

**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_  
 Application Fee: \$ \_\_\_\_\_  
 Filing Date: \_\_\_\_\_  
 Acceptance Date: \_\_\_\_\_  
 Review Type: P&Z; CC; Admin

# Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.  
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

## A. PROJECT

- Project Name: Tara Village
- Address of Subject Property: 12207 NW 157th Street
- Parcel ID Number(s): 03974-004-000, 03974-005-000
- Existing Use of Property: Vacant (former residence not occupied)
- Future Land Use Map Designation: Moderate Density Residential
- Zoning Designation: Planned Development - Residential (PD-R)
- Acreage: 21.83+/-

## B. APPLICANT

- Applicant's Status ☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Stuart I. Cullen Title: Vice-President Engineering  
 Company (if applicable): George F. Young, Inc.  
 Mailing address: 1905 S. Main Street  
 City: Gainesville State: FL ZIP: 32601  
 Telephone: ( ) 352-378-1444 FAX: ( ) 352-372-2502 e-mail: scullen@georgefyoung.com
- If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): Tara Village, Inc.  
 Mailing Address: 7717 NW 20th Lane  
 City: Gainesville State: FL ZIP: 32605

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

## C. ADDITIONAL INFORMATION

- Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No  
 If yes, list names of all parties involved: \_\_\_\_\_  
 If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

## D. ATTACHMENTS

### Preliminary Plat Attachments:

- Plans, to include but not limited to:
  - Scale: at least 1 inch = 200 ft;
  - Proposed name of subdivision.
  - Name, address, and telephone number of the subdivider and agent of subdivider.
  - Name, address, telephone number and registration number of surveyor or engineer.
  - Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
  - Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - Legal description of the property to be subdivided.

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published in a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application.** A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.



**Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).**

**Construction Plans Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: 1inch=200 ft.
  - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
  - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
  - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
  - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
  - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
  - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
  - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

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3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

**Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.**

### **Final Plat Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: at least 1 inch = 200 ft.
  - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - c. Name and address of subdivider.
  - d. North arrow, graphic scale, and date of plat drawing.
  - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
  - g. Legal description of the property to be subdivided.
  - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
  - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
  - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
  - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
  - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
  - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
  - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
  - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
  - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
  - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
  - r. Accurate location and description of monuments and markers.
  - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
  - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
  - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
  - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
  - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
  - x. Title certification as required by Chapter 177, Florida Statutes.

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3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).



8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant


Typed or printed name of co-applicant

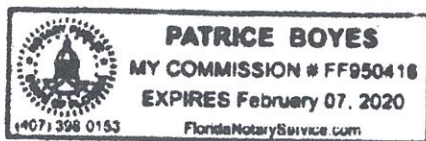
State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 29<sup>th</sup> day of June, 2017 by STUART I.

CULLEN, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL

  
Signature of Notary Public, State of Florida



### AFFIDAVIT OF REPRESENTATIVE OR APPLICANT

I hereby proclaim that I am/we are the Owner(s) and record title holder(s) of the Property described in the attached application(s) and to conduct activities on my/our behalf related to obtaining reviews and/or permits from public agencies, I hereby designate Stuart I. Cullen, PE, with George F. Young, Inc. These activities specifically include signing all documents requiring signature of a "representative" or "applicant". This designee is to be considered an agent of my/our business and therefore the signature of said agent is binding and causes me/us to assume all responsibilities connected to or associated with the signature as they may relate to my/our property in relation to the said reviews and/or permits that are being applied for.

*Stuart I. Cullen*  
(Signature)

TARA VINAGE, INC PRESIDENT  
(Entity Name & Title - As Applicable)

STATE OF FLORIDA

COUNTY OF Alachua

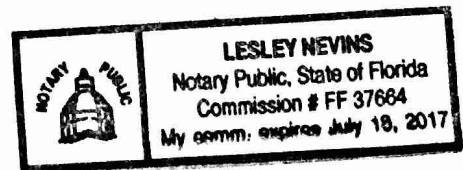
The foregoing instrument was acknowledged before me this 20 day of March 2017, by:

*Silvia Hernandez Monkhata Nemer*  
(Signatory's Printed Name)

*[Signature]*  
(Notary Signature)

     Personally Known OR ✓ Produced Identification

Type of Identification Produced FD DL





# Concurrency Impact Analysis Report for:

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**Tara Village  
City of Alachua, Florida**

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Submitted to:

**City of Alachua**

Prepared for:

**Sayed Moukhtara  
Tara Village, Inc.  
7717 NW 20<sup>th</sup> Lane  
Gainesville, Florida 32605**

Prepared by:

 **George F Young, Inc.**  
**E.B. No. 0000021**  
1905 South Main Street  
Gainesville, FL 32601  
Phone: (352) 378-1444  
Fax: (352) 372-2502

August 8, 2017  
Project Number: 17007200GC



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Stuart I. Cullen, FL PE 51337

**August 8, 2017**

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Date

**I. Potable Water**

The potable water demand generated by the 20 proposed single-family residential units proposed for the Tara Village subdivision will not exceed the adopted LOS standards. The capacity exists within the adopted LOS standards to handle the additional demand created by the proposed subdivision. The current permitted capacity is 2,300,000 gallons per day (gpd), Less Actual Potable Water Flow of 1,131,000 gpd, a Reserved Capacity of 113, 550 gpd, and a Residential Capacity of 1,055,450 gpd. (Source – City of Alachua March 2016 Development Monitoring Report)

The demand generated by Tara Village is calculated to be 5,500 gpd [20 Dwelling Units (DU) x 275 Gallons/DU/Day](Source – Policy 4.1.c, City of Alachua Comprehensive Plan, Community Facilities & Natural Groundwater Aquifer Recharge Element). After Tara Village is constructed there would remain a residential capacity of 1,049,950 gpd (1,055,450 gpd – 5,500 gpd). 45.7% of the current permitted design capacity would remain unutilized.

