



City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: Quasi-Judicial Hearing

July 25, 2022

SUBJECT:	A request for consideration of the final plat of Tara Forest East Phase 1 , which proposes the subdivision of a ±10.86 acre subject property into a total of 32 single family detached lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Kyle Williems, P.E. of JBPro, Inc.
PROPERTY OWNER:	Tara Forest, LLC
LOCATION:	West of CR 241, north of Baywood Subdivision
PARCEL ID NUMBERS:	03067-005-001, 03067-000-000, and 03067-005-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Residential Single Family- 3 (RSF-3)
OVERLAY:	NA
ACREAGE:	±10.86 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: <ol style="list-style-type: none">1. Approve the Final Plat of Tara Forest East Phase 1 (“Final Plat”);2. Approve the “Subdividers Agreement for Tara Forest East Phase 1” (“Subdividers Agreement”);3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,4. Accept the Common Law Performance Bond from Tara Forest, LLC in the amount of \$2,031,847.43 as the surety instrument for infrastructure improvements, other than the house sidewalks; and5. Accept the irrevocable letter of credit from Tara Forest, LLC in the amount of \$67,302.40 as the surety instrument for the house sidewalks.

RECOMMENDED MOTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

- 1. Approve the Final Plat of Tara Forest East Phase 1 ("Final Plat");*
- 2. Approve the "Subdividers Agreement for Tara Forest East Phase 1" ("Subdividers Agreement");*
- 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,*
- 4. Accept the Common Law Performance Bond from Tara Forest, LLC in the amount of \$2,031,847.43 as the surety instrument for infrastructure improvements, other than the house sidewalks; and*
- 5. Accept the irrevocable letter of credit from Tara Forest, LLC in the amount of \$67,302.40 as the surety instrument for the house sidewalks.*

SUMMARY

This application is a request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent Tara Forest, LLC, property owner, for consideration of the final plat of Tara Forest East Phase 1, which proposes the subdivision of the ±10.86 acre subject property into a total of 32 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number O3067-005-001, O3067-000-000, and O3067-005-000, and is located West of CR 241, north of Baywood Subdivision.

Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to two proposed stormwater retention areas located in the Tara Baywood subdivision located immediately to the south of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report. The proposed subdivision will connect to the City's roadway system proposed to be extended by construction of the Tara Baywood subdivision. Phase 2 of Tara Forest East will include a connection to CR 241. A pedestrian access to the City's roadway network at the intersection of NW 166th Place and new 142nd Terrace will also be constructed. This is intended to serve as a route for pedestrians to reach Mebane Middle School.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

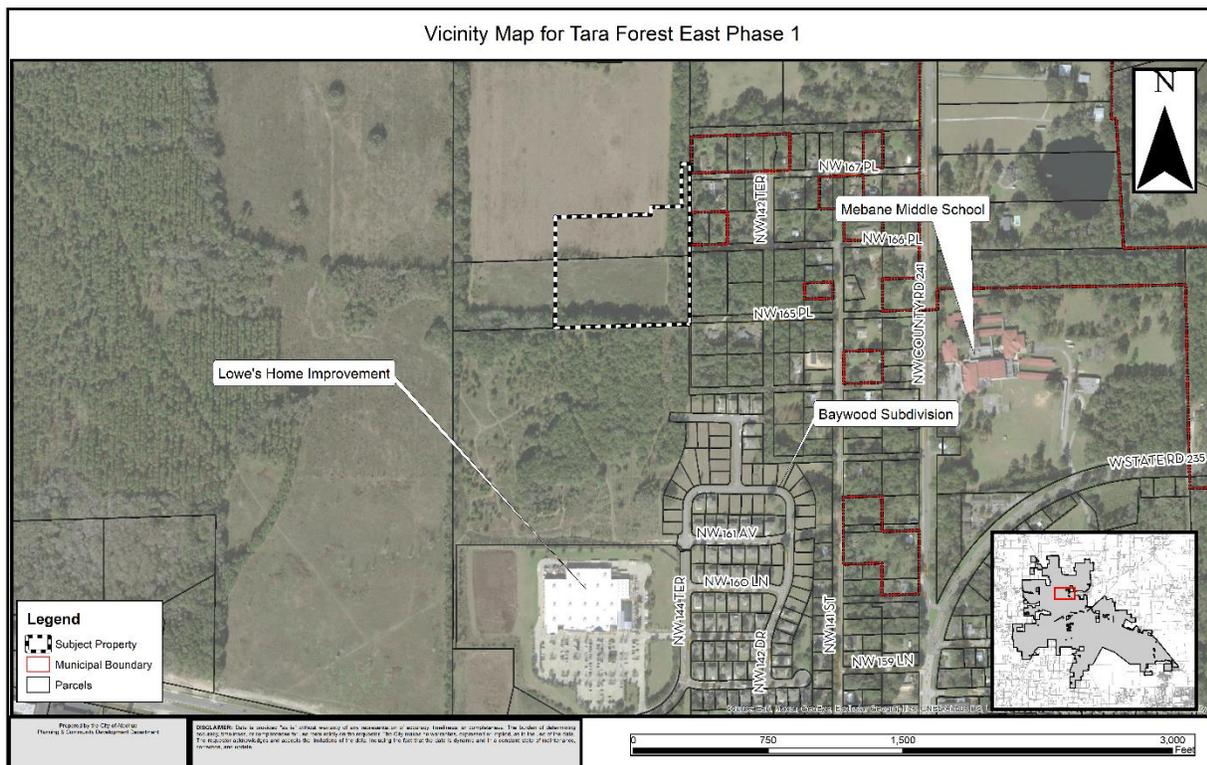
The preliminary plat for Tara Forest East was originally approved by the City Commission on March 9, 2020. The construction plans for Tara Forest East Phase 1 and 2 were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on July 20, 2022).

subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

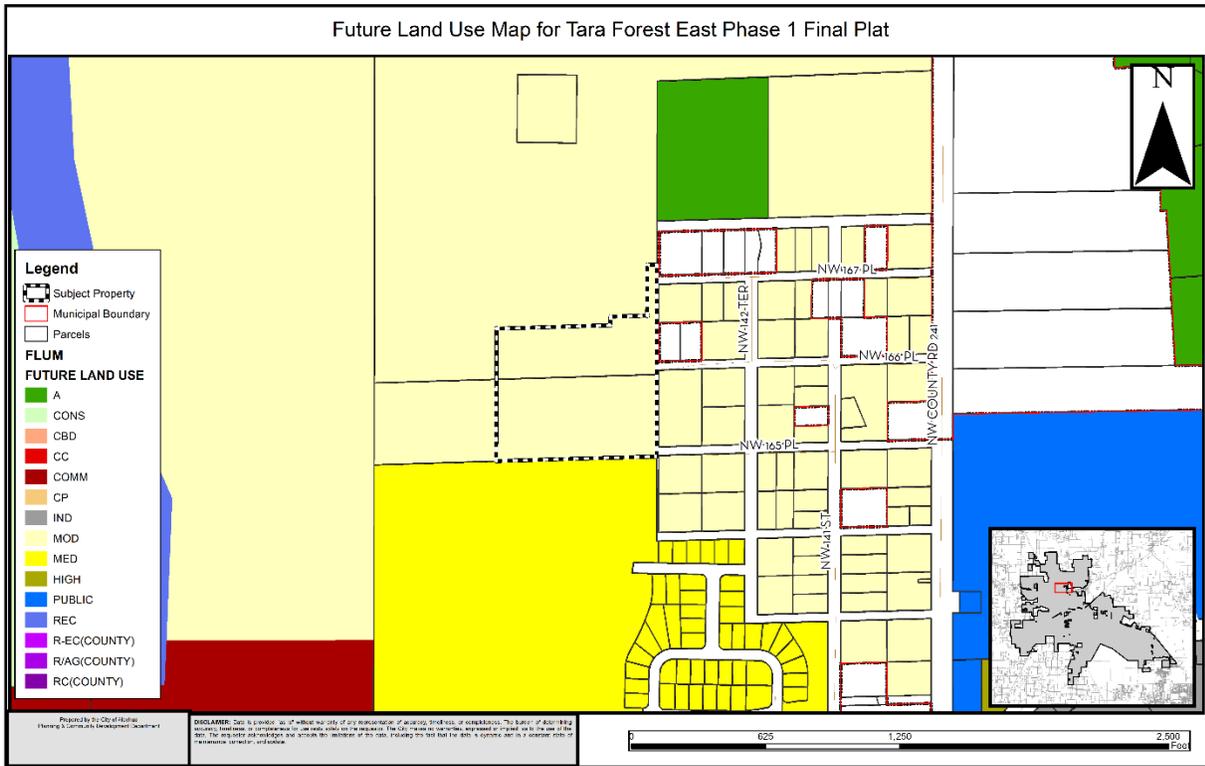
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Moderate Density Residential	Residential Single Family-3 (RSF-3)
South	Vacant Lands (Proposed Tara Baywood S/D)	Medium Density Residential	Residential Single Family-6
West	Vacant Lands	Moderate Density Residential	Residential Single Family - 4 (RSF-4)
East	Single Family Residential	Moderate Density Residential	Residential Single Family - 3 (RSF-3)

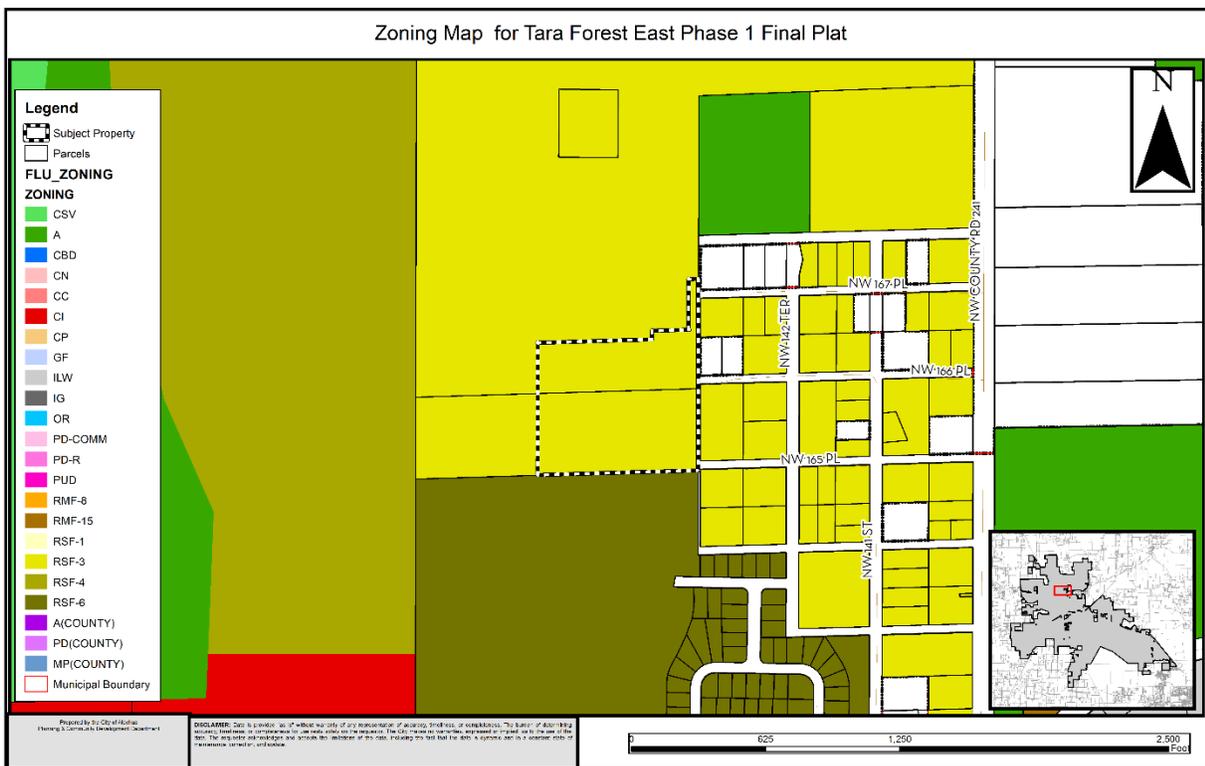
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.b: The proposed final plat would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

GOAL 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments

to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.
- Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a - e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021 by Creative Environmental Solutions.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's

potable water and wastewater system.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would not result in a failure of the City’s adopted level of service for recreation and park area.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ½ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within ½ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any

commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

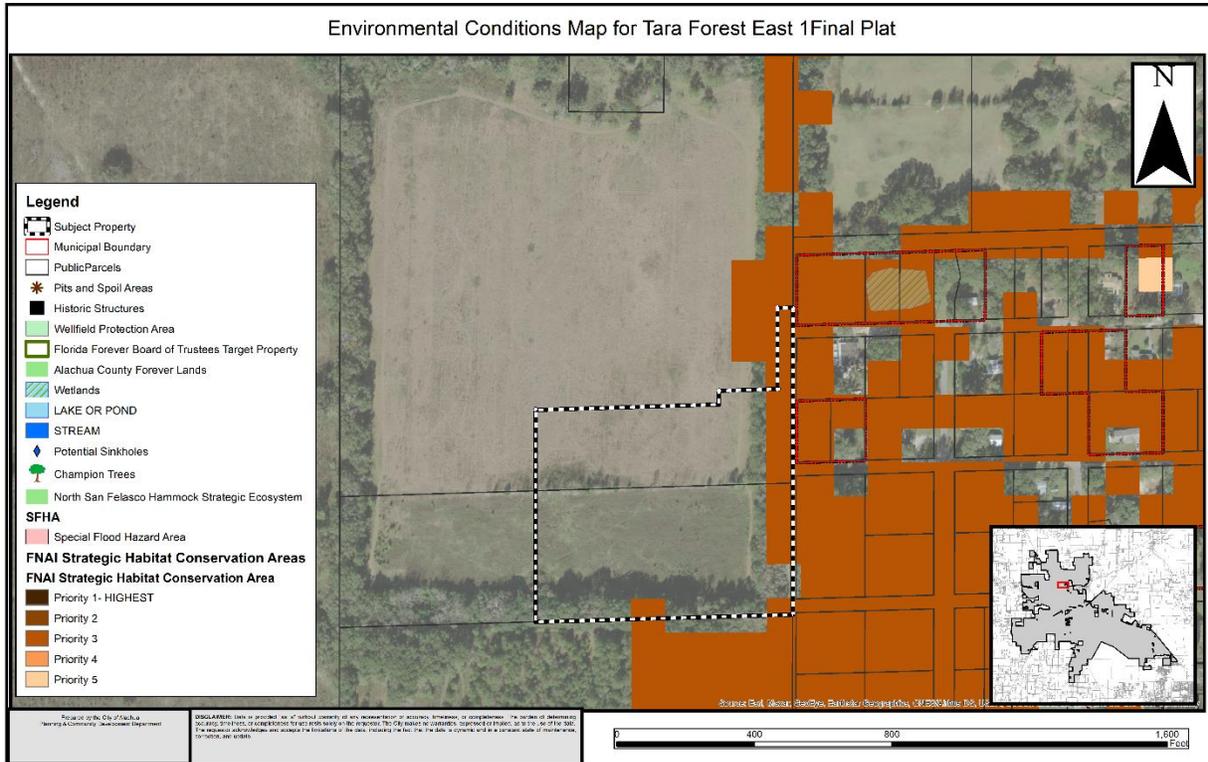
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a - e: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence

or potential presence of gopher tortoises. As a condition of approval, the applicant was required to provide a 100% gopher tortoise survey, which was completed on July 18, 2021.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: As a condition of the preliminary plat previously approved, the applicant was required to submit a 100% gopher tortoise survey for the subject property, which was completed on July 18, 2021. Phase 1 includes Priority 3 lands as described above.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade Fine Sand, 0 to 5 % slopes	A	Well drained	Not limited	40.1
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	1.4
Millhopper- urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	3.7
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	1.0
Millhopper sand, 5 to 8 percent slopes	A	Moderately well drained	Not limited	0.8
Norfolk loamy fine sand, 5 to 8 percent slopes	B	Well drained	Not limited	53.0

Evaluation: The soil types located within the subject property will not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 0140D and 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain). Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

- (i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*.

Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

- (ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

- (iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

- (iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations.

- (v) Address the provision of required public improvements in the following ways:
 - a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
 - b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4.) The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs.

- (vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
 - a. Certificate of subdivider's surveyor;
 - b. Certificate of City's review surveyor;
 - c. Certificate of approval by County Health Department, if applicable;
 - d. Certificate of approval by the Attorney for the City;
 - e. Certificate of approval by the City Commission; and
 - f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 32 single-family residential units.

At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. A final plat is a final development order so concurrency will be reserved, if the Plat is approved by the City Commission.

Table 2. Affected Comprehensive Plan Roadway Segment¹

Segment Number ^{2,3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
5 (107)	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	COMM	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
 2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within .1 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
 3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Potential Trip Generation¹

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Tara Forest East Phase 1 Final Plat	Single Family Housing (Detached) ² (ITE Code 210)	302 (151/151)	24 (6/18)	32 (20/12)

1 Source: ITE Trip Generation, 10th Edition.
 2 Formulas: AADT - 9.44 trips per dwelling unit x 32 dwelling units (50% entering/50% exiting); AM Peak Hour - 0.76 trips per dwelling unit x 32 dwelling units (26% entering/74% exiting); PM Peak Hour - 1.00 trips per dwelling unit x 32 dwelling units (64% entering/36% exiting).

Table 4. Potential Impact on Affected Comprehensive Plan Roadway Segments

AADT Analysis	US 441 (from SR 235 to I-75) ¹
Maximum Service Volume ²	39,000
Existing Traffic ³	24,204
Reserved Trips ⁴	2,160
Available Capacity ⁴	12,636
Potential Impact Generated by Proposed Final Plat	302
Residual Capacity after Proposed Plat⁵	12,334
PM Peak Hour Traffic Analysis	US 441 (from SR 235 to I-75) ¹
Maximum Service Volume ²	3,510
Existing Traffic ³	2,299
Reserved Trips ⁴	170
Available Capacity ⁴	1,041
Potential Impact Generated by Proposed Final Plat	32
Residual Capacity after Proposed Plat⁵	1,009
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021 ⁴ Source: City of Alachua January 2022 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segment, and the potential impact of 32 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 32 single-family residential dwellings.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Development **	8,800
Residual Capacity	790,043
Percentage of Permitted Design Capacity Utilized	65.65%
<i>Sources:</i> * City of Alachua January 2022 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 8,800 gallons per day. This analysis is based on the

maximum development potential of 32 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	8,000
Residual Capacity	634,899
Percentage of Permitted Design Capacity Utilized	57.67%
<i>Sources:</i> * City of Alachua January 2022 Development Monitoring Report ** City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 8,000 gallons per day. This analysis is based on the maximum development potential of 32 single-family residential dwellings that would be permitted by the proposed Final Plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	52.87
Reserved Capacity ¹	3.94
Potential Demand Generated by Development ³	0.41
Residual Recreational Capacity After Impacts	78.26
<i>Sources:</i> 1 City of Alachua January 2022 Development Monitoring Report. 2 2020 US Census; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons]) 3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.58 persons per dwelling x 32 dwellings / [5 acres/1,000 persons])	

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	11.36 acres
Acreage Required to Serve Demand Generated by Development ²	0.08 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.44 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	32.85%
¹ Source: City of Alachua January 2022 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (0.41 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property acres by 0.41 acres, and for passive park space by 0.08 acres. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	42,296.00	7,719.02
Reserved Capacity ²	17,754.19	3,240.14
Projected Solid Waste Demand from Application ³	330	60.27
New River Solid Waste Facility Capacity⁴	50 years	
Sources: ¹ 2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per year) ² City of Alachua January 2022 Development Monitoring Report ³ Policy 2.1.a, CFNGAR Element (Formula: 2.58 persons per dwelling x 32 dwellings x 0.73 tons per year) ⁴ New River Solid Waste Facility, April 2021		

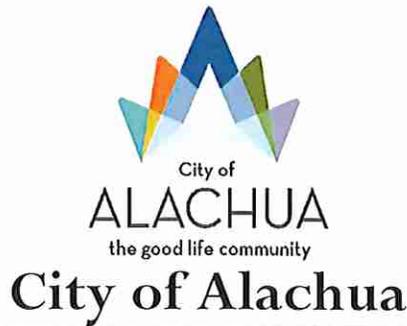
Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 60.27 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of solid waste; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on October 22, 2021, the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"
TO TARA FOREST EAST PHASE 1
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 14, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

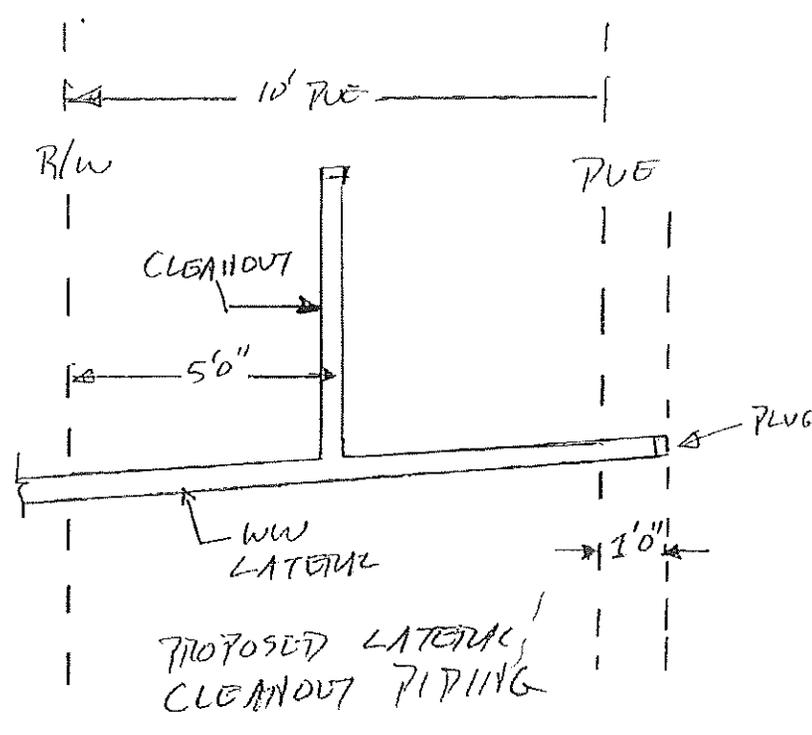
TR
3/14/2022
3

RE: Tara Forest East Phases 1 & 2 Construction Plans

Public Services has reviewed the subject project (Feb 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on April 2021 Plans Sheet C0.00 Please change title from "CONSTRUCTION DRAWINGS" to "CONSTRUCTION PLANS".</p> <p>Comment on June 2021 Plans Approved</p>
2.	<p>Comment on April 2021 Plans Sheet C0.01 Please add descriptors for the following Abbreviations: COA, LBR and PVI</p> <p>Comment on June 2021 Plans</p>

NO.	COMMENTS
	Approved
3	<p>Comment on April 2021 Plans Sheet C4.03 Please call correct Rim Elevation (not 0.81) of S-165. Comment on June 2021 Plans Approved</p>
4	<p>Comment on April 2021 Plans Sheet C4.04, Typical For a pad, two elevations are typically called out – for example: MIN FFE = 136.00' PAD EL = 135.50' Please clarify exactly what the pad elevation is. Is it the bottom elevation of the pad? Consider adding clarification to the Legend and Notes Sheet. Comment on June 2021 Plans Approved</p>
5.	<p>Comment on April 2021 Plans Sheet C5.2 & C5.7 & C6.02 EX-WWMH-16: Please call out correct NE Invert EL (not -0.17). Comment on June 2021 Plans Approved</p>
6.	<p>Comment on April 2021 Plans Sheet C6.00 Call out “END COA MAINTENANCE” for both wastewater cleanout and water meter. Distance between trees and water main is a called out as 9 feet. Please change to 10 feet to comply CoA DCM. Sheets C6.03 – C6.08 On each of these sheets, also call out “END COA MAINTENANCE”, one typical for the water meter & one typical for the cleanout. Comment on June 2021 Plans</p>

NO.	COMMENTS
	<p>The distance between trees and water mains is now shown as 10 feet. In a review of the landscaping sheets, distances between trees and mains appear to be less than this. The reviewer has scaled off the following distances between trees and mains: (1) L-205, 7.5' (2) L-204, 9.2' (3) L-205, 8.6' & (4) L-206, 9.2'. Please confirm with the landscape designer that the minimum distance between water mains and trees is 10 feet. This may be a sheet scaling issue.</p> <p>Also, the cleanout is shown at the terminus of the PUE. Please relocate so that it is in the middle of the PUE. This is mostly because, if future excavation of the PUE is needed, the excavated hole remains within the confines of the PUE.</p> <p>To facilitate installation of utilities such as CATV in the PUE, extend the wastewater lateral to 1 foot beyond the PUE, and cap it. See proposed sketch below.</p>  <p>Submit response and applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>The minimum distance between trees and water mains is acceptable.</p> <p>The design engineer has indicated a preference (as well as reasons for this preference) that the cleanout be located at the edge of the PUE. CoA suggests that this issue be discussed ASAP.</p> <p>Reasons for the CoA preference that the cleanout be located in the middle of the PUE include:</p>

NO.	COMMENTS
	<ul style="list-style-type: none"> • Based upon a recent construction project, locating the cleanout at the edge of the PUE caused interference problems in routing the lateral from the COA cleanout to the house cleanout. As a field change, the PUE was moved back to the middle of the PUE. It should be noted that this issue was exacerbated by the short front setback distance. Tara Forest East may have a longer front setback distance. • To remove a defective cleanout, excavation at a typical slope of 1:1 will be required. If the cleanout is 3-foot deep, a 3-foot horizontal excavation on the owner's property NOT in the PUE will be required. CoA preference is to avoid this situation. • If the cleanout is located in the middle of the PUE, it will be one of the first utilities installed. Typical utilities installed in the middle of the PUE include communications and TV cable. Such utilities typically are small diameter cable and are installed at a shallow depth. It is expected that the cleanout in the middle of the PUE will not interfere with the installation of such utilities. <p>Comments on November 2021 Documents</p> <p>For this specific project, CoA takes no exception to locating the cleanout at the edge of the PUE.</p> <p>Approved</p>
7.	<p>Comment on April 2021 Documents</p> <p>Sheet C6.01</p> <p>As CoA Design and Construction Manual, manholes deeper than 20 feet (rim elevation minus floor elevation) must be 72 inches in diameter. Thus provide 72-inch diameter manholes for the following:</p> <p>WWMH- X, where X = 106, 105</p> <p>As a minimum, call out the 72-inch diameter for these manholes on the Wastewater Structure Schedule. Perhaps identify those manholes that are 48-inch diameter.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
8.	<p>Comment on April 2021 Documents</p> <p>Sheet C6.03, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 3 -Please change from 3-inch to 4-inch sleeve as per Detail 312.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>

NO.	COMMENTS
9.	<p>Comment on April 2021 Documents Sheet C6.04, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 4 -Please change to 8 X 2 saddle and 2-inch gate valve and box. CoA does not allow 1-inch service connections. See Detail 118.</p> <p>Comment on June 2021 Plans Approved</p>
10.	<p>Comment on April 2021 Documents Sheet C6.05, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 6 -Please change to 2-inch PVC WM in 4-inch sleeve. CoA does not allow 1-inch service connections. Note: Keyed note 6 is now the same as keyed note 3, so Engineer has the option of deleting keyed noted 6.</p> <p>Comment on June 2021 Plans Approved</p>
11.	<p>Comment on April 2021 Documents Sheet C6.09, Typical, Several Sheets</p> <p>Detail 115: To improve design intent, please call out the 2-inch line size. See attached markup.</p> <p>Comment on June 2021 Plans Approved</p>
12.	<p>Comment on April 2021 Documents Sheet C6.10</p> <p>Detail 212: Show Text "SANITARY SEWER" on just one line.</p> <p>Detail 127: Replace with updated.</p> <p>Detail 200: Replace with updated.</p> <p>CoA will provide link.</p> <p>Comment on June 2021 Plans Approved</p>
13.	<p>Comment on April 2021 Documents Sheet C6.11</p> <p>Detail 215 is in the process being revised by the City. It should be available by the end of</p>

NO.	COMMENTS
	<p>May. Please contact CoA prior to resubmitting;</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
14.	<p>Comment on April 2021 Documents</p> <p>General</p> <p>The reviewer could not find any water and wastewater specifications.</p> <p>Please provide these specifications.</p> <p>Comment on June 2021 Plans</p> <p>Sheet C6.01 and C6.02</p> <p>Please add the following water and wastewater specifications:</p> <p>To General Note 1, change to "All potable water mains shall be AWWA DR-18, C900 PVC, NSF-61 Rated."</p> <ul style="list-style-type: none"> • Construction of the water and wastewater system shall conform to City of Alachua, Department of Public Services, Design and Construction Manual, Potable Water, Reclaimed Water and Wastewater, Latest Edition. • Provide restrained joints at fittings and hydrants in accordance with AWWA Standards and as per design details. • The site work Contractor shall engage the services of a licensed underground utility and excavation Contractor to install the new water service lines. • Hot-tap potable water connections shall be made by a specialty Contractor pre-approved by CoA. • Connect gravity wastewater mains and laterals using Rieber gaskets. • During construction, protect each cleanout by installing a temporary barrier around it. <p>Comment on Oct 2021 Plans</p> <p>Please change the text in the last bullet to:</p> <ul style="list-style-type: none"> • During construction, protect each cleanout and each water meter box by installing a temporary barrier around it. <p>Conditionally Approved</p> <p>Comment on Nov Plans</p> <p>Approved</p>
15.	<p>Comment on April 2021 Plans</p> <p>Sheet C7.00</p>

NO.	COMMENTS
	<p>CoA requires that the detectable warning for sidewalks be constructed of pavers, not a mat. Thus please either modify the "Curb Ramp Detectable Warning Surface Detail" or replace with attached CoA Detail 403.</p> <p>CoA will provide link.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
16	<p>Comment on April 2021 Documents</p> <p>Sheets L-203, L-204, L-205, L-206</p> <p>Trees appear to be within 10 feet of water mains, which is not allowed by CoA DCM. Please resolve.</p> <p>Comment on June 2021 Plans</p> <p>On the L-sheets, the review Engineer scaled off distance between trees and mains. It appears some distances are less than 10 feet. This may be a sheet scaling issue. See Comment 6.</p> <p>Submit response and resubmit applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
17	<p>Comment on April 2021 Documents</p> <p>Sheet L-207 or L-208</p> <p>Will a permanent automatic irrigation system be furnished?</p> <p>If so, CoA would require as-built drawings of the permanent automatic irrigation system.</p> <p>Add text similar to:</p> <p>"IF A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, DELIVER AS-BUILT DRAWINGS TO CITY OF ALACHUA. AS A MINIMUM, SHOW PIPING, LOCATION OF EACH SPRINKLER HEAD, CONTROLLER LOCATION AND WIRING. ALSO INCLUDE CATALOGUE CUTS AND OPERATING MANUAL OF THE SPRINKLER SYSTEM."</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
18.	<p>Comment on April 2021 Documents</p> <p>Sheet C4.1, Typical Comment</p> <p>It is good design practice, and will soon become a CoA standard, that a drop box assembly be required for all wastewater inlet piping with inverts greater than 2 feet above floor.</p> <p>The preference of CoA is to have as few drop boxes as possible. Appropriate engineering</p>

NO.	COMMENTS
	<p>practices can reduce the required number of inlet boxes, preferably to zero.</p> <p>Manhole floor elevations are not shown on the Construction Plans so sometimes it is difficult for CoA to evaluate whether a drop box assembly is required.</p> <p>Please summarize which and how many manholes require drop box assemblies.</p> <p>If a manhole requires a drop box assembly, please call this out on the plans.</p> <p>Also, CoA preference is that 4-inch laterals intersect the manhole less than 2-feet above manhole floor. For the specific case of 4-inch laterals, drop box assemblies are not required.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
19	<p>Comment on April 2021 Documents</p> <p>General – Ref Sheets C2.00 & C6.03.</p> <p>Alert: CoA requires eliminating existing Lift Station 7, which is offsite near & east of Lot 11. This would require that the lift station be converted to an offsite manhole and an 8-inch gravity WW main be installed and connected to the WW main in Road D near lot 11. A manhole would be installed at this connection point.</p> <p>Please coordinate with CoA to implement this design modification. Specific work elements include: (1) Install manhole in 8-inch WW gravity main that is in Road D. (2) Install 8-inch lateral from manhole and route east on or near Lot 11. (3) Stub-out several feet past property line of Tara Forest East. (4) Provide PUE for this 8-inch lateral.</p> <p>Comment on June 2021 Plans</p> <p>CoA thanks the designer for making this design modification. PUEs do not appear to be called out in the wastewater main route that includes WWMH-110, WWMH-111 and WWMH-113. Please clarify whether a PUE is needed; if needed, please show on Sheet C6.08.</p> <p>Submit response and resubmit applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
20	<p>Comment on April 2021 Documents</p> <p>General – Ref Sheets C2.00, C4.02, C4.07, C6.01</p> <p>CoA is aware that there is copious storm drainage offsite near lot 11. Post-drainage sheet C4.02 shows net drainage INTO Tara Forest East. However, CoA is concerned there will be net drainage out of the subdivision near lot 11. This could worsen the already copious storm drainage located offsite near Lot 11. Reasons for possible increased drainage FROM Tara Forest East (specifically lots near lot 11) include (1) pads will be at higher grades creating a dam effect and (2) high volume of roof runoff due to the pads increasing the</p>

NO.	COMMENTS
	<p>impervious area</p> <p>Please critically evaluate this possible increased drainage condition and propose corrective action.</p> <p>Comment on June 2021 Plans</p> <p>CoA thanks the designer for making this design modification.</p> <p>Approved.</p>
21.	<p>Comment on April 2021 Documents</p> <p>General</p> <p>Please add tracer wire Details 321B & 321D to the Construction Plans.</p> <p>CoA will provide a link.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
22.	<p>Comment on April 2021 Documents</p> <p>Various L-Sheets</p> <p>General</p> <p>This reviewer has previously commented that trees within the right-of-way are too close to the water main. Note that the trees also have a horizontal separation from storm water piping of less than 10 feet. This also does not meet CoAs DCM standards. (CoA sometimes waives this requirement due to depth of stormwater piping.)</p> <p>Please be aware that planting live-oak canopy trees in the right of way is, in general, problematic. Roots can affect potable water, gravity wastewater and stormwater piping. As trees grow, their roots will also upheave the nearby sidewalks and roads.</p> <p>Can the canopy trees be removed from the right-of-way to reduce the incidence of problems mentioned above?</p> <p>Comment on June 2021 Plans</p> <p>There was no formal response to this comment. But it appears that the landscape designer has substituted live oaks with green ash trees. Please confirm and state the reason. Do green ash trees have a less extensive root structure?</p> <p>This reviewer researched ash trees (with some mention of green ashes) on the internet. It seems that the lateral root structure of ashes is wide, and thus is similar to the live oaks in the potential to cause pipe damage.</p> <p>Green ash trees are also more susceptible to wind damage than live oaks.</p> <p>Thus, please modify the sheets and go back to the original concept of live oak trees in the right of way.</p> <p>Please submit response and resubmit applicable sheets.</p>

NO.	COMMENTS
	<p>Comment on Oct 2021 Plans</p> <p>Approved</p>
23	<p>Additional Comment on June 21 Documents</p> <p>Sheet C6.05: Black text with white background appears to be the title of each profile plan. If so, should "ROAD I" and "ROAD J" be reversed?</p> <p>Submit response and resubmit applicable sheet.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
24	<p>Additional Comment on October 21 Documents</p> <p>Sheet C6.06:</p> <p>Please call out that the water main under the road crossing is CLDI.</p> <p>Conditionally Approved</p> <p>Comment on Nov 2021 Plans</p> <p>Approved</p>
25	<p>Additional Comment on October 21 Documents</p> <p>General Comment:</p> <p>Based upon previous submittals, CoA assumes that wastewater from Tara Forest East Phases 1 & 2 will be routed offsite to Lift Station 25. If so, (1) the existing offsite gravity wastewater pipe expected to be used has never been approved for use by COA. As a minimum, visual TV inspection is required as a prerequisite for CoA approval (2) a new segment of gravity wastewater pipe is required to extend the existing gravity wastewater pipe to existing Lift Station 25.</p> <p>CoA assumes the above work scope will be shown on an offsite utility sheet(s).</p> <p>Please submit response and submit additional construction plan sheets, as necessary.</p> <p>Comment on Nov 2021 Plans</p> <p>This comment is being addressed under the Tara Baywood project. Thus, for the Tara Forest project, this comment has been resolved and is rated</p> <p>Approved.</p>

NO.	COMMENTS
26	<p>Comment on Nov 2021 Plans</p> <p>At the time of writing the submittal comments, the hydraulic simulation study to evaluate whether fire flow is adequate had not yet been completed.</p> <p>It is possible that offsite piping modifications shall be required to achieve the necessary fire flows.</p> <p>This issue is still open.</p> <p>Based upon the results of the fire study, submit sheet(s) showing the required offsite piping modifications.</p> <p>Comment on Jan 2022 Plans</p> <p>Report to be issued by CoA is being finalized. CoA has recently received required flow information from JBPro, which CoA will include in the report.</p> <p>Conditional Approval</p> <p>Once CoA issues the report confirming adequate fire flow, the rating will be changed to Approved.</p> <p>If the report indicates that fire flow is not adequate, the Engineer shall update their design to include the necessary improvements to achieve the required fire flow.</p> <p>Follow-up Comment on Jan 2022 Plans</p> <p>Report, indicating fire flow is adequate, has been issued and is attached.</p> <p>Approved.</p>
27	<p>Comment on Nov 2021 Plans</p> <p>Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat.</p> <p>No such easements appear to be shown on the Final Plat.</p> <p>Please submit response and applicable materials.</p> <p>Comment on Jan 2022 Plans</p> <p>Approved</p>
28	<p>New Comment on Jan 2022 Documents</p> <p>CoA happened to notice that there are no callouts for detectable warning devices where sidewalks meet roads. By contrast, the Tara Baywood documents call out the detectable warning devices. Applicable detail 403 is included in both documents.</p> <p>Please evaluate. Modify sheets as applicable.</p> <p>Approved as Noted.</p>

NO.	COMMENTS
	<p>Note to Engineer. Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed.</p> <p>Comments on Feb 2022 Documents</p> <p>Sheets C4.12 thru C4.19</p> <p>ADA Detectable Warning</p> <p>To eliminate possible confusion, please:</p> <ul style="list-style-type: none"> • Replace “MAT” with “PAVERS” in the Legend. • Replace “MATS” with “PAVERS” in the General Note 1. <p>Conditional Approval</p> <p>Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)</p> <p>Comments on updated Sheets C4.12 thru C4.19</p> <p>PDFs of the updated sheets were forwarded to CoA on 3/2/2022, and then reviewed by CoA. The updated sheets have been Approved.</p> <p>Approved.</p>
29	<p>New Follow-up Comment on Feb 2022 Plans</p> <p>Because Tara Forest East receives much of its fire flow and potable water from tie-ins with Tara Forest Baywood, its approval is contingent on the Tara Baywood Construction Plans receiving Approval.</p> <p>Once the Tara Baywood Construction Plans are approved, the Tara Forest East Construction Plans will be approved as well.</p> <p>Conditional Approval</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 24, 2022

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, PE
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On February 3, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ± 10.86 acre portion of a ± 113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ± 113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, March 3, 2022**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Public Services/ Outside Review

The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated February 24, 2022 (attached).

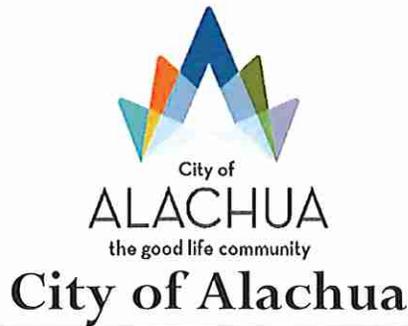
If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Feb 24, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR
2/24/2022
3

RE: Tara Forest East Phases 1 & 2 Construction Plans

Public Services has reviewed the subject project (Feb 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on April 2021 Plans Sheet C0.00</p> <p>Please change title from "CONSTRUCTION DRAWINGS" to "CONSTRUCTION PLANS".</p> <p>Comment on June 2021 Plans Approved</p>
2.	<p>Comment on April 2021 Plans Sheet C0.01</p> <p>Please add descriptors for the following Abbreviations: COA, LBR and PVI</p> <p>Comment on June 2021 Plans</p>

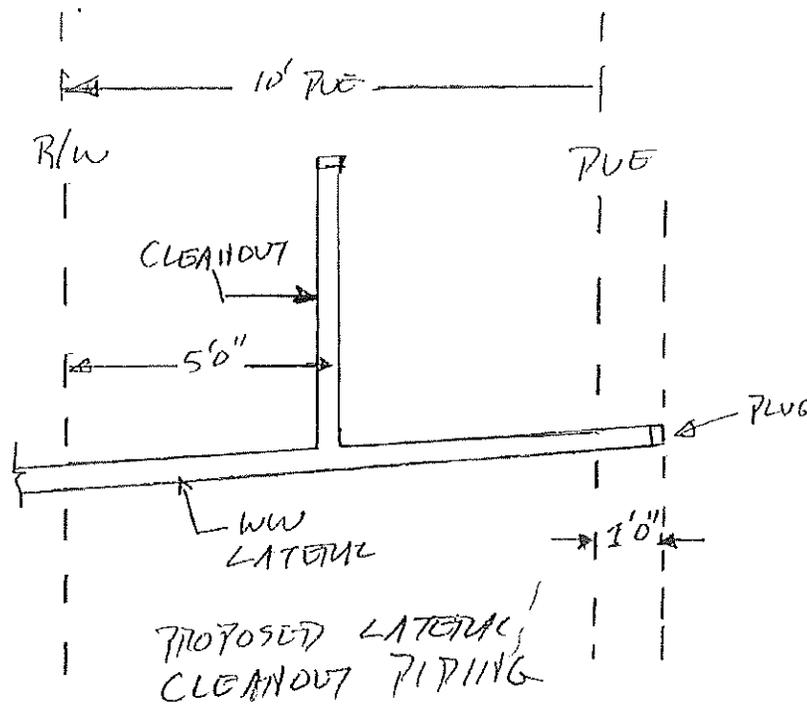
NO.	COMMENTS
	Approved
3	<p>Comment on April 2021 Plans</p> <p>Sheet C4.03</p> <p>Please call correct Rim Elevation (not 0.81) of S-165.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
4	<p>Comment on April 2021 Plans</p> <p>Sheet C4.04, Typical</p> <p>For a pad, two elevations are typically called out – for example:</p> <p>MIN FFE = 136.00'</p> <p>PAD EL = 135.50'</p> <p>Please clarify exactly what the pad elevation is. Is it the bottom elevation of the pad?</p> <p>Consider adding clarification to the Legend and Notes Sheet.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
5.	<p>Comment on April 2021 Plans</p> <p>Sheet C5.2 & C5.7 & C6.02</p> <p>EX-WWMH-16: Please call out correct NE Invert EL (not -0.17).</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
6.	<p>Comment on April 2021 Plans</p> <p>Sheet C6.00</p> <p>Call out “END COA MAINTENANCE” for both wastewater cleanout and water meter.</p> <p>Distance between trees and water main is a called out as 9 feet. Please change to 10 feet to comply CoA DCM.</p> <p>Sheets C6.03 – C6.08</p> <p>On each of these sheets, also call out “END COA MAINTENANCE”, one typical for the water meter & one typical for the cleanout.</p> <p>Comment on June 2021 Plans</p>

NO.	COMMENTS
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The distance between trees and water mains is now shown as 10 feet. In a review of the landscaping sheets, distances between trees and mains appear to be less than this. The reviewer has scaled off the following distances between trees and mains: (1) L-205, 7.5' (2) L-204, 9.2' (3) L-205, 8.6' & (4) L-206, 9.2'. Please confirm with the landscape designer that the minimum distance between water mains and trees is 10 feet. This may be a sheet scaling issue.

Also, the cleanout is shown at the terminus of the PUE. Please relocate so that it is in the middle of the PUE. This is mostly because, if future excavation of the PUE is needed, the excavated hole remains within the confines of the PUE.

To facilitate installation of utilities such as CATV in the PUE, extend the wastewater lateral to 1 foot beyond the PUE, and cap it. See proposed sketch below.



Submit response and applicable sheets.

Comment on Oct 2021 Plans

The minimum distance between trees and water mains is acceptable.

The design engineer has indicated a preference (as well as reasons for this preference) that the cleanout be located at the edge of the PUE. CoA suggests that this issue be discussed ASAP.

Reasons for the CoA preference that the cleanout be located in the middle of the PUE include:

NO.	COMMENTS
	<ul style="list-style-type: none"> • Based upon a recent construction project, locating the cleanout at the edge of the PUE caused interference problems in routing the lateral from the COA cleanout to the house cleanout. As a field change, the PUE was moved back to the middle of the PUE. It should be noted that this issue was exacerbated by the short front setback distance. Tara Forest East may have a longer front setback distance. • To remove a defective cleanout, excavation at a typical slope of 1:1 will be required. If the cleanout is 3-foot deep, a 3-foot horizontal excavation on the owner's property NOT in the PUE will be required. CoA preference is to avoid this situation. • If the cleanout is located in the middle of the PUE, it will be one of the first utilities installed. Typical utilities installed in the middle of the PUE include communications and TV cable. Such utilities typically are small diameter cable and are installed at a shallow depth. It is expected that the cleanout in the middle of the PUE will not interfere with the installation of such utilities. <p>Comments on November 2021 Documents</p> <p>For this specific project, CoA takes no exception to locating the cleanout at the edge of the PUE.</p> <p>Approved</p>
7.	<p>Comment on April 2021 Documents</p> <p>Sheet C6.01</p> <p>As CoA Design and Construction Manual, manholes deeper than 20 feet (rim elevation minus floor elevation) must be 72 inches in diameter. Thus provide 72-inch diameter manholes for the following:</p> <p>WWMH- X, where X = 106, 105</p> <p>As a minimum, call out the 72-inch diameter for these manholes on the Wastewater Structure Schedule. Perhaps identify those manholes that are 48-inch diameter.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
8.	<p>Comment on April 2021 Documents</p> <p>Sheet C6.03, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 3 -Please change from 3-inch to 4-inch sleeve as per Detail 312.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>

NO.	COMMENTS
9.	<p>Comment on April 2021 Documents Sheet C6.04, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 4 -Please change to 8 X 2 saddle and 2-inch gate valve and box. CoA does not allow 1-inch service connections. See Detail 118.</p> <p>Comment on June 2021 Plans Approved</p>
10.	<p>Comment on April 2021 Documents Sheet C6.05, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 6 -Please change to 2-inch PVC WM in 4-inch sleeve. CoA does not allow 1-inch service connections. Note: Keyed note 6 is now the same as keyed note 3, so Engineer has the option of deleting keyed noted 6.</p> <p>Comment on June 2021 Plans Approved</p>
11.	<p>Comment on April 2021 Documents Sheet C6.09, Typical, Several Sheets</p> <p>Detail 115: To improve design intent, please call out the 2-inch line size. See attached markup.</p> <p>Comment on June 2021 Plans Approved</p>
12.	<p>Comment on April 2021 Documents Sheet C6.10</p> <p>Detail 212: Show Text "SANITARY SEWER" on just one line. Detail 127: Replace with updated. Detail 200: Replace with updated. CoA will provide link.</p> <p>Comment on June 2021 Plans Approved</p>
13.	<p>Comment on April 2021 Documents Sheet C6.11</p> <p>Detail 215 is in the process being revised by the City. It should be available by the end of</p>

NO.	COMMENTS
	<p>May. Please contact CoA prior to resubmitting.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
14.	<p>Comment on April 2021 Documents</p> <p>General</p> <p>The reviewer could not find any water and wastewater specifications.</p> <p>Please provide these specifications.</p> <p>Comment on June 2021 Plans</p> <p>Sheet C6.01 and C6.02</p> <p>Please add the following water and wastewater specifications:</p> <p>To General Note 1, change to "All potable water mains shall be AWWA DR-18, C900 PVC, NSF-61 Rated."</p> <ul style="list-style-type: none"> • Construction of the water and wastewater system shall conform to City of Alachua, Department of Public Services, Design and Construction Manual, Potable Water, Reclaimed Water and Wastewater, Latest Edition. • Provide restrained joints at fittings and hydrants in accordance with AWWA Standards and as per design details. • The site work Contractor shall engage the services of a licensed underground utility and excavation Contractor to install the new water service lines. • Hot-tap potable water connections shall be made by a specialty Contractor pre-approved by CoA. • Connect gravity wastewater mains and laterals using Rieber gaskets. • During construction, protect each cleanout by installing a temporary barrier around it. <p>Comment on Oct 2021 Plans</p> <p>Please change the text in the last bullet to:</p> <ul style="list-style-type: none"> • During construction, protect each cleanout and each water meter box by installing a temporary barrier around it. <p>Conditionally Approved</p> <p>Comment on Nov Plans</p> <p>Approved</p>
15.	<p>Comment on April 2021 Plans</p> <p>Sheet C7.00</p>

NO.	COMMENTS
	<p>CoA requires that the detectable warning for sidewalks be constructed of pavers, not a mat. Thus please either modify the "Curb Ramp Detectable Warning Surface Detail" or replace with attached CoA Detail 403.</p> <p>CoA will provide link.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
16	<p>Comment on April 2021 Documents</p> <p>Sheets L-203, L-204, L-205, L-206</p> <p>Trees appear to be within 10 feet of water mains, which is not allowed by CoA DCM. Please resolve.</p> <p>Comment on June 2021 Plans</p> <p>On the L-sheets, the review Engineer scaled off distance between trees and mains. It appears some distances are less than 10 feet. This may be a sheet scaling issue. See Comment 6.</p> <p>Submit response and resubmit applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
17	<p>Comment on April 2021 Documents</p> <p>Sheet L-207 or L-208</p> <p>Will a permanent automatic irrigation system be furnished?</p> <p>If so, CoA would require as-built drawings of the permanent automatic irrigation system.</p> <p>Add text similar to:</p> <p>"IF A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, DELIVER AS-BUILT DRAWINGS TO CITY OF ALACHUA. AS A MINIMUM, SHOW PIPING, LOCATION OF EACH SPRINKLER HEAD, CONTROLLER LOCATION AND WIRING. ALSO INCLUDE CATALOGUE CUTS AND OPERATING MANUAL OF THE SPRINKLER SYSTEM."</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
18.	<p>Comment on April 2021 Documents</p> <p>Sheet C4.1, Typical Comment</p> <p>It is good design practice, and will soon become a CoA standard, that a drop box assembly be required for all wastewater inlet piping with inverts greater than 2 feet above floor.</p> <p>The preference of CoA is to have as few drop boxes as possible. Appropriate engineering</p>

NO.	COMMENTS
	<p>practices can reduce the required number of inlet boxes, preferably to zero.</p> <p>Manhole floor elevations are not shown on the Construction Plans so sometimes it is difficult for CoA to evaluate whether a drop box assembly is required.</p> <p>Please summarize which and how many manholes require drop box assemblies.</p> <p>If a manhole requires a drop box assembly, please call this out on the plans.</p> <p>Also, CoA preference is that 4-inch laterals intersect the manhole less than 2 feet above manhole floor. For the specific case of 4-inch laterals, drop box assemblies are not required.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
19	<p>Comment on April 2021 Documents</p> <p>General – Ref Sheets C2.00 & C6.03.</p> <p>Alert: CoA requires eliminating existing Lift Station 7, which is offsite near & east of Lot 11. This would require that the lift station be converted to an offsite manhole and an 8-inch gravity WW main be installed and connected to the WW main in Road D near lot 11. A manhole would be installed at this connection point.</p> <p>Please coordinate with CoA to implement this design modification. Specific work elements include: (1) Install manhole in 8-inch WW gravity main that is in Road D. (2) Install 8-inch lateral from manhole and route east on or near Lot 11. (3) Stub-out several feet past property line of Tara Forest East. (4) Provide PUE for this 8-inch lateral.</p> <p>Comment on June 2021 Plans</p> <p>CoA thanks the designer for making this design modification. PUEs do not appear to be called out in the wastewater main route that includes WWMH-110, WWMH-111 and WWMH-113. Please clarify whether a PUE is needed; if needed, please show on Sheet C6.08.</p> <p>Submit response and resubmit applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
20	<p>Comment on April 2021 Documents</p> <p>General – Ref Sheets C2.00, C4.02, C4.07, C6.01</p> <p>CoA is aware that there is copious storm drainage offsite near lot 11. Post-drainage sheet C4.02 shows net drainage INTO Tara Forest East. However, CoA is concerned there will be net drainage out of the subdivision near lot 11. This could worsen the already copious storm drainage located offsite near Lot 11. Reasons for possible increased drainage FROM Tara Forest East (specifically lots near lot 11) include (1) pads will be at higher grades creating a dam effect and (2) high volume of roof runoff due to the pads increasing the</p>

NO.	COMMENTS
	<p>impervious area.</p> <p>Please critically evaluate this possible increased drainage condition and propose corrective action.</p> <p>Comment on June 2021 Plans</p> <p>CoA thanks the designer for making this design modification.</p> <p>Approved.</p>
21.	<p>Comment on April 2021 Documents</p> <p>General</p> <p>Please add tracer wire Details 321B & 321D to the Construction Plans.</p> <p>CoA will provide a link.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
22.	<p>Comment on April 2021 Documents</p> <p>Various L-Sheets</p> <p>General</p> <p>This reviewer has previously commented that trees within the right-of-way are too close to the water main. Note that the trees also have a horizontal separation from storm water piping of less than 10 feet. This also does not meet CoAs DCM standards. (CoA sometimes waives this requirement due to depth of stormwater piping.)</p> <p>Please be aware that planting live-oak canopy trees in the right of way is, in general, problematic. Roots can affect potable water, gravity wastewater and stormwater piping. As trees grow, their roots will also upheave the nearby sidewalks and roads.</p> <p>Can the canopy trees be removed from the right-of-way to reduce the incidence of problems mentioned above?</p> <p>Comment on June 2021 Plans</p> <p>There was no formal response to this comment. But it appears that the landscape designer has substituted live oaks with green ash trees. Please confirm and state the reason. Do green ash trees have a less extensive root structure?</p> <p>This reviewer researched ash trees (with some mention of green ashes) on the internet. It seems that the lateral root structure of ashes is wide, and thus is similar to the live oaks in the potential to cause pipe damage.</p> <p>Green ash trees are also more susceptible to wind damage than live oaks.</p> <p>Thus, please modify the sheets and go back to the original concept of live oak trees in the right of way.</p> <p>Please submit response and resubmit applicable sheets.</p>

NO.	COMMENTS
	<p>Comment on Oct 2021 Plans</p> <p>Approved</p>
23	<p>Additional Comment on June 21 Documents</p> <p>Sheet C6.05: Black text with white background appears to be the title of each profile plan. If so, should "ROAD I" and "ROAD J" be reversed?</p> <p>Submit response and resubmit applicable sheet.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
24	<p>Additional Comment on October 21 Documents</p> <p>Sheet C6.06:</p> <p>Please call out that the water main under the road crossing is CLDI.</p> <p>Conditionally Approved</p> <p>Comment on Nov 2021 Plans</p> <p>Approved</p>
25	<p>Additional Comment on October 21 Documents</p> <p>General Comment:</p> <p>Based upon previous submittals, CoA assumes that wastewater from Tara Forest East Phases 1 & 2 will be routed offsite to Lift Station 25. If so, (1) the existing offsite gravity wastewater pipe expected to be used has never been approved for use by COA. As a minimum, visual TV inspection is required as a prerequisite for CoA approval (2) a new segment of gravity wastewater pipe is required to extend the existing gravity wastewater pipe to existing Lift Station 25.</p> <p>CoA assumes the above work scope will be shown on an offsite utility sheet(s).</p> <p>Please submit response and submit additional construction plan sheets, as necessary.</p> <p>Comment on Nov 2021 Plans</p> <p>This comment is being addressed under the Tara Baywood project. Thus, for the Tara Forest project, this comment has been resolved and is rated</p> <p>Approved.</p>

NO.	COMMENTS
26	<p>Comment on Nov 2021 Plans</p> <p>At the time of writing the submittal comments, the hydraulic simulation study to evaluate whether fire flow is adequate had not yet been completed.</p> <p>It is possible that offsite piping modifications shall be required to achieve the necessary fire flows.</p> <p>This issue is still open.</p> <p>Based upon the results of the fire study, submit sheet(s) showing the required offsite piping modifications.</p> <p>Comment on Jan 2022 Plans</p> <p>Report to be issued by CoA is being finalized. CoA has recently received required flow information from JBPro, which CoA will include in the report.</p> <p>Conditional Approval</p> <p>Once CoA issues the report confirming adequate fire flow, the rating will be changed to Approved.</p> <p>If the report indicates that fire flow is not adequate, the Engineer shall update their design to include the necessary improvements to achieve the required fire flow.</p> <p>Follow-up Comment on Jan 2022 Plans</p> <p>Report, indicating fire flow is adequate, has been issued and is attached.</p> <p>Approved.</p>
27	<p>Comment on Nov 2021 Plans</p> <p>Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat.</p> <p>No such easements appear to be shown on the Final Plat.</p> <p>Please submit response and applicable materials.</p> <p>Comment on Jan 2022 Plans</p> <p>Approved</p>
28	<p>New Comment on Jan 2022 Documents</p> <p>CoA happened to notice that there are no callouts for detectable warning devices where sidewalks meet roads. By contrast, the Tara Baywood documents call out the detectable warning devices. Applicable detail 403 is included in both documents.</p> <p>Please evaluate. Modify sheets as applicable.</p> <p>Approved as Noted.</p>

NO.	COMMENTS
	<p>Note to Engineer: Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed.</p> <p>Comments on Feb 2022 Documents</p> <p>Sheets C4.12 thru C4.19</p> <p>ADA Detectable Warning</p> <p>To eliminate possible confusion, please:</p> <ul style="list-style-type: none"> • Replace “MAT” with “PAVERS” in the Legend. • Replace “MATS” with “PAVERS” in the General Note 1. <p>Conditional Approval</p> <p>Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)</p>
29	<p>New Follow-up Comment on Feb 2022 Plans</p> <p>Because Tara Forest East receives much of its fire flow and potable water from tie-ins with Tara Forest Baywood, its approval is contingent on the Tara Baywood Construction Plans receiving Approval.</p> <p>Once the Tara Baywood Construction Plans are approved, the Tara Forest East Construction Plans will be approved as well.</p> <p>Conditional Approval</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



FY 2022 – Tara Forest East Water System Modeling

PREPARED FOR: Rodolfo Valladares; Public Services Director
 PREPARED BY: Eiman Abbas; Engineering *EA 2/24/2022*
 DATE: February 14, 2022

Introduction

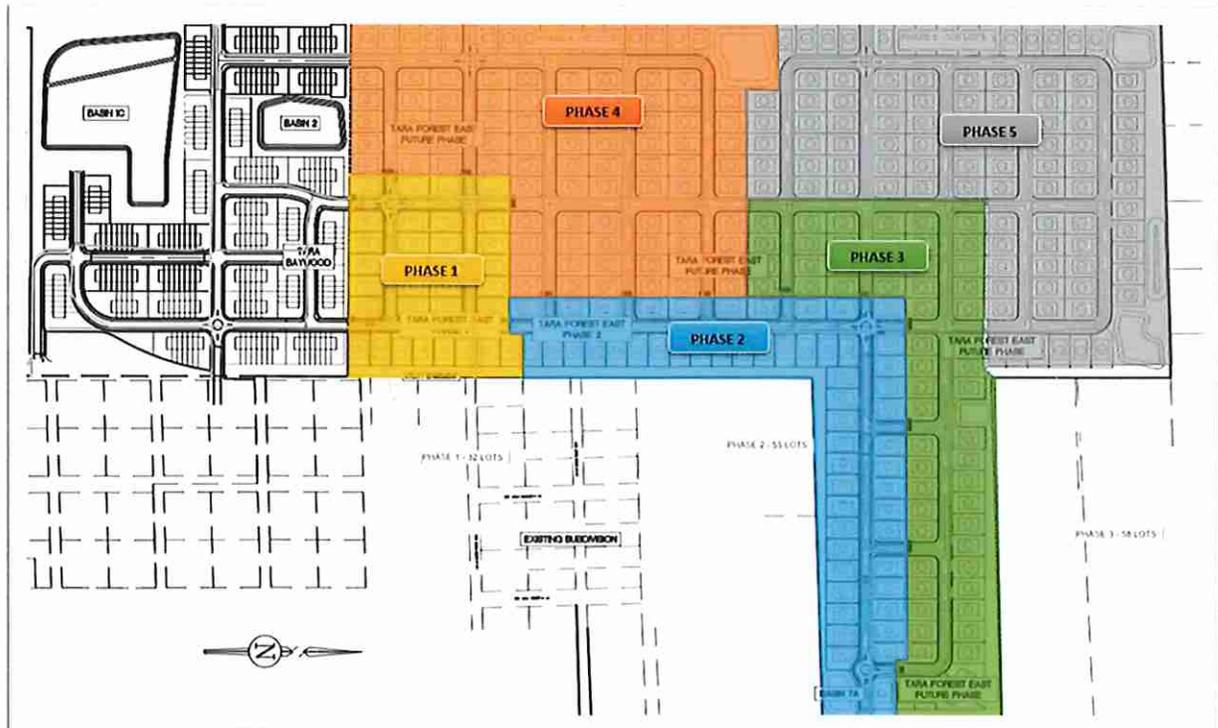
The proposed Tara Forest East subdivision is located at 17002 NW CR 241 (TP#03067-000-000, 03067-005-000, 03067-005-001, and 03067-006-000). Proposed is a 340-unit single-family detached neighborhood development with associated stormwater, open space/common area, roadway network, and utilities.

Summary

The Tara Forest East subdivision construction is submitted with five (5) phases. The following exhibit, EXHIBIT 1, provides an aerial illustration for each phase.

- Phase 1: 32 lots
- Phase 2: 55 lots
- Phase 3: 58 lots
- Phase 4: 95 lots
- Phase 5: 100 lots

EXHIBIT 1: Tara Forest East Subdivision General Phased Overview.



Hydraulic Modeling

Given that the City Water Utility supplies both domestic and fire protection demands, the distribution network is designed to satisfy both objectives with reliability. Evaluations were performed for planning purposes to confirm system adequacy and reliability.

Utilizing the City Potable Water Hydraulic Model (CPWHM), multiple scenarios were evaluated for each phase. The CPWHM enables the City to simulate individual components and evaluate system performance.

Assumption(s)

- The Tara Forest East Engineer, JBrown Professional Group Inc., has submitted a design that meets Tara Forest East performance requirements, local, and regulator standards, etc.
- All utility work and projects included for Tara Baywood are constructed and operational as per the City-approved construction documents.
- The submitted phasing will be completed and constructed sequentially. Analysis of subsequent phases assume preceding phased improvements have been completed in their entirety.
- As defined by Engineer, Tara Forest East fire flow requirement is 1,750 gallons per minute (gpm).

Note, that the evaluated improvements and design criteria, provided by the City, are defined at the point of connection to the City utility. Engineer is responsible to provide a design that meets their client's needs.

Analysis

Given that the Tara Forrest East is a new development being constructed over a piece of land that has not been developed, the site is vacant of City utilities. As a result, utilities will need to be constructed to meet the design goals.

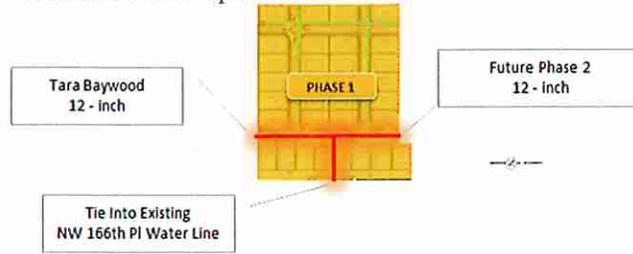
The following improvements and recommendation have been submitted by the Engineer and reviewed by City staff. The master plan concept provides an arterial (namely, 12-inches or larger watermain) internal loop network within the developments of Tara Forest East and Tara Forest West, and completes a distribution arterial network loop by tying into the City watermain located along US 441. This design minimized dead ends and provides a grid pattern that improves water pressure and water quality. With this understanding for the Tara Forrest water distribution master plan, the City provides the following analysis for Tara Forrest East.

Additionally, for modeling purposes, the smaller grid-like network consisting of 8-inch lines or less was not incorporated within the analysis. These complementary improvements would better water quality and performance needs. The purpose of this analysis is to confirm the desired performance within the arterial watermains is achieved.

PHASE 1 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Tara Baywood. Line will run north and terminate at Phase 1 limit.
- An 8-inch waterline will connect to the existing waterline along NW 166th PL.
- An 8-inch distribution watermain grid will be provided within Phase 1.

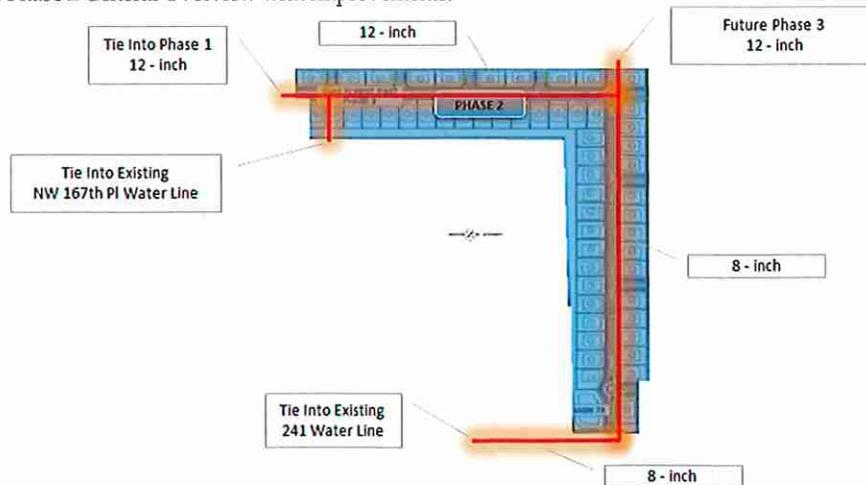
EXHIBIT 2: Phase 1 General Overview with Improvements.



PHASE 2 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 1. Line will run north and eventually westward to Phase 2 limit.
- Installation of an 8-inch waterline will connect to the existing City waterline along 241. From this connection, the 8-inch line will run westward and connect to the Phase 2 12-inch waterline.
- An 8-inch waterline connection to existing waterline along NW 167th PL.
- An 8-inch distribution watermain grid will be provided within Phase 2.

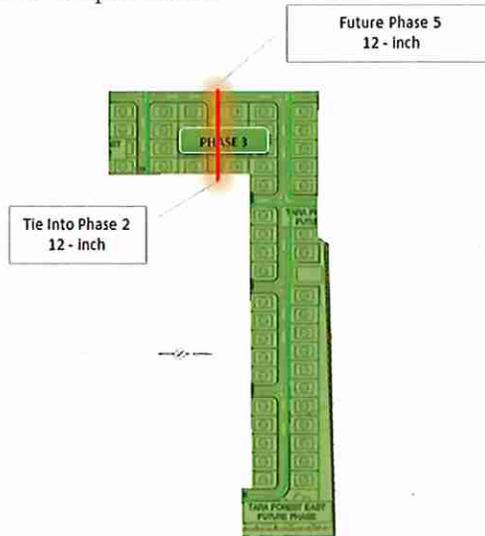
EXHIBIT 3: Phase 2 General Overview with Improvements.



PHASE 3 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 2. Line will run westward to Phase 3 limits.
- An 8-inch distribution watermain grid will be provided within Phase 3.

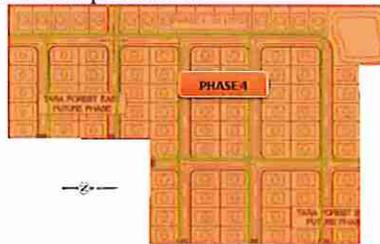
EXHIBIT 4: Phase 3 General Overview with Improvements.



PHASE 4 IMPROVEMENTS:

- No arterial watermain improvements are noted. The required fire flow is to be achieved via the 8-inch distribution grid as provided within Phase 4 and supplies/supported by the subsequent phases.

EXHIBIT 5: Phase 4 General Overview with Improvements.



PHASE 5 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 3. This line will run westward to Phase 5 limits.
- An 8-inch distribution watermain grid will be provided within Phase 5.

EXHIBIT 6: Phase 5 General Overview with Improvements.

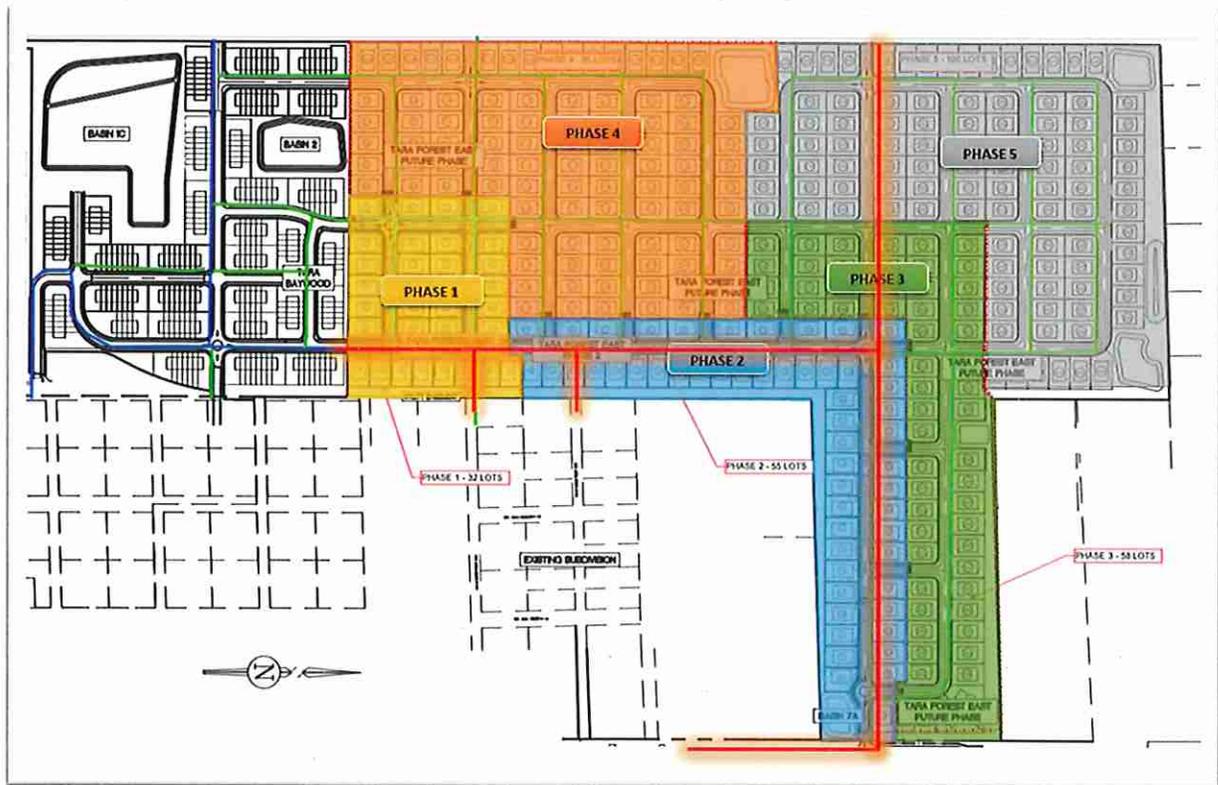


OVERVIEW SUMMARY AND FINDINGS:

The following, EXHIBIT 7, provides the overall summary of the water distribution main network for Tara Forest East. Hydraulic analysis shows that the fire flow requirement of 1,750 gpm is achieved within the arterial lines (12-inch or larger) for Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5 sequentially. **Attachment A, InfoWater: Tara Forrest Hydraulic Modeling Flow Analysis**, provides a visual report showing the detailed data analysis for Tara Forrest East Water System Master Plan Buildout. This report shows the model's texted based input and output results.

City approves of the water distribution improvements as represented within this memorandum.

EXHIBIT 7: Tara Forest East subdivision general overview with summary of improvements.





City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 2, 2022

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On January 6, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ± 10.86 acre portion of a ± 113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ± 113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Tuesday, February 8, 2022**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

2. Outstanding Items

- a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1.
- b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.
- c. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.
- d. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1.

NEW COMMENT- Street names have been issued. Please see attached from the County e911 office.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

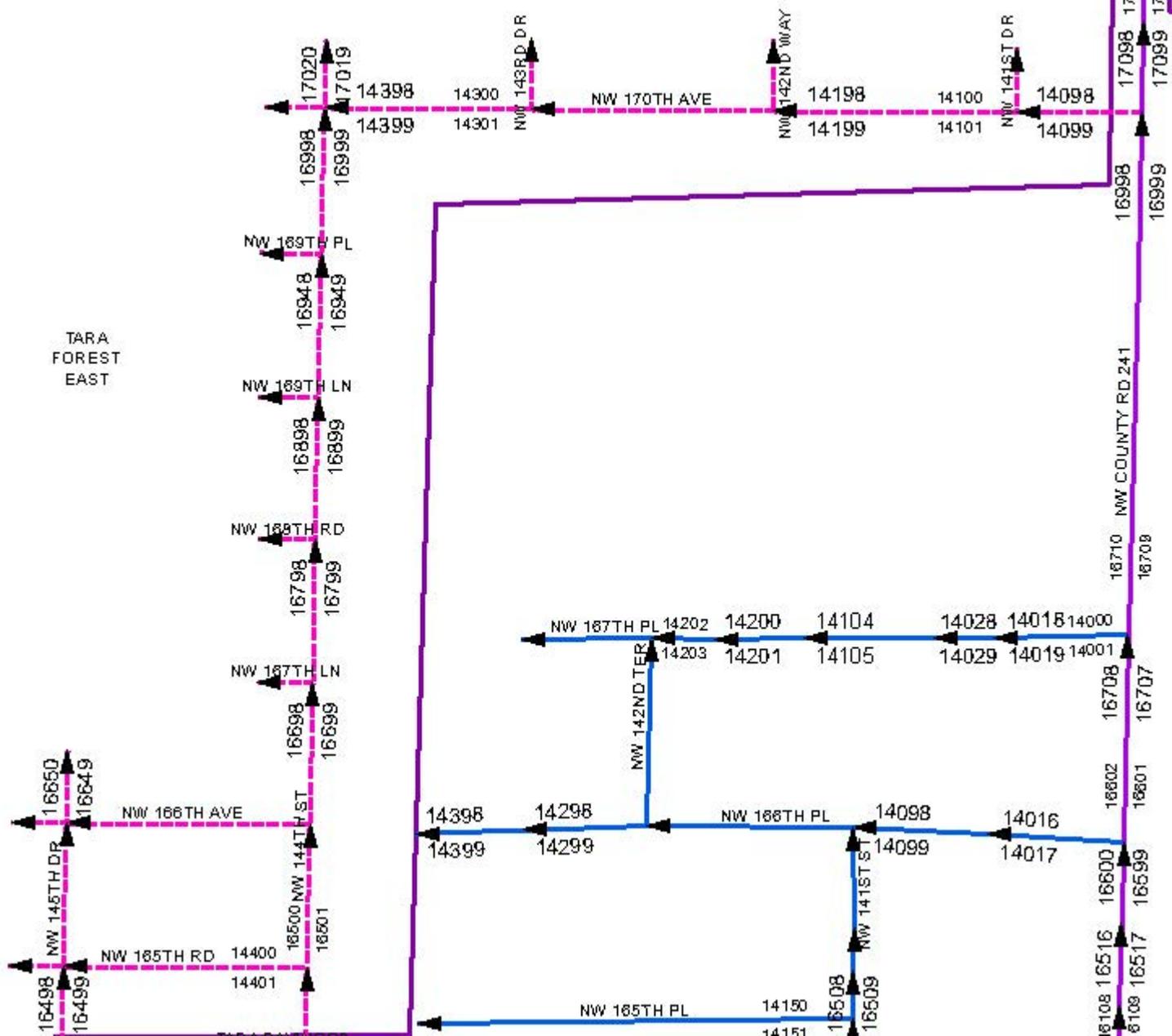
Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

TARA FOREST EAST





City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 21, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On December 2, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Wednesday, January 5, 2022**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Public Services

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor in a memo dated December 15, 2021 (attached).

2. Outstanding Items

- a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1. Comments anticipated to be issued by November 15, 2021.
- b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.

- c. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.
- d. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1. Request will be submitted to Alachua County e911 Addressing after approval of Construction Plans for Tara Forest.

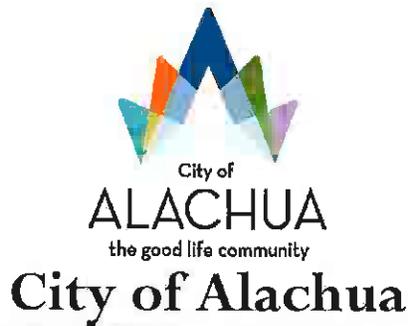
If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: December 15, 2021

TO: Kathy Winburn, AICP
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

*TR
12/15/2021
2*

RE: Tara Forest East Phase 1 Final Plat – Revised Comments

Public Services has reviewed the subject project (December 02 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comments on Oct 4th Submittal</p> <p>Plat Book ___ Page ___ Sheet One of One</p> <p>Under Owner's Certification and Dedication, please add the following (or equivalent):</p> <p>“THE HOMEOWNER’S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.”</p> <p>Comments on Oct 26th Submittal</p> <p>Approved</p> <p>Comments on Dec 2nd Submittal</p> <p>Public Services comments have been previously Approved.</p>

NO.	COMMENTS
	Approved
2.	<p>Comments on Dec 2nd Submittal</p> <p>Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat.</p> <p>No such easements appear to be shown on the Final Plat.</p> <p>Please submit response and applicable materials.</p>
3	
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 4, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On October 20, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ± 10.86 acre portion of a ± 113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ± 113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Monday, November 15, 2021**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Outside Review

- a. Applicant must address all comments issued by Aaron Hickman, P.S.M, of CHW, Inc in an email dated October 26, 2021 (attached).

2. Outstanding Items

- a. Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1. Comments anticipated to be issued by November 15, 2021.
- b. Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.
- c. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.

- d. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1. Request will be submitted to Alachua County e911 Addressing after approval of Construction Plans for Tara Forest.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra

ad_hall@cityofalachua.org

RE: Request for Review of Revised plans

From : Aaron Hickman <AaronH@chw-inc.com>

Tue, Oct 26, 2021 01:20 PM

Subject : RE: Request for Review of Revised plans**To :** Adam Hall <ad_hall@cityofalachua.org>**Cc :** Daniel Young <DanielY@chw-inc.com>, Jessica Junkin <JessicaJ@chw-inc.com>, Kelly Bishop <KellyB@chw-inc.com>

Adam,

I have one new comment: The Scale of the Plat shall not exceed 1:50. The Current Scale of the Plat is 1:60.

Otherwise, just a reminder that Street names will need to be added prior to printing the Mylar.

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping

t: (386) 518-5132 | c: (352) 538-7234

e: aaronh@chw-inc.comw: www.chw-inc.com

From: Adam Hall <ad_hall@cityofalachua.org>**Sent:** Thursday, October 21, 2021 9:55 AM**To:** Daniel Young <DanielY@chw-inc.com>; Aaron Hickman <AaronH@chw-inc.com>**Cc:** Jessica Junkin <JessicaJ@chw-inc.com>; Kelly Bishop <KellyB@chw-inc.com>**Subject:** Request for Review of Revised plans

Daniel and Aaron:

We have received revised Construction Plans for Tara Forest East Phase 1 and 2 and a revised Final Plat for Tara Forest East Phase 1.

[LINK TO CONSTRUCTION PLANS](#)

[LINK TO FINAL PLAT](#)

We are requesting review by November 4 if possible to determine if the previous comments issued by CHW have been addressed.

I have left hard copies of both applications at the Building Department counter as well.

Thank you!

--

Adam Hall, [AICP](#) | Principal Planner | Office of Planning and Community Development



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 6, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On September 15, 2021 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved. The City currently awaits resubmittal by the applicant to address outstanding Project Assistance Team comments for the Construction Plans. A Project Assistance Team meeting is currently scheduled for October 12, 2021 at 10 AM to discuss the project.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, October 21, 2021**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board. If all comments are addressed by Thursday, October 21, 2021, the item may be scheduled for the **December 14, 2021** Planning and Zoning Board hearing.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. *Comprehensive Plan and Concurrency Impact Analysis*

- a. Section F, Table 4 of the submitted concurrency impact analysis does not analyze impacts on appropriate traffic segment(s). At a minimum, traffic impacts to Segment 5 (US 441 from SR235 to I75) must be analyzed for concurrency.

- b. Response to application's consistency with Policy 1.2.a of the Future Land Use Element of the City's Comprehensive Plan calculates density incorrectly. Actual proposed density is 2.9 du/acre (units/acre = 32 units/ 10.86 acres= 2.9). Provided calculation appear to be percent of maximum density utilized (proposed units/maximum density = 32/43 = .74). Please rectify and/or clarify.
2. Article 5 Standards
- Lots 20 and 31 do not meet the minimum lot size requirement established by Table 5.1-2 for the RSF-3 zoning district: 10,000 square feet.
 - Building setbacks table on Plat references Planned Development amendment, however proposed plat is not part of a Planned Development. Please rectify.
3. Outside Review
- Applicant must address all comments issued by CHW, Inc in a letter dated October 4, 2021 (attached).
 - Applicant must address all comments issued by Chip Ware, Plans Examiner, Alachua County Fire Rescue in an email dated September 30, 2021 (attached).
 - Applicant must address all comments issued by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor in a memo dated October 4, 2021 (attached).
4. Miscellaneous
- Application cover sheet states that the application is for Phases 1 and 2, but plat and supporting documentation appears to be for Phase 1 only. Please verify.
 - Application Section B.3, states that the Property Owner is Tara Bay West, but authorized agent and other documentation states that the Property Owner is Tara Forest, LLC. Please verify and correct as needed.
 - Please display off-site easements on plat with notation space. Example below:



5. Outstanding Items
- Construction Plans must be approved prior to scheduling of Public Hearing for Tara Forest East Phase 1.
 - Letter of Title Opinion must be provided prior to scheduling of Public Hearing for Tara Forest East Phase 1.
 - Surety Information must be provided prior to drafting of Subdividers Agreement for Tara Forest East Phase 1. Subdividers Agreement must be completed prior to scheduling Public Hearing for Tara Forest East Phase 1.

- d. Final Plat of Tara Baywood must be approved prior to Final Plat for Tara Forest East Phase 1.
- e. Street names must be updated prior to scheduling of Public Hearing for Tara Forest East Phase 1. Request will be submitted to Alachua County e911 Addressing after approval of Construction Plans for Tara Forest.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Date: 10/04/2021

Re: Plat Review for Tara Forest East Phase 1

City of Alachua

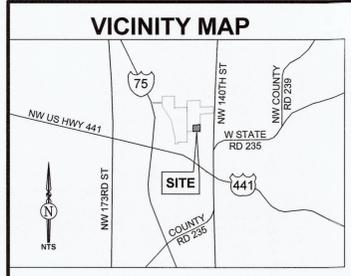
Plat Review Comments per City of Alachua Subdivision Application:

1. Obtain new street names from Alachua County's Enhanced 911 Office and add to the plat before recording.
2. Provide Title Certification

Plat Sheet One of One:

3. Add Curve Table for all curves labels
4. Add distances along the East & West lines of Lots 2 through 4
5. Add a bearing & distance for the PUE line segment between L3 & L4
6. Add Label for NW Corner & North line of Tara Baywood as called for in Legal Description
7. Add Min FFE & SQFT to Legend
8. Correct PSM Label in Legend

Aaron H. Hickman, PSM 6791



TARA FOREST EAST PHASE 1

SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Plat Book , Page
Sheet One of One

Owner's Certification and Dedication:
KNOW ALL MEN BY THESE PRESENTS, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST PHASE 1" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, DRIVES, RIGHTS-OF-WAYS, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

TARA FOREST, LLC
BY: _____
WITNESS PRINT NAME _____
WITNESS PRINT NAME _____
SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SAID MOUKHTARA, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA FOREST, LLC, SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 4/21/2021 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: _____
TROY V. WRIGHT, P.S.M. JEROME PROFESSIONAL GROUP INC.
PROFESSIONAL SURVEYOR & MAPPER 3530 N.W. 43RD STREET
FLORIDA CERTIFICATE NO. 7210 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:
THIS IS TO CERTIFY, THAT ON _____, CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 73842, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURVEY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

DATE: _____
CHRISTOPHER A. POTTS JEROME PROFESSIONAL GROUP INC.
PROFESSIONAL ENGINEER 3530 N.W. 43RD STREET
FLORIDA CERTIFICATE NO. 73842 GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND
APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST: _____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED
RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

DEPUTY CLERK _____ DATE _____

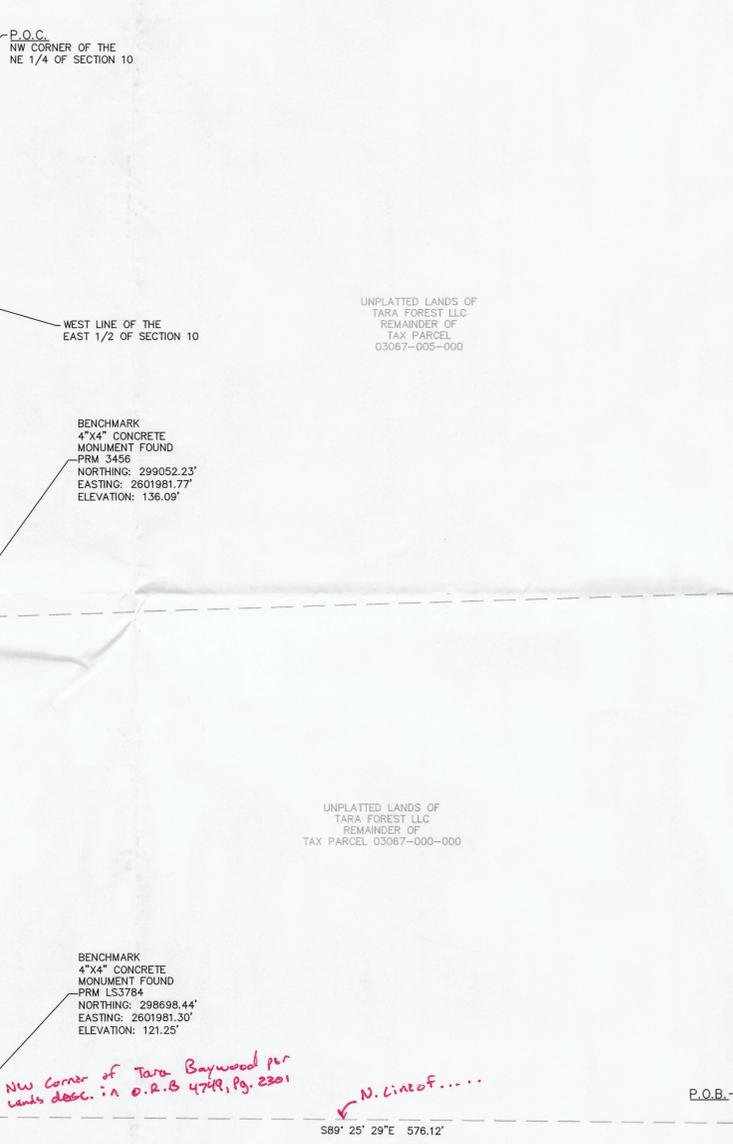
SUBDIVIDER
TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

- SYMBOL LEGEND**
- BOUNDARY LINE (PLAT)
 - BOUNDARY LINE (LOT)
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - RIGHT-OF-WAY CENTER LINE
 - EASEMENT LINE
 - CONCRETE MONUMENT SET
"JBPRO PRM LB 8031"
 - NAIL AND DISK SET
"PCP LB 8031"
 - IRON ROD & CAP SET
"JBPRO PCP PRM LB 8031"
UNLESS OTHERWISE NOTED
 - IRON ROD & CAP SET
"JBPRO LB 8031"
 - BENCHMARK

- ABBREVIATIONS**
- JBPRO = JEROME PROFESSIONAL GROUP
 - LB = LICENSED SURVEYING BUSINESS
 - LLC = LIMITED LIABILITY CORPORATION
 - LS = LICENSED SURVEYOR
 - NTS = NOT TO SCALE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PSM = PROFESSIONAL SURVEYOR
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - LAND MAPPER
 - R/W = RIGHT-OF-WAY
 - TP = TAX PARCEL
 - MIN F.F.E. = SAFT =

- BUILDING SETBACK REQUIREMENTS**
MINIMUM REQUIREMENT UNLESS OTHERWISE ILLUSTRATED AS PER THE APPROVED PLANNED DEVELOPMENT AMENDMENT
PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

- NOTES**
- THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
 - THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"x4" CONCRETE MONUMENT IN THE MEDIUM OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.48 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
 - THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
 - ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PER FLORIDA STATUTE 177 PART 1 PLATTING.
 - THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC COMPLETED ON APRIL 21, 2021.
 - ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



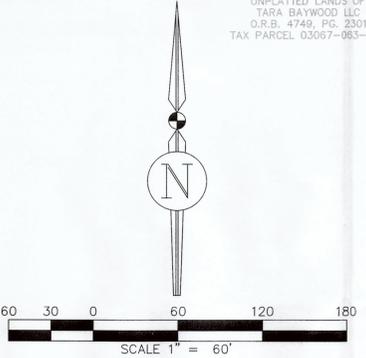
Curve Table Missing

Line#	Direction	Length
L1	S89°53'42"E	40.07'
L2	N88°31'56"E	40.09'
L3	N88°31'56"E	10.09'
L4	N26°46'24"W	22.47'
L5	S53°05'18"E	50.17'

LEGAL DESCRIPTION - BY THIS FIRM
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°08'18" EAST, A DISTANCE OF 803.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°08'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°08'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES ±, MORE OR LESS.



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

Zimbra

ad_hall@cityofalachua.org

Comments Tara Forrest East Phase 1

From : Silver Ware <sware@alachuacounty.us>
Subject : Comments Tara Forrest East Phase 1
To : ad hall <ad_hall@cityofalachua.org>

Thu, Sep 30, 2021 09:02 AM

 7 attachments

Good morning

Below are comments with Code reference regarding the above project for compliancy with the Florida Fire Prevention Code 7 Edition FS633;

- 1 An approve water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into the jurisdiction. NFPA 1 Chapter 18.3.1
- 2 Road ways; Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. NFPA 1 Chapter 18.2.3.5.2 Alachua Fire/Rescue apparatus live load 83,500 lbs.
- 3 Turning Radius; The turning radius of a fire department access road shall be as approved by the Authority Having Jurisdiction (AHJ). NFPA 1 18.2.3.5.3 Alachua Fire/Rescue apparatus turning radii;
 - o The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
 - o The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
 - o The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50'+/-.
- 4 Dead ends; Dead end access roads in excess of 150 feet in length shall be provided with provisions for fire apparatus to turn around. NFPA 1 Chapter 18 2.3.5.4 Alachua Fire/Rescue apparatus length 50 feet. Cul-de-sac radius 45' minimum but 50' is more desirable
- 5 The required width of the fire department access road shall not be obstructed in any manner, including by the parking of vehicles. NFPA 1 Chapter 18.2.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 feet. NFPA 1 Chapter 18.2.3.5.1.1 For reference only Alachua Fire/Rescue aerial apparatus width of deployed outriggers is 15'6"

The wheel base for Alachua Fire/Rescue apparatus is 20'10". If the designers have questions please have them contact me.

Thank you,
Chip



Silver Ware

Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

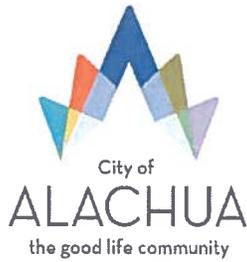


PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender (**name AND email address**) and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.



City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: October 4, 2021

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/4/2021
[Signature]

RE: **Tara Forest East Phase 1 Final Plat**

Public Services has reviewed the subject project (September 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Plat Book __ Page ___ Sheet One of One: Under Owner's Certification and Dedication, please add the following (or equivalent): "THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY."
2.	
3.	

NO.	COMMENTS
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 24, 2022

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, PE
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Project Assistance Team Comments for Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On February 3, 2022 the City of Alachua received your revised and complete application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ± 10.86 acre portion of a ± 113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ± 113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved.

The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, March 3, 2022**. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be forwarded to the City's Planning and Zoning Board.

Please address the following insufficiencies:

Deficiencies to be Addressed

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

1. Public Services/ Outside Review

The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, as provided in a memorandum dated February 24, 2022 (attached).

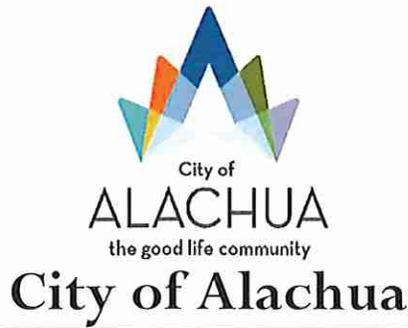
If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File



MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Feb 24, 2022

TO: Kathy Winburn, AICP
Planning & Community Development Director

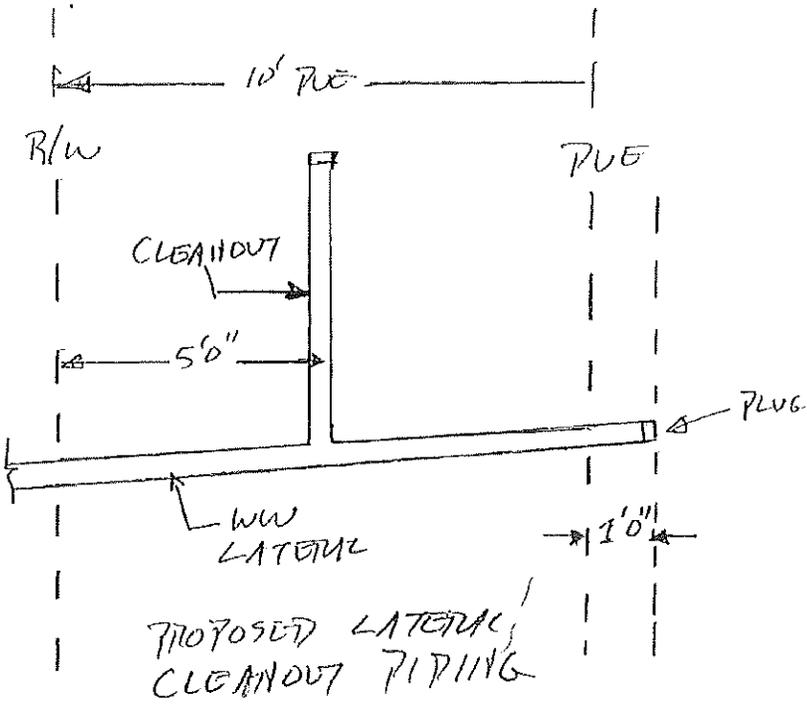
FROM: Rodolfo Valladares, P.E.
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor *TR 2/24/2022*

RE: Tara Forest East Phases 1 & 2 Construction Plans

Public Services has reviewed the subject project (Feb 2022 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p>Comment on April 2021 Plans Sheet C0.00</p> <p>Please change title from "CONSTRUCTION DRAWINGS" to "CONSTRUCTION PLANS".</p> <p>Comment on June 2021 Plans Approved</p>
2.	<p>Comment on April 2021 Plans Sheet C0.01</p> <p>Please add descriptors for the following Abbreviations: COA, LBR and PVI</p> <p>Comment on June 2021 Plans</p>

NO.	COMMENTS
	Approved
3	<p>Comment on April 2021 Plans</p> <p>Sheet C4.03</p> <p>Please call correct Rim Elevation (not 0.81) of S-165.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
4	<p>Comment on April 2021 Plans</p> <p>Sheet C4.04, Typical</p> <p>For a pad, two elevations are typically called out – for example:</p> <p>MIN FFE = 136.00'</p> <p>PAD EL = 135.50'</p> <p>Please clarify exactly what the pad elevation is. Is it the bottom elevation of the pad?</p> <p>Consider adding clarification to the Legend and Notes Sheet.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
5.	<p>Comment on April 2021 Plans</p> <p>Sheet C5.2 & C5.7 & C6.02</p> <p>EX-WWMH-16: Please call out correct NE Invert EL (not -0.17).</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
6.	<p>Comment on April 2021 Plans</p> <p>Sheet C6.00</p> <p>Call out “END COA MAINTENANCE” for both wastewater cleanout and water meter.</p> <p>Distance between trees and water main is a called out as 9 feet. Please change to 10 feet to comply CoA DCM.</p> <p>Sheets C6.03 – C6.08</p> <p>On each of these sheets, also call out “END COA MAINTENANCE”, one typical for the water meter & one typical for the cleanout.</p> <p>Comment on June 2021 Plans</p>

NO.	COMMENTS
	<p>The distance between trees and water mains is now shown as 10 feet. In a review of the landscaping sheets, distances between trees and mains appear to be less than this. The reviewer has scaled off the following distances between trees and mains: (1) L-205, 7.5' (2) L-204, 9.2' (3) L-205, 8.6' & (4) L-206, 9.2'. Please confirm with the landscape designer that the minimum distance between water mains and trees is 10 feet. This may be a sheet scaling issue.</p> <p>Also, the cleanout is shown at the terminus of the PUE. Please relocate so that it is in the middle of the PUE. This is mostly because, if future excavation of the PUE is needed, the excavated hole remains within the confines of the PUE.</p> <p>To facilitate installation of utilities such as CATV in the PUE, extend the wastewater lateral to 1 foot beyond the PUE, and cap it. See proposed sketch below.</p>  <p>Submit response and applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>The minimum distance between trees and water mains is acceptable.</p> <p>The design engineer has indicated a preference (as well as reasons for this preference) that the cleanout be located at the edge of the PUE. CoA suggests that this issue be discussed ASAP.</p> <p>Reasons for the CoA preference that the cleanout be located in the middle of the PUE include:</p>

NO.	COMMENTS
	<ul style="list-style-type: none"> • Based upon a recent construction project, locating the cleanout at the edge of the PUE caused interference problems in routing the lateral from the COA cleanout to the house cleanout. As a field change, the PUE was moved back to the middle of the PUE. It should be noted that this issue was exacerbated by the short front setback distance. Tara Forest East may have a longer front setback distance. • To remove a defective cleanout, excavation at a typical slope of 1:1 will be required. If the cleanout is 3-foot deep, a 3-foot horizontal excavation on the owner's property NOT in the PUE will be required. CoA preference is to avoid this situation. • If the cleanout is located in the middle of the PUE, it will be one of the first utilities installed. Typical utilities installed in the middle of the PUE include communications and TV cable. Such utilities typically are small diameter cable and are installed at a shallow depth. It is expected that the cleanout in the middle of the PUE will not interfere with the installation of such utilities. <p>Comments on November 2021 Documents</p> <p>For this specific project, CoA takes no exception to locating the cleanout at the edge of the PUE.</p> <p>Approved</p>
7.	<p>Comment on April 2021 Documents</p> <p>Sheet C6.01</p> <p>As CoA Design and Construction Manual, manholes deeper than 20 feet (rim elevation minus floor elevation) must be 72 inches in diameter. Thus provide 72-inch diameter manholes for the following:</p> <p>WWMH- X, where X = 106, 105</p> <p>As a minimum, call out the 72-inch diameter for these manholes on the Wastewater Structure Schedule. Perhaps identify those manholes that are 48-inch diameter.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
8.	<p>Comment on April 2021 Documents</p> <p>Sheet C6.03, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 3 -Please change from 3-inch to 4-inch sleeve as per Detail 312.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>

NO.	COMMENTS
9.	<p>Comment on April 2021 Documents Sheet C6.04, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 4 -Please change to 8 X 2 saddle and 2-inch gate valve and box. CoA does not allow 1-inch service connections. See Detail 118.</p> <p>Comment on June 2021 Plans Approved</p>
10.	<p>Comment on April 2021 Documents Sheet C6.05, Typical, Several Sheets</p> <p>Water Fitting Schedule: Keyed Note 6 -Please change to 2-inch PVC WM in 4-inch sleeve. CoA does not allow 1-inch service connections. Note: Keyed note 6 is now the same as keyed note 3, so Engineer has the option of deleting keyed noted 6.</p> <p>Comment on June 2021 Plans Approved</p>
11.	<p>Comment on April 2021 Documents Sheet C6.09, Typical, Several Sheets</p> <p>Detail 115: To improve design intent, please call out the 2-inch line size. See attached markup.</p> <p>Comment on June 2021 Plans Approved</p>
12.	<p>Comment on April 2021 Documents Sheet C6.10</p> <p>Detail 212: Show Text "SANITARY SEWER" on just one line. Detail 127: Replace with updated. Detail 200: Replace with updated. CoA will provide link.</p> <p>Comment on June 2021 Plans Approved</p>
13.	<p>Comment on April 2021 Documents Sheet C6.11</p> <p>Detail 215 is in the process being revised by the City. It should be available by the end of</p>

NO.	COMMENTS
	<p>May. Please contact CoA prior to resubmitting.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
14.	<p>Comment on April 2021 Documents</p> <p>General</p> <p>The reviewer could not find any water and wastewater specifications.</p> <p>Please provide these specifications.</p> <p>Comment on June 2021 Plans</p> <p>Sheet C6.01 and C6.02</p> <p>Please add the following water and wastewater specifications:</p> <p>To General Note 1, change to "All potable water mains shall be AWWA DR-18, C900 PVC, NSF-61 Rated."</p> <ul style="list-style-type: none"> • Construction of the water and wastewater system shall conform to City of Alachua, Department of Public Services, Design and Construction Manual, Potable Water, Reclaimed Water and Wastewater, Latest Edition. • Provide restrained joints at fittings and hydrants in accordance with AWWA Standards and as per design details. • The site work Contractor shall engage the services of a licensed underground utility and excavation Contractor to install the new water service lines. • Hot-tap potable water connections shall be made by a specialty Contractor pre-approved by CoA. • Connect gravity wastewater mains and laterals using Rieber gaskets. • During construction, protect each cleanout by installing a temporary barrier around it. <p>Comment on Oct 2021 Plans</p> <p>Please change the text in the last bullet to:</p> <ul style="list-style-type: none"> • During construction, protect each cleanout and each water meter box by installing a temporary barrier around it. <p>Conditionally Approved</p> <p>Comment on Nov Plans</p> <p>Approved</p>
15.	<p>Comment on April 2021 Plans</p> <p>Sheet C7.00</p>

NO.	COMMENTS
	<p>CoA requires that the detectable warning for sidewalks be constructed of pavers, not a mat. Thus please either modify the "Curb Ramp Detectable Warning Surface Detail" or replace with attached CoA Detail 403.</p> <p>CoA will provide link.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
16	<p>Comment on April 2021 Documents</p> <p>Sheets L-203, L-204, L-205, L-206</p> <p>Trees appear to be within 10 feet of water mains, which is not allowed by CoA DCM. Please resolve.</p> <p>Comment on June 2021 Plans</p> <p>On the L-sheets, the review Engineer scaled off distance between trees and mains. It appears some distances are less than 10 feet. This may be a sheet scaling issue. See Comment 6.</p> <p>Submit response and resubmit applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
17	<p>Comment on April 2021 Documents</p> <p>Sheet L-207 or L-208</p> <p>Will a permanent automatic irrigation system be furnished?</p> <p>If so, CoA would require as-built drawings of the permanent automatic irrigation system.</p> <p>Add text similar to:</p> <p>"IF A PERMANENT AUTOMATIC IRRIGATION SYSTEM IS INSTALLED, DELIVER AS-BUILT DRAWINGS TO CITY OF ALACHUA. AS A MINIMUM, SHOW PIPING, LOCATION OF EACH SPRINKLER HEAD, CONTROLLER LOCATION AND WIRING. ALSO INCLUDE CATALOGUE CUTS AND OPERATING MANUAL OF THE SPRINKLER SYSTEM."</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
18.	<p>Comment on April 2021 Documents</p> <p>Sheet C4.1, Typical Comment</p> <p>It is good design practice, and will soon become a CoA standard, that a drop box assembly be required for all wastewater inlet piping with inverts greater than 2 feet above floor.</p> <p>The preference of CoA is to have as few drop boxes as possible. Appropriate engineering</p>

NO.	COMMENTS
	<p>practices can reduce the required number of inlet boxes, preferably to zero.</p> <p>Manhole floor elevations are not shown on the Construction Plans so sometimes it is difficult for CoA to evaluate whether a drop box assembly is required.</p> <p>Please summarize which and how many manholes require drop box assemblies.</p> <p>If a manhole requires a drop box assembly, please call this out on the plans.</p> <p>Also, CoA preference is that 4-inch laterals intersect the manhole less than 2 feet above manhole floor. For the specific case of 4-inch laterals, drop box assemblies are not required.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
19	<p>Comment on April 2021 Documents</p> <p>General – Ref Sheets C2.00 & C6.03.</p> <p>Alert: CoA requires eliminating existing Lift Station 7, which is offsite near & east of Lot 11. This would require that the lift station be converted to an offsite manhole and an 8-inch gravity WW main be installed and connected to the WW main in Road D near lot 11. A manhole would be installed at this connection point.</p> <p>Please coordinate with CoA to implement this design modification. Specific work elements include: (1) Install manhole in 8-inch WW gravity main that is in Road D. (2) Install 8-inch lateral from manhole and route east on or near Lot 11. (3) Stub-out several feet past property line of Tara Forest East. (4) Provide PUE for this 8-inch lateral.</p> <p>Comment on June 2021 Plans</p> <p>CoA thanks the designer for making this design modification. PUEs do not appear to be called out in the wastewater main route that includes WWMH-110, WWMH-111 and WWMH-113. Please clarify whether a PUE is needed; if needed, please show on Sheet C6.08.</p> <p>Submit response and resubmit applicable sheets.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
20	<p>Comment on April 2021 Documents</p> <p>General – Ref Sheets C2.00, C4.02, C4.07, C6.01</p> <p>CoA is aware that there is copious storm drainage offsite near lot 11. Post-drainage sheet C4.02 shows net drainage INTO Tara Forest East. However, CoA is concerned there will be net drainage out of the subdivision near lot 11. This could worsen the already copious storm drainage located offsite near Lot 11. Reasons for possible increased drainage FROM Tara Forest East (specifically lots near lot 11) include (1) pads will be at higher grades creating a dam effect and (2) high volume of roof runoff due to the pads increasing the</p>

NO.	COMMENTS
	<p>impervious area.</p> <p>Please critically evaluate this possible increased drainage condition and propose corrective action.</p> <p>Comment on June 2021 Plans</p> <p>CoA thanks the designer for making this design modification.</p> <p>Approved.</p>
21.	<p>Comment on April 2021 Documents</p> <p>General</p> <p>Please add tracer wire Details 321B & 321D to the Construction Plans.</p> <p>CoA will provide a link.</p> <p>Comment on June 2021 Plans</p> <p>Approved</p>
22.	<p>Comment on April 2021 Documents</p> <p>Various L-Sheets</p> <p>General</p> <p>This reviewer has previously commented that trees within the right-of-way are too close to the water main. Note that the trees also have a horizontal separation from storm water piping of less than 10 feet. This also does not meet CoAs DCM standards. (CoA sometimes waives this requirement due to depth of stormwater piping.)</p> <p>Please be aware that planting live-oak canopy trees in the right of way is, in general, problematic. Roots can affect potable water, gravity wastewater and stormwater piping. As trees grow, their roots will also upheave the nearby sidewalks and roads.</p> <p>Can the canopy trees be removed from the right-of-way to reduce the incidence of problems mentioned above?</p> <p>Comment on June 2021 Plans</p> <p>There was no formal response to this comment. But it appears that the landscape designer has substituted live oaks with green ash trees. Please confirm and state the reason. Do green ash trees have a less extensive root structure?</p> <p>This reviewer researched ash trees (with some mention of green ashes) on the internet. It seems that the lateral root structure of ashes is wide, and thus is similar to the live oaks in the potential to cause pipe damage.</p> <p>Green ash trees are also more susceptible to wind damage than live oaks.</p> <p>Thus, please modify the sheets and go back to the original concept of live oak trees in the right of way.</p> <p>Please submit response and resubmit applicable sheets.</p>

NO.	COMMENTS
	<p>Comment on Oct 2021 Plans</p> <p>Approved</p>
23	<p>Additional Comment on June 21 Documents</p> <p>Sheet C6.05: Black text with white background appears to be the title of each profile plan. If so, should "ROAD I" and "ROAD J" be reversed?</p> <p>Submit response and resubmit applicable sheet.</p> <p>Comment on Oct 2021 Plans</p> <p>Approved</p>
24	<p>Additional Comment on October 21 Documents</p> <p>Sheet C6.06:</p> <p>Please call out that the water main under the road crossing is CLDI.</p> <p>Conditionally Approved</p> <p>Comment on Nov 2021 Plans</p> <p>Approved</p>
25	<p>Additional Comment on October 21 Documents</p> <p>General Comment:</p> <p>Based upon previous submittals, CoA assumes that wastewater from Tara Forest East Phases 1 & 2 will be routed offsite to Lift Station 25. If so, (1) the existing offsite gravity wastewater pipe expected to be used has never been approved for use by COA. As a minimum, visual TV inspection is required as a prerequisite for CoA approval (2) a new segment of gravity wastewater pipe is required to extend the existing gravity wastewater pipe to existing Lift Station 25.</p> <p>CoA assumes the above work scope will be shown on an offsite utility sheet(s).</p> <p>Please submit response and submit additional construction plan sheets, as necessary.</p> <p>Comment on Nov 2021 Plans</p> <p>This comment is being addressed under the Tara Baywood project. Thus, for the Tara Forest project, this comment has been resolved and is rated</p> <p>Approved.</p>

NO.	COMMENTS
26	<p>Comment on Nov 2021 Plans</p> <p>At the time of writing the submittal comments, the hydraulic simulation study to evaluate whether fire flow is adequate had not yet been completed.</p> <p>It is possible that offsite piping modifications shall be required to achieve the necessary fire flows.</p> <p>This issue is still open.</p> <p>Based upon the results of the fire study, submit sheet(s) showing the required offsite piping modifications.</p> <p>Comment on Jan 2022 Plans</p> <p>Report to be issued by CoA is being finalized. CoA has recently received required flow information from JBPro, which CoA will include in the report.</p> <p>Conditional Approval</p> <p>Once CoA issues the report confirming adequate fire flow, the rating will be changed to Approved.</p> <p>If the report indicates that fire flow is not adequate, the Engineer shall update their design to include the necessary improvements to achieve the required fire flow.</p> <p>Follow-up Comment on Jan 2022 Plans</p> <p>Report, indicating fire flow is adequate, has been issued and is attached.</p> <p>Approved.</p>
27	<p>Comment on Nov 2021 Plans</p> <p>Please address comment 16 made by CHW as part of their Tara Forest East Construction Plan review. The gist of the comment is that storm structures (temporary basins?) located outside of plat limits on Roads G & K will require easements so City can access and maintain. Subsequent comments & responses suggest that the offsite easements will be shown on the Final Plat.</p> <p>No such easements appear to be shown on the Final Plat.</p> <p>Please submit response and applicable materials.</p> <p>Comment on Jan 2022 Plans</p> <p>Approved</p>
28	<p>New Comment on Jan 2022 Documents</p> <p>CoA happened to notice that there are no callouts for detectable warning devices where sidewalks meet roads. By contrast, the Tara Baywood documents call out the detectable warning devices. Applicable detail 403 is included in both documents.</p> <p>Please evaluate. Modify sheets as applicable.</p> <p>Approved as Noted.</p>

NO.	COMMENTS
	<p>Note to Engineer: Approved as Noted means that CoA has confidence that this comment will be addressed without requiring another re-submittal back to CoA. Please note that the APPROVED set will be reviewed to confirm that this comment has been addressed.</p> <p>Comments on Feb 2022 Documents</p> <p>Sheets C4.12 thru C4.19</p> <p>ADA Detectable Warning</p> <p>To eliminate possible confusion, please:</p> <ul style="list-style-type: none"> • Replace “MAT” with “PAVERS” in the Legend. • Replace “MATS” with “PAVERS” in the General Note 1. <p>Conditional Approval</p> <p>Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of these sheets. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua.org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)</p>
29	<p>New Follow-up Comment on Feb 2022 Plans</p> <p>Because Tara Forest East receives much of its fire flow and potable water from tie-ins with Tara Forest Baywood, its approval is contingent on the Tara Baywood Construction Plans receiving Approval.</p> <p>Once the Tara Baywood Construction Plans are approved, the Tara Forest East Construction Plans will be approved as well.</p> <p>Conditional Approval</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

Harry Dillard – Lead Engineering Technician



FY 2022 – Tara Forest East Water System Modeling

PREPARED FOR: Rodolfo Valladares; Public Services Director
 PREPARED BY: Eiman Abbas; Engineering *EA 2/24/2022*
 DATE: February 14, 2022

Introduction

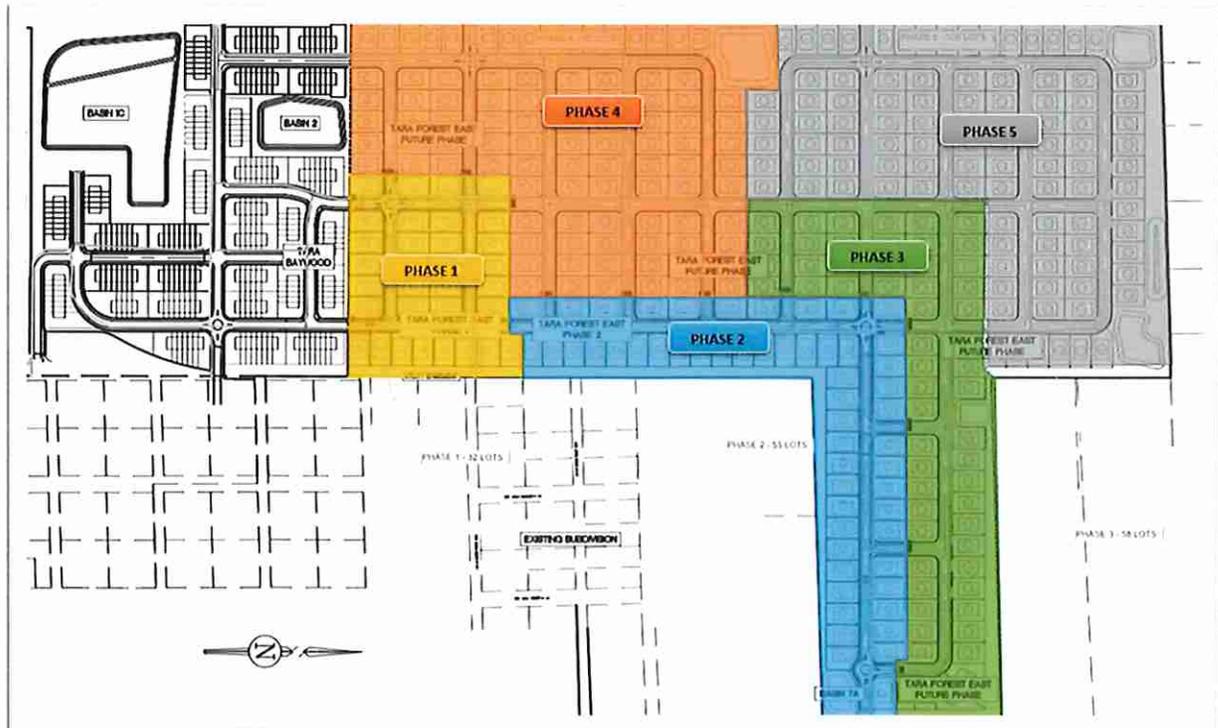
The proposed Tara Forest East subdivision is located at 17002 NW CR 241 (TP#03067-000-000, 03067-005-000, 03067-005-001, and 03067-006-000). Proposed is a 340-unit single-family detached neighborhood development with associated stormwater, open space/common area, roadway network, and utilities.

Summary

The Tara Forest East subdivision construction is submitted with five (5) phases. The following exhibit, EXHIBIT 1, provides an aerial illustration for each phase.

- Phase 1: 32 lots
- Phase 2: 55 lots
- Phase 3: 58 lots
- Phase 4: 95 lots
- Phase 5: 100 lots

EXHIBIT 1: Tara Forest East Subdivision General Phased Overview.



Hydraulic Modeling

Given that the City Water Utility supplies both domestic and fire protection demands, the distribution network is designed to satisfy both objectives with reliability. Evaluations were performed for planning purposes to confirm system adequacy and reliability.

Utilizing the City Potable Water Hydraulic Model (CPWHM), multiple scenarios were evaluated for each phase. The CPWHM enables the City to simulate individual components and evaluate system performance.

Assumption(s)

- The Tara Forest East Engineer, JBrown Professional Group Inc., has submitted a design that meets Tara Forest East performance requirements, local, and regulator standards, etc.
- All utility work and projects included for Tara Baywood are constructed and operational as per the City-approved construction documents.
- The submitted phasing will be completed and constructed sequentially. Analysis of subsequent phases assume preceding phased improvements have been completed in their entirety.
- As defined by Engineer, Tara Forest East fire flow requirement is 1,750 gallons per minute (gpm).

Note, that the evaluated improvements and design criteria, provided by the City, are defined at the point of connection to the City utility. Engineer is responsible to provide a design that meets their client's needs.

Analysis

Given that the Tara Forrest East is a new development being constructed over a piece of land that has not been developed, the site is vacant of City utilities. As a result, utilities will need to be constructed to meet the design goals.

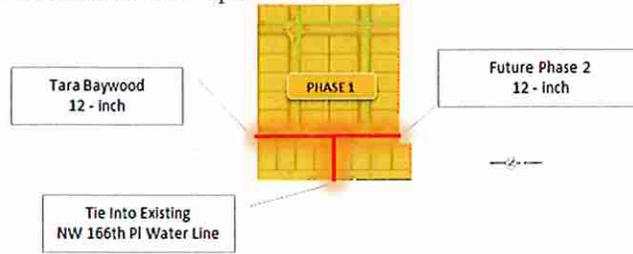
The following improvements and recommendation have been submitted by the Engineer and reviewed by City staff. The master plan concept provides an arterial (namely, 12-inches or larger watermain) internal loop network within the developments of Tara Forest East and Tara Forest West, and completes a distribution arterial network loop by tying into the City watermain located along US 441. This design minimized dead ends and provides a grid pattern that improves water pressure and water quality. With this understanding for the Tara Forrest water distribution master plan, the City provides the following analysis for Tara Forrest East.

Additionally, for modeling purposes, the smaller grid-like network consisting of 8-inch lines or less was not incorporated within the analysis. These complementary improvements would better water quality and performance needs. The purpose of this analysis is to confirm the desired performance within the arterial watermains is achieved.

PHASE 1 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Tara Baywood. Line will run north and terminate at Phase 1 limit.
- An 8-inch waterline will connect to the existing waterline along NW 166th PL.
- An 8-inch distribution watermain grid will be provided within Phase 1.

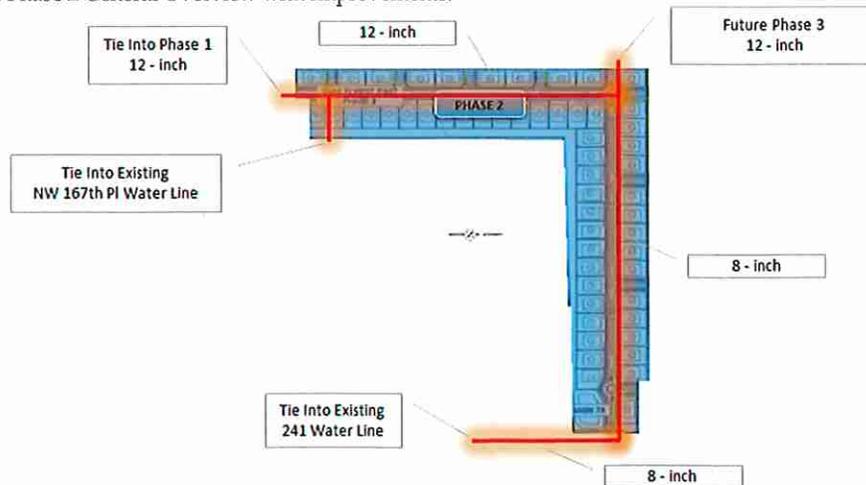
EXHIBIT 2: Phase 1 General Overview with Improvements.



PHASE 2 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 1. Line will run north and eventually westward to Phase 2 limit.
- Installation of an 8-inch waterline will connect to the existing City waterline along 241. From this connection, the 8-inch line will run westward and connect to the Phase 2 12-inch waterline.
- An 8-inch waterline connection to existing waterline along NW 167th PL.
- An 8-inch distribution watermain grid will be provided within Phase 2.

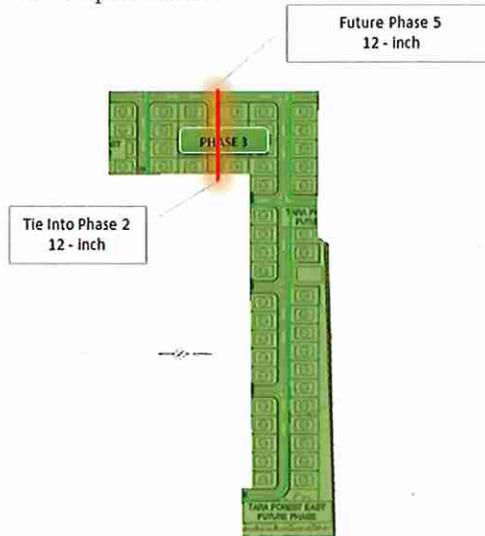
EXHIBIT 3: Phase 2 General Overview with Improvements.



PHASE 3 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 2. Line will run westward to Phase 3 limits.
- An 8-inch distribution watermain grid will be provided within Phase 3.

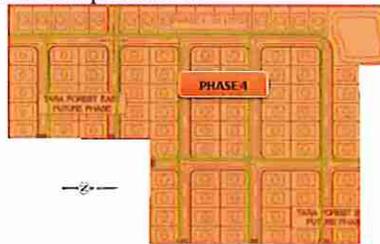
EXHIBIT 4: Phase 3 General Overview with Improvements.



PHASE 4 IMPROVEMENTS:

- No arterial watermain improvements are noted. The required fire flow is to be achieved via the 8-inch distribution grid as provided within Phase 4 and supplies/supported by the subsequent phases.

EXHIBIT 5: Phase 4 General Overview with Improvements.



PHASE 5 IMPROVEMENTS:

- Installation of a 12-inch waterline. Waterline will connect to the 12-inch watermain completed for Phase 3. This line will run westward to Phase 5 limits.
- An 8-inch distribution watermain grid will be provided within Phase 5.

EXHIBIT 6: Phase 5 General Overview with Improvements.

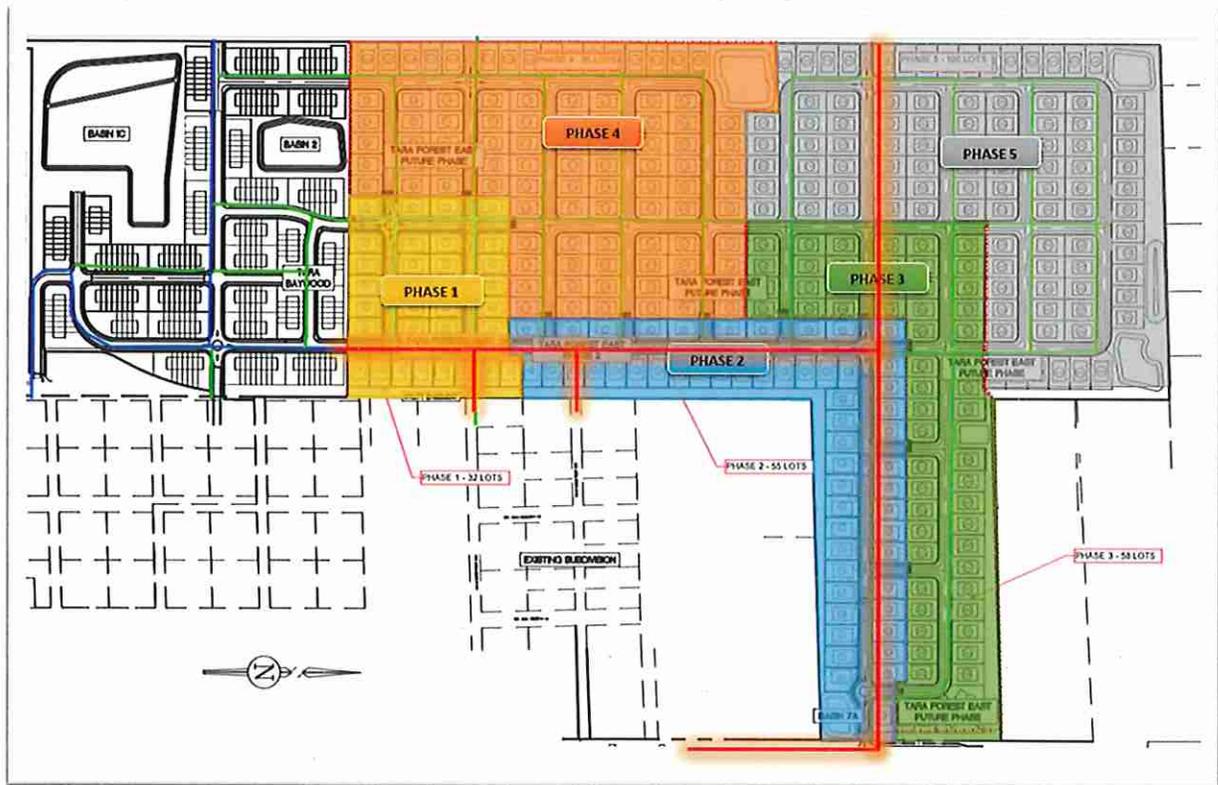


OVERVIEW SUMMARY AND FINDINGS:

The following, EXHIBIT 7, provides the overall summary of the water distribution main network for Tara Forest East. Hydraulic analysis shows that the fire flow requirement of 1,750 gpm is achieved within the arterial lines (12-inch or larger) for Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5 sequentially. **Attachment A, InfoWater: Tara Forrest Hydraulic Modeling Flow Analysis**, provides a visual report showing the detailed data analysis for Tara Forrest East Water System Master Plan Buildout. This report shows the model's texted based input and output results.

City approves of the water distribution improvements as represented within this memorandum.

EXHIBIT 7: Tara Forest East subdivision general overview with summary of improvements.





City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 16, 2021

Also sent electronically to kyle.willems@jbpro.com

Kyle Willems, E.I.
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review of Tara Forest East Phase 1 Final Plat

Dear Mr. Willems:

On September 9, 2021 the City of Alachua received your application for the Final Plat for Tara Forest East, Phase 1, which proposes to subdivide a ±10.86 acre portion of a ±113.50 acre tract (Parcel Numbers 03067-000-000, 03067-005-000, and 03067-005-001) into a total of 32 lots, with associated open spaces and rights-of-way. On March 9, 2020, the City Commission of the City of Alachua approved the application for the Preliminary Plat of Tara Forest East, which proposes to subdivide a ±113.50 acre subject property into a total of 340 lots, with associated open space areas and right-of-way. Construction Plans for Tara Forest East Phases 1 and 2 have not yet been approved. The City currently awaits resubmittal by the applicant to address outstanding Project Assistance Team comments.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon the submission of additional information as outlined below.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed after the application is deemed to be complete, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting.

Please address the following:

1. **Subdivision Final Plat Application Attachment D.8 – Legal Description**
Provided legal description is entitled Tara Forest East Phase 2. Please verify submitted legal description is Phase 1.
2. **Subdivision Final Plat Application Attachment D.11 – Mailing Labels**
Mailing labels for property owners within 400' and those individuals and organizations registered with the City to receive notice not located. Please provide.

3. **Subdivision Final Plat Application Attachment D.13 – Proof of Payment of Taxes**

Provided information shows TRIM notice for next fiscal year, but does not specify if property taxes are current on the property. Please provide receipt or other evidence that there are no outstanding taxes due on the subject property.

Please submit the above information by Tuesday, September 21, 2021. Failure to respond to the identified deficiencies above by September 21, 2021 shall render the application incomplete.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File