164.38'			
C34	137.79	314.37'	025.11	N30°32'20"W	136.68'			
C35	85.66	314.37'	015.61	N10°10'35"W	85.39'			
C36	73.61	314.37'	013.42	N04°20'16"E	73.44'			

LEGEND

BUILDING SETBACK LINE (SEE NOTE 3)

EASEMENT LINE (AS NOTED)

L ARC LENGTH

R RADIUS LENGTH

PUE PUBLIC UTILITIES EASEMENT

SWE PUBLIC SIDEWALK EASEMENT

(R) RECORD DATA

1/2" STEEL ROD & CAP LB021 TO BE SET

FOUND 4"x4" CONCRETE MONUMENT AS NOTED

FOUND NAIL & DISK AS NOTED

PUE PUBLIC UTILITIES EASEMENT

SWE PUBLIC SIDEWALK EASEMENT

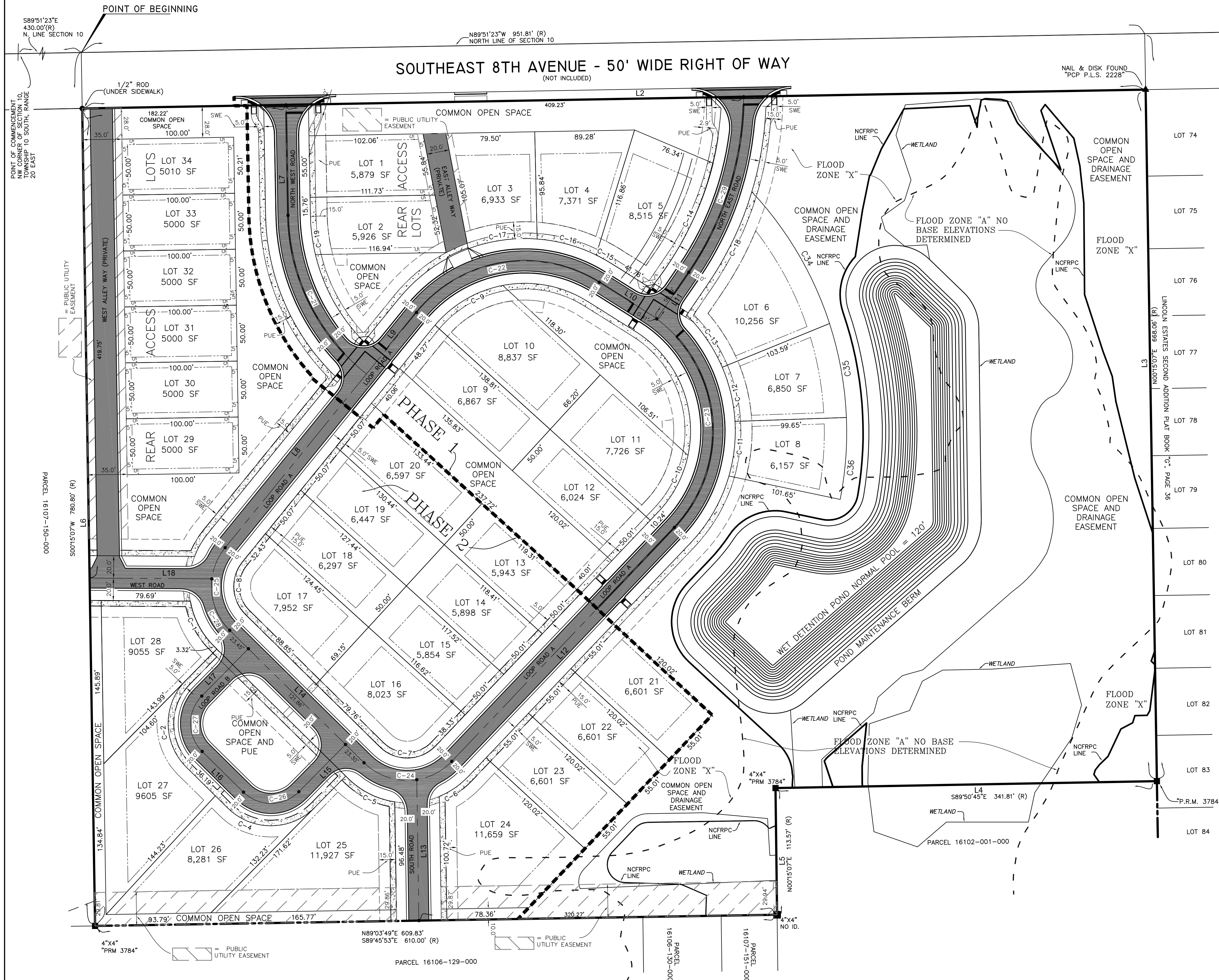
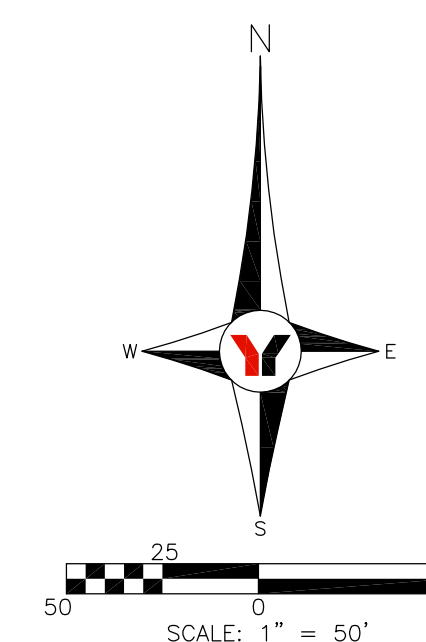
SF SQUARE FEET

C-1 SEE CURVE TABLE FOR DATA

L-1 SEE LINE TABLE FOR DATA

NCFRPC NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL 100 YEAR FLOODPLAIN LINE

ELEVATION = 124.4'



REVISIONS

1. DATE

2. DATE

3. DATE

NOTICE:

ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CODE.