**II. Sanitary Sewer**

The demand generated by the 20 proposed single-family residential units proposed for the Tara Village subdivision on the sanitary sewer system will not exceed the adopted LOS standards. The capacity exists within the adopted LOS standards to handle the additional demand created by the proposed subdivision. The current permitted capacity is 1,500,000 gpd, Less Actual Treatment Plant Flows of 627,000 gpd, a Reserved Capacity of 74,110 gpd, and a Residential Capacity of 798,890 gpd. (Source – City of Alachua March 2016 Development Monitoring Report)

The demand generated by Tara Village is calculated to be 5,000 gpd [20 Dwelling Units (DU) x 250 Gallons/DU/Day](Source – Policy 4.1.c, City of Alachua Comprehensive Plan, Community Facilities & Natural Groundwater Aquifer Recharge Element). After Tara Village is constructed there would remain a residential capacity of 793,890 gpd (798,890 gpd – 5,000 gpd). 52.9% of the current permitted design capacity would remain unutilized.

**III. Solid Waste**

The solid waste demand generated by the 20 proposed single-family residential units proposed for the Tara Village subdivision will not exceed the adopted LOS standards. The capacity exists within the adopted LOS standards to handle the additional demand created by the proposed subdivision. The current reserved capacity is 932.25 tons per year, an existing demand of 7,145.24, and a 50-year capacity. The proposed demand generated by Tara Village is calculated to be 34.46 (20 DU x 2.36 persons/DU x 0.73 tons/capita per year). (Source – City of Alachua March 2016 Development Monitoring Report) (Source – *For Per Capita Level of Service Standard*: Policy 2.1.a, City of Alachua Comprehensive Plan, Community Facilities & Natural Groundwater Aquifer Recharge Element; *for number of persons per household*: US Census Bureau)

**IV. Stormwater**

The stormwater management for the Tara Village subdivision consists of a roadside swale drainage system and a vegetative natural buffer (VNB) along the south side of the project area. The stormwater management system was designed to be in accordance with the City of Alachua and SRWMD criteria. The project area is not located within a regulated floodplain or does not contain regulated wetlands. The proposed roadways swale segments have sufficient capacity to handle the water quality treatment and the 100 year critical storm event volumes for their respective drainage areas. Additionally, all are capable of recovering their water quality treatment volume within the 72-hour SRWMD requirement.



## **V. Transportation**

The traffic demand generated by the 20 proposed single-family residential units proposed for the Tara Village subdivision will not exceed the existing roadway systems' design capacity. Per the LDR, proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. County Road 235 is the only affected roadway, noting that the closest I-75 access point is approximately 2.5 miles North of Tara Village. The only affected monitored roadway segment within a half mile of the Tara Village project area is CR 235 from SCL to CR 241.

The existing potential trip generation for the project area is 38 daily trips [Single Family Detached House (ITE 210) – 4 Units x 9.52 Trips/Units] and 4 Peak Hour Trips [Single Family Detached House (ITE 210) – 4 Units x 1.02 Trips/Units]. The proposed potential trip generation for the project area is 190 daily trips [Single Family Detached House (ITE 210) – 20 Units x 9.52 Trips/Units] and 20 Peak Hour Trips [Single Family Detached House (ITE 210) – 20 Units x 1.02 Trips/Units]. (Source – ITE Generation Manual, 9<sup>th</sup> Ed.)

There are no other accessible affected roadways within a half mile of the project area, so capacity was only calculated for County Road 235. Therefore 100% of the 190 potential daily trips are applied to County Road 235. It is anticipated that 60% of the trips will travel north on County Road 235, while 40% of the trips will travel south.

The existing AADT information for CR 235 includes a maximum service volume of 14,580 trips, while there is an existing traffic volume of 4,200 trips and 0 reserved trips. There is an available surplus AADT capacity of 10,380 trips (14,580 trips – 4,200 trips). As shown above the projected AADT for the proposed project is 190 trips. The projected available surplus capacity for CR 235 after the project is completed will be 10,190 trips (10,380 trips – 190 trips). (Source – City of Alachua March 2016 Development Monitoring Report)

The existing Peak Hour traffic information for CR 235 includes a maximum service volume of 1,314 trips, while there is an existing traffic volume of 399 trips and 0 reserved trips. There is an available surplus Peak Hour capacity of 915 trips (1,314 trips – 399 trips). As shown above the projected Peak Hour trips for the proposed project is 20 trips. The projected available surplus capacity for CR 235 after the project is completed will be 895 trips (915 trips – 20 trips). (Source – City of Alachua March 2016 Development Monitoring Report)

## **VI. Recreation**

The recreational demand generated by the 20 single-family residential units proposed for the Tara Village subdivision will not exceed the adopted LOS standards. The capacity exists within the existing City of Alachua recreational system to handle the additional demand created by the proposed subdivision. The existing City of Alachua Recreation Acreage is 88.60. The acreage required to serve the existing City of Alachua population is 48.94 with a reserved capacity of 0.45 acres.

The existing available recreation acreage is 39.21 (88.60 acres – 48.94 acres – 0.45 acres). The recreational demand created by the proposed project is 0.24 acres (20 DU x 2.36 persons/DU x 5 acres/1,000 persons<sup>2</sup>)(Source – *For Per Capita LOS Standard*: Policy 1.2.b, City of Alachua Comprehensive Plan, Recreation Element; *for number of persons per household*: US Census Bureau). The available recreation acreage after the proposed project would be 38.97.

**VII. Public Schools**

The density permitted for the 20 single-family residential units proposed for the Tara Village subdivision will create an estimated demand of three students for Alachua Elementary School, one for Mebane Middle School, and two for Santa Fe High School. The estimated student generation information will be reviewed by the Alachua County Public Schools for compliance with the school concurrency management program and inter-local agreement.



# Analysis of Consistency Report for:

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**Tara Village  
City of Alachua, Florida**

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Submitted to:

**City of Alachua**

Prepared for:

**Sayed Moukhtara  
Tara Village, Inc.  
7717 NW 20<sup>th</sup> Lane  
Gainesville, Florida 32605**

Prepared by:

 **George F Young, Inc.**  
**E.B. No. 0000021**  
1905 South Main Street  
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Phone: (352) 378-1444  
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Stuart I. Cullen, FL PE 51337

**August 8, 2017**

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Date

## **I. 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 1.2.a: 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, conventional dwelling units;
2. Accessory dwelling units; ... (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision is located in the residential future land use category (Objective 1.2 shown above). The project falls under the moderate density residential land use category (Policy 1.2.a, shown above). The proposed project complies with Policy 1.2.a by having a density of 0.92 dwelling unit per acres (20 Dwelling Units / 21.83 acres). The proposed dwellings will also consist of single family, conventional dwelling units (Policy 1.2a, 1.).

Policy 1.2.a.1: The moderate density residential land use designation on Alachua County Tax Parcels 03974-004-000 and 03974-005-000, as recorded in the Official Records of Alachua County Book 3944, Pages 1138 and 1147, shall be limited to a maximum density of 0.93 dwelling unit per acre. The permitted density on the referenced parcels shall be implemented in accordance with the City of Alachua's Land Development Regulations. (Source: City of Alachua Comprehensive Plan, 2013)

The project falls under the moderate density residential land use category and is located on Alachua County Tax Parcels 03974-004-000 and 03974-005-000 (Policy 1.2.a.1, shown above). The proposed project complies with Policy 1.2.a.1 by having a density of 0.92 dwelling unit per acres (20 Dwelling Units / 21.83 acres).

**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 2.1: Planned Development (PD) Standards:

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.



3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 2.1.a. The proposed project includes a variety of lot sizes/densities (0.5 acres to 2.05 acres). The home owners will be able to build houses at a variety of prices. The project provides approximately 6.9 acres of open spaces. The streets and public space have been designed to provide safe and comfortable accommodations for pedestrians and non-vehicular modes of transportation as well as vehicular modes of transportation. The infrastructure for this project was designed to conserve materials, financial resources, and energy.

**Objective 2.5: Open Space Standards**

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 2.5.a. The proposed project complies with Policy 1.2.a by providing over 30% open spaces (6.9 acres of open space / 21.83 acres).

## **II. Transportation Element**

**GOAL 1:** Provide for a traffic circulation system, which serves existing and future land uses.

**Objective 1.2: Access Management**

The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

**Policy 1.2.a:** The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision, (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project will meet the City of Alachua's Transportation Element's Goal 1 by providing a circulation system, which serves existing and future land uses. The proposed project will meet the City of Alachua's Access Management's objective (Objective 1.2) by complying with the applicable objectives. The proposed project's access road is designed to be in conformance with criteria set forth in Chapters 14-96 and 14-87 of the Florida Administrative Code (Policy 1.2.a).

**Policy 1.2.b:** The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;

3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 1.2.b criteria by having only one access point for ingress and egress purposes for the development. The proposed access point is located along NW 157<sup>th</sup> Street in Alachua, Florida.

- Policy 1.2.c      The City of Alachua will incorporate within the Land Development Regulations provisions, which address the following:
1. frontage road requirements
  2. mandatory off-street loading and parking, including ADA requirements
  3. distance requirements for access cuts near intersections and interchanges
  4. building setback requirements
  5. design standards (i.e., acceleration and deceleration lanes, turning radii, signalization, etc.)
  6. intersection spacing standards
  7. minimum maintenance responsibility requirements
  8. sight distance standards
  9. incentives to mitigate poor traffic access/hazardous situations
  10. standards to eliminate traffic conflicts between vehicular traffic and bicyclists and pedestrians
  11. highway safety
  12. commercial signage/utilities restrictions within rights-of-way
  13. FDOT Access Management Classification System and Standards
  14. traffic calming methods
  15. placement of street trees (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 1.2.c. The proposed project has been designed to comply with the Land Development Regulations on frontage road requirements, mandatory off-street parking requirements, access cut requirements, building setback requirements, applicable design standards, intersection spacing standards, minimum maintenance responsibility requirements, sight distance standards, utility restrictions within the right-of-way, and placement of street trees requirements.

- Policy 1.5.b:      In order to establish the link between land use and transportation; the City shall establish the following roadway classifications and develop design standards for development along each type of roadway. These design classifications will also guide highway and roadway beautification projects.
1. Alleys: One-way or two-way service corridors providing access to the rear of residential lots or commercial buildings. Alleys can be up to 30' in width.
  2. Neighborhood Streets: Two-way vehicular movements. Parallel parking and sidewalks are allowed on one or both sides of the street. Neighborhood streets can be from 30' to 60'.
  3. Drives: These roadways separate a developed area from undeveloped area. May have curb and gutter on developed side and swale on undeveloped side. Right of way width varies on number of travel lanes.
  4. Roads: These roadways provide access to residential neighborhoods. May have an urban or rural cross-section.
  5. Avenues: (Equivalent of collector streets) These roadways consist of more than one travel lane. The design should emphasize medians with landscaping and sidewalks should be located on both sides of the roadway, separated from travel lanes by parking or plantings. Sidewalks and bike lanes may be included when right of way widths permit.

6. Boulevard: (Equivalent of arterial streets) These roadways are large, multi-lane roadways. The design should emphasize wide, planted medians, with sidewalks separated by a planting verge. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 1.5.c. The proposed project incorporates a neighborhood street with two-way vehicular movements, parallel parking on both sides of the street, and has a 60 foot right-of-way.

### **III. Community Facilities and Natural Groundwater Aquifer Recharge Element**

#### **GOAL 1: Wastewater**

Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

#### **Objective 1.2:**

Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl. For purposes of this objective, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 1.2.f: The City's Public Services Department shall coordinate wastewater service for new development with the City's Department of Planning and Community Development to ensure compliance with the elements of the Comprehensive Plan. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Objective 1.2, Policy 1.2.f. The proposed project's wastewater system connection was coordinated with the City's Department of Planning and Community Development to ensure compliance with the elements of the Comprehensive Plan.

#### **GOAL 3: Stormwater**

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

#### **Objective 3.1:**

Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

#### **LEVEL OF SERVICE STANDARD**

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality



standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Goal 3, Objective 3.1, Policy 3.1.a. The proposed project's stormwater system meets the level of service standard 2. As seen above. The stormwater system incorporates roadway side swales to contain the volume of stormwater runoff from a design storm with a 100-year critical duration rainfall depth.

Policy 3.1.b: The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 3.1.b. The roadway within the subdivision has been designed so that the grades of the streets conform closely as possible to the original topography of the site.

Policy 3.1.c: The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policy 3.1.c. The project has been designed so that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Objective 3.4:

The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Policy 3.4.a: The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Objective 3.4, Policy 3.4.a. The project has been designed to incorporate best management practices, so that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

Objective 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality.

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 100 ft of any residential subdivision lot or single family residence 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.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less 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.
3. A water main exists within ¼ 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. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Goal 4, Objective 4.1, Policy 4.1b. The project's potable water system connects to the City's potable water system line located directly across NW 157<sup>th</sup> Street in Alachua, Florida.

#### Goal 5: Natural Groundwater Aquifer Recharge

##### Objective 5.2:

The City shall establish groundwater water quality and quantity protection strategies to protect the quality of water and maintain the quantity of water entering the aquifer.

Policy 5.2.b: The City shall require demonstration from engineering results that post development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Goal 5, Objective 5.2, Policy 5.2.b. The proposed project's stormwater system's post development recharge volumes will equal predevelopment recharge volumes to the Floridan aquifer.

Policy 5.2.c: Applicants for new development, expansions, or redevelopment shall employ one or more of the following techniques to address potential groundwater quality and quantity impacts:

1. Construction and maintenance of shallow, landscaped retention basins
2. Decreasing the amount of stormwater runoff through the use of pervious surfaces or increased open space
3. Development of a stormwater pollution prevention plan
4. Development of a sinkhole remediation plan
5. Development of a groundwater monitoring plan

Policy 5.2.d: Best management practices and performance standards shall be utilized to maximize open space, limit impervious surfaces, to minimize the use of fertilizers on turf grass areas, promote protection of natural vegetation, promote the use of pervious parking areas, and treat stormwater to protect water quality. (Source: City of Alachua Comprehensive Plan, 2013)

The proposed Tara Village subdivision project complies with the City of Alachua's Policies 5.2.c and 5.2.d. The proposed project's stormwater system utilizes best management, shallow drainage swales on both sides of the roadway, and vegetative natural barriers along the south side of the project to address the groundwater quality and quantity impacts. The project has been designed to promote the protection of natural vegetation and maximize open spaces within the project area.

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Neighborhood Workshop Documentation for:

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**Tara Village Subdivision  
City of Alachua, Florida**

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Submitted to:

**City of Alachua**

Prepared for:

**Tara Village, Inc.  
7717 NW 20<sup>th</sup> Lane  
Gainesville, FL 32605**

Prepared by:

 **George F Young, Inc.**  
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Gainesville, FL 32601  
Phone: 352-378-1444  
Fax: 352-372-2502

June 30, 2017

Project Number: 17007200GC

**PUBLIC NOTICE**

A Neighborhood workshop will be held to discuss a proposed Preliminary Plat for a 20 Lot Subdivision containing a total of 21.83 acres consisting of Tax Parcel 03974-005-000 and a portion of Tax Parcel 03974-004-000, along the East side of NW 157th Street located at the NE corner of the intersection of NW 120th Place and NW 157th Street, Alachua.

The meeting will be held on Thursday, June 29th, 2017 at 5:15 p.m. at the Alachua County Library in Alachua.

Contact Person: Stuart Cullen, P.E., George F. Young, Inc.  
Phone: 352-378-1444

This is not a public hearing. The purpose of the workshop is to inform neighborhood property owners about the nature of the proposal and to seek comments. You are invited to attend. We look forward to seeing you at the meeting.

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Date: Thursday, June 29<sup>th</sup>, 2017

Time: 5:15 p.m.

Place: Alachua County Library in Alachua, 14913 NW 140<sup>th</sup> Street, Alachua County, FL 32615

Contact Person: Stuart Cullen, P.E., George F. Young, Inc.

Phone: 352-378-1444

Email: [scullen@georgefyoung.com](mailto:scullen@georgefyoung.com)

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Mailed 6/16/2017

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*Neighborhood Workshop Notice*

Lynn Coullias  
7406 NW 126<sup>th</sup> Ave.  
Alachua, FL 32615

*Neighborhood Workshop Notice*

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

*Neighborhood Workshop Notice*

Lynda Coon  
7216 NW 126<sup>th</sup> Ave.  
Alachua, FL 32615

*Neighborhood Workshop Notice*

Tom Gorman  
9210 NW 59<sup>th</sup> Street  
Alachua, FL 32653

*Neighborhood Workshop Notice*

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

*Neighborhood Workshop Notice*

Richard Gorman  
5716 NW 93<sup>rd</sup> Avenue  
Alachua, FL 32653

*Neighborhood Workshop Notice*

Dr. Lee A. Niblock  
Alachua County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, FL 32601

*Neighborhood Workshop Notice*

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

*Neighborhood Workshop Notice*

Traci Gresham, City Manager  
PO Box 9  
Alachua, FL 32616

*Neighborhood Workshop Notice*

David Forest  
23 Turkey Creek  
Alachua, FL 32615

*Neighborhood Workshop Notice*

President  
TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

*Neighborhood Workshop Notice*

Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

*Neighborhood Workshop Notice*

Craig Parenteau  
FL Dept. of Environmental Protection  
4801 Camp Ranch Road  
Gainesville, FL 32641

*Neighborhood Workshop Notice*

Jeannette Hinsdale  
PO Box 1156  
Alachua, FL 32616

## NEIGHBORHOOD WORKSHOP JUNE 29, 2017

## ATTENDEES

[illegible]

## **Tara Village**

### Neighborhood Workshop Notes

- I. General: The meeting was held at the Alachua County Library, Alachua Branch, Meeting Room A. The room was open and available just after 5pm. The meeting discussion started just before 5:15pm and concluded at 6:15pm. Stuart I. Cullen, PE or George F. Young, Inc., agent for the property owner presided.
- II. Attendees: There were five (5) attendees, four (4) of which signed in. Based on the conversation it is expected that the fifth attendee lives with another attendee, however, a complete name was not provided and a search of public records did not provide any further information. This attendee is listed as Alex on the sign in sheet by the presenter as at the conclusion of the meeting, and as he was leaving, it is believed that was the name he stated.
- III. Summary: The meeting started with a conversation from one attendee regarding the project and that he felt it was already approved and there was nothing that could be done. Stuart engaged in this conversation describing that the zoning was approved, however the platting and construction plans required their own separate process. Stuart then presented the project as a 20 lot subdivision to be constructed in accordance with the PD-R zoning that was approved earlier in 2017. He discussed the required location of the residential lots as the PD-R plan required specific setbacks from adjacent property lines, particularly to the north where the closest property would be almost 200' from the property line of that owner. He presented that the maximum length of the roadway was 1,000 feet to the farthest edge of pavement. Stuart concluded the general presentation by discussing the regulatory approvals and processes required prior to beginning construction of the project. He indicated that based on these processes that it was anticipated construction would begin in late in 2017 or early 2018.

A discussion ensued with the attendees regarding the area of the project, the impact of the Waco facility and the other housing projects in the area. It appeared that a majority of the attendees were there to review the current status of the project and to confirm that the proposed plans met the approved zoning. There was some indication that the City of Alachua was not considerate of the neighbors and the Waco development overpowered the ability for the citizens to provide meaningful discussions on how the City's expansion and approvals of development would impact their property. As the discussion returned to the project, it was presented that although the development did need to meet established regulatory criteria, there were a number of different development items that engaged neighbors could work with the agent and developer to help in the mitigation of potential impacts of the project.

Stuart concluded the meeting with a discussion that he desired to maintain an open discussion with anybody that may be interested. This was supported by the offering of his business card containing his contact information including his cell phone number and the note that they could feel free to contact him at anytime.



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: Admin

## Public School Student Generation Form for Residential Development in the City of Alachua

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Stuart I. Cullen, PE Title: Vice-President

Company (if applicable): George F. Young, Inc.

Mailing address: 1905 S. Main Street

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-378-1444

FAX: 352-372-2502

e-mail: scullen@georgefyoung.com

3. If the applicant is agent for the property owner\*:

Name of Owner (title holder): Tara Village, Inc.

Mailing Address: 7717 NW 20th Lane

City: Gainesville

State: FL

ZIP: 32605

\* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

### B. PROJECT

1. Project Name: Tara Village

2. Address of Subject Property: 12207 NW 157th Street

3. Parcel ID Number(s): 03974-004-000, 03974-005-000

4. Section 27 Township 08 Range 18 Grant \_\_\_\_\_ Acreage: 21.83+/-

5. Existing Use of Property: Vacant (former residence is not occupied)

6. Future Land Use Map Designation: Agriculture

7. Zoning Designation: Planned Development - Residential PD-R

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 20

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

**Preliminary Development Order**

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

**Final Development Order**

☒ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: [http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: Irby (K-2), Alachua (3-5)

Middle: Mebane

High: Santa Fe High

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised April 30, 2014



**Explanation of Student Generation Calculation:** Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier  
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier  
 # of High School Student Stations = # of housing units x High school student generation multiplier

**Student Generation Calculations: Single Family Residential Development**

Elementary School	20	units	x	0.15	Elementary School Multiplier*	3	Student Stations**
Middle School	20	units	x	0.07	Middle School Multiplier*	1	Student Stations**
High School	20	units	x	0.09	High School Multiplier*	2	Student Stations**

**Student Generation Calculations: Multi-Family Residential Development**

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packages/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

**A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Stuart I. Cullen

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of FLORIDA, County of ALACHUA

The foregoing application is acknowledged before me this 29<sup>th</sup> day of June, 2017 by STUART I.

CULLEN, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.



  
 Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department  
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

## Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Local Government Certification**

**Approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

☐ **School Board Staff Certification**

\_\_\_\_\_  
**Vicki McGrath, Director, Community Planning  
School Board of Alachua County  
352-955-7400 x 1423**

**Date:** \_\_\_\_\_



ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

JUNE 29, 2017

LEGAL DESCRIPTION: BY THIS SURVEYOR

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA OF ALACHUA COUNTY FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN NORTH 01°12'59" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 726.07 FEET; THENCE RUN SOUTH 89°17'43" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 6.18 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE EAST MAINTAINED RIGHT OF WAY LINE OF NORTHWEST 157<sup>TH</sup> STREET PER ALACHUA COUNTY RIGHT OF WAY MAINTENANCE MAP AS RECORDED IN MAP BOOK 32, PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE TRUE POINT OF BEGINNING; THENCE RUN ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO (2) CALLS; (1) THENCE RUN NORTH 02°15'53" EAST, A DISTANCE OF 407.43 FEET TO A FOUND IRON ROD AND CAP (5/8" STAMPED LB5075); (2) THENCE RUN NORTH 01°28'03" EAST, A DISTANCE OF 286.02 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 3944, PAGE 1144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°17'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1224.28 FEET TO A FOUND CONCRETE MONUMENT (4"X4", STAMPED RLS 1772) ON THE WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NUMBER 75 (STATE ROAD NUMBER 93 - A 300 FOOT WIDE LIMITED ACCESS RIGHT OF WAY); THENCE RUN SOUTH 21°26'10" EAST ALONG SAID WEST LIMITED ACCESS RIGHT OF LINE, A DISTANCE OF 748.32 FEET TO A FOUND CONCRETE MONUMENT (4"X4" STAMPED LS1772); THENCE RUN NORTH 89°17'43" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1521.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.83 ACRES MORE OR LESS.

Mar 25, 2010 12:00 PM  
BOOK 3944 PAGE 1138

J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK13 Receipt # 438081

This Document Prepared by and Return to:

JOHN C. BOVAY, ATTORNEY AT LAW  
BOVAY & COOK, P.A.  
901 N.W. 57<sup>th</sup> Street  
Gainesville, FL 32605  
(352) 331-9092

Doc Stamp-Deed: \$0.70



2564193

2 PGS

Tax Parcel I.D. No: 03974-004-000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 22nd day of March, 2010 by A.A. Moukhtara Company, whose post office address is 7717 NW 20<sup>th</sup> Lane, Gainesville, FL 32605, ("Grantor"), to Tara Village, Inc., a Florida Corporation ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's heirs and assigns forever, all of the following described land, situate, lying and being in Alachua County, Florida, to wit:

A tract of land situated in the NW ¼ of Section 27, Township 8 South, Range 18 East, Alachua County Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the aforementioned NW ¼ of Section 27, Township 8 South, Range 18 East for a point of reference and run North 01 deg. 12 min. 59 sec. East, along the West line of said Section 27, a distance of 1076.07 feet to an iron pipe and the True Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East along said West line a distance of 343.08 feet to an iron pipe, said iron pipe being 1229.42 feet South of the NW corner of said Section 27; thence run South 89 deg. 17 min. 43 sec. East parallel with the South line of said NW 1/4, a distance of 1238.91 feet to a concrete monument on the Westerly right of way line of Interstate Highway No. 75 (300 foot right of way); thence run South 21 deg. 27 min. 14 sec. East along said Westerly right of way line, a distance of 748.32 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 904.67 feet to a concrete monument; thence run North 01 deg. 12 min. 59 sec. East, parallel with said West line of Section 27, a distance of 350.00 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 622.68 feet to the True Point of Beginning.



Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To have and to hold**, the same in fee simple forever.

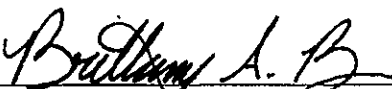
**And** the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

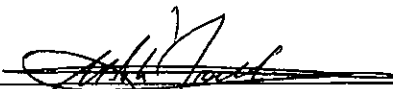
This deed was prepared without the benefit of a title abstract or survey.

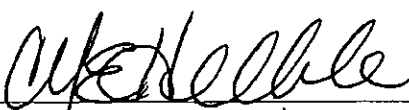
"Grantor" and "Grantee" include the masculine and feminine and singular and plural as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness: Brittany Burns

  
Michel Moukhtara, President  
A.A. Moukhtara Company

  
Witness: Manssa Heible

**INSTRUMENT # 2564193**  
**2 PGS**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 22, 2010, by \_\_\_\_\_ who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Notary Public - State of Florida

Sign: 

My Commission Expires

Print: \_\_\_\_\_

2



Mar 25, 2010 12:00 PM  
BOOK 3944 PAGE 1147

J. K. IRBY  
Clerk Of Circuit Court  
Alachua County, Florida  
CLERK13 Receipt # 438081

This Document Prepared by and Return to:

JOHN C. BOVAY, ATTORNEY AT LAW  
BOVAY & COOK, P.A.  
901 N.W. 57<sup>th</sup> Street  
Gainesville, FL 32605  
(352) 331-9092

Doc Stamp-Deed: \$0.70



2564197

2 PGS

Tax Parcel I.D. No: 03974-005-000

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 22nd day of March, 2010 by A.A. Moukhtara Company, whose post office address is 7717 NW 20<sup>th</sup> Lane, Gainesville, FL 32605, ("Grantor"), to Tara Village, Inc., a Florida Corporation ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's heirs and assigns forever, all of the following described land, situate, lying and being in Alachua County, Florida, to wit:

A tract of land situated in Section 27, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the Northwest  $\frac{1}{4}$  of the aforementioned Section 27, Township 8 South, Range 18 East for the point of reference, and run North 01 deg. 12 min. 59 sec. East along the west line of said Section 27, a distance of 726.07 feet to an iron pipe and the true Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East, along said West line, a distance of 350.00 feet to an iron pipe, thence run South 89 deg. 17 min. 43 sec. East, parallel with the South line of said Northwest  $\frac{1}{4}$  a distance of 622.68 feet to a concrete monument; thence run south 01 deg. 12 min. 59 sec. west, parallel with said west line, a distance of 350.00 feet to a concrete monument; thence run South 89 deg. 17 min. 43 sec. East, parallel with said South line, a distance of 277.80 feet to a concrete monument; thence run South 01 deg. 12 min. 59 sec. West, parallel with said west line, a distance of 726.07 feet to a concrete monument; said concrete monument lying on said South line; thence run North 89 deg. 17 min. 43 sec. West, along said South line, a distance of 600.32 feet to an iron pipe; thence run North 01 deg. 12 in. 59 sec. East, parallel with said West line, a distance of 726.07 feet; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 300.16 feet to the True Point of Beginning, containing 15.009 acres more or less.

Less that tract of land containing 5.003 acres more or less conveyed by warranty



deed dated December 15, 1981 and recorded in official records Book 1182, page 440, public records of Alachua County, Florida, and Less that tract of land containing 5.003 acres more or less conveyed by Warranty deed dated October 16, 1981, recorded in Official Record Book 1386, page 379, public records of Alachua County, Florida.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To have and to hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

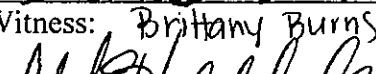
This deed was prepared without the benefit of a title abstract or survey.

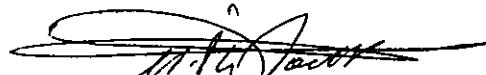
"Grantor" and "Grantee" include the masculine and feminine and singular and plural as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness: Brittany Burns

  
\_\_\_\_\_  
Witness: Manssa Helble

  
\_\_\_\_\_  
Michel Moukhtara, President  
A.A. Moukhtara Company

INSTRUMENT # 2564197 2 PGS

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 22, 2010, by \_\_\_\_\_ who is ☒ personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

Notary Public - State of Florida  
My Commission Expires

Sign:   
Print: \_\_\_\_\_



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03974 004 000		1700

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

12207 NW 157TH ST

TARA VILLAGE INC  
7717 NW 20TH LN  
GAINESVILLE, FL 32605

COM SW COR OF NW1/4 N ALONG W/L  
1076.07 FT TP POB N 343.08  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	69,300	0	69,300	618.78
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	69,300	0	69,300	5.20
LIBRARY GENERAL	1.3371	69,300	0	69,300	92.66
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	69,300	0	69,300	103.95
SCHL DISCRNRY & CN (S01)	0.7480	69,300	0	69,300	51.84
SCHL GENERAL	4.6880	69,300	0	69,300	324.88
SCHOOL VOTED (S01)	1.0000	69,300	0	69,300	69.30
SUWANNEE RIVER WATER MGT DIST	0.4093	69,300	0	69,300	28.36
17 CITY OF ALACHUA	5.9900	69,300	0	69,300	415.11
<b>TOTAL MILLAGE</b> 24.6764 <b>AD VALOREM TAXES</b>					<b>\$1,710.08</b>

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

**PAY ONLY ONE AMOUNT.**

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$16.47</b>

**COMBINED TAXES AND ASSESSMENTS** **\$1,726.55**

<b>If Paid By</b> Please Pay	<b>Cert #1039</b> Bidder #2647700	<b>If Received By</b> Please Pay	<b>Jul 31, 2017</b> \$0.00
---------------------------------	--------------------------------------	-------------------------------------	-------------------------------

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

**2016 PAID INDIVIDUAL TAX CERTIFICATE** 1014729  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03974 004 000	12207 NW 157TH ST	

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

TARA VILLAGE INC  
7717 NW 20TH LN  
GAINESVILLE, FL 32605

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Cert #1039</b>	Bidder #2647700
<input type="checkbox"/> <b>If Received By</b>	Please Pay
<input type="checkbox"/> <b>Jul 31, 2017</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03974 005 000		1700

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

Unassigned Location RE

TARA VILLAGE INC  
7717 NW 20TH LN  
GAINESVILLE, FL 32605

COM SW COR OF NW1/4 N ALONG W/L OF  
NW1/4 726.07 FT TO  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	32,000	0	32,000	285.73
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	32,000	0	32,000	2.40
LIBRARY GENERAL	1.3371	32,000	0	32,000	42.79
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	32,000	0	32,000	48.00
SCHL DISCRNRY & CN (S01)	0.7480	32,000	0	32,000	23.94
SCHL GENERAL	4.6880	32,000	0	32,000	150.02
SCHOOL VOTED (S01)	1.0000	32,000	0	32,000	32.00
SUWANNEE RIVER WATER MGT DIST	0.4093	32,000	0	32,000	13.10
17 CITY OF ALACHUA	5.9900	32,000	0	32,000	191.68
<b>TOTAL MILLAGE</b> 24.6764 <b>AD VALOREM TAXES</b>					<b>\$789.66</b>

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

**PAY ONLY ONE AMOUNT.**

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**COMBINED TAXES AND ASSESSMENTS** \$789.66

<b>If Paid By</b> Please Pay	<b>Cert #1040</b> Bidder #5951	<b>If Received By</b> Please Pay	<b>Jul 31, 2017</b> \$0.00
---------------------------------	-----------------------------------	-------------------------------------	-------------------------------

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

**2016 PAID INDIVIDUAL TAX CERTIFICATE**  
**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

1014730

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03974 005 000	Unassigned Location RE	

No Personal or Business Checks for Delinquent Taxes.

Please Pay with Cash, Cashier's Check or Certified Funds Only.

TARA VILLAGE INC  
7717 NW 20TH LN  
GAINESVILLE, FL 32605

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Cert #1040</b>	Bidder #5951
<input type="checkbox"/> <b>If Received By</b>	Please Pay
<input type="checkbox"/> <b>Jul 31, 2017</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	

OWNERS CERTIFICATION AND DEDICATION

TARA VILLAGE INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED LANDS AND DOES HEREBY ADOPT THE SAME AND CAUSE IT TO BE KNOWN AS TARA VILLAGE AND DOES HEREBY DEDICATE THE PUBIC UTILITY EASEMENTS AND ROAD RIGHTS OF WAY TO THE PUBLIC FOREVER. ALL COMMON AREAS SHALL BE CONVEYED TO THE TARA VILLAGE HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP, MAINTENANCE AND MANAGEMENT BY A SEPARATE INSTRUMENT.

WITNESS

TARA VILLAGE, INC.  
7717 NW 20TH LANE  
GAINESVILLE, FL. 32605  
PHONE 352-278-5317

DATE

WITNESS

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND WHO 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 \_\_\_\_\_, A.D. 2017

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: \_\_\_\_\_

AND

APPROVED BY: \_\_\_\_\_  
PROFESSIONAL SURVEYOR AND MAPPER DATE

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON \_\_\_\_\_, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR \_\_\_\_\_

ATTEST

CITY MANAGER FILED FOR RECORD ON: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON \_\_\_\_\_  
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON \_\_\_\_\_  
AND APPROVED BY:

COUNTY HEALTH DEPARTMENT \_\_\_\_\_

RECEIVED AND FILED  
RECEIVED AND FILED FOR RECORD THIS DAY OF \_\_\_\_\_, A.D. 2017

CLERK OF COURT DATE

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF TARA VILLAGE WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EMAIL SAHALL@GEORGEFYOUNG.COM

TARA VILLAGE

SITUATED IN

SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

LEGAL DESCRIPTION (BY THIS SURVEYOR)

LEGAL DESCRIPTION: BY THIS SURVEYOR

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA OF ALACHUA COUNTY FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN NORTH 01°12'59" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 726.07 FEET; THENCE RUN SOUTH 89°17'43" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 6.18 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE EAST MAINTAINED RIGHT OF WAY LINE OF NORTHWEST 157TH STREET PER ALACHUA COUNTY RIGHT OF WAY MAINTENANCE MAP AS RECORDED IN MAP BOOK 32, PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE TRUE POINT OF BEGINNING; THENCE RUN ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO (2) CALLS; (1) THENCE RUN NORTH 02°15'53" EAST, A DISTANCE OF 407.43 FEET TO A FOUND IRON ROD AND CAP (5/8" STAMPED LB5075); (2) THENCE RUN NORTH 01°28'03" EAST, A DISTANCE OF 286.02 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 3944, PAGE 1144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°17'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1224.28 FEET TO A FOUND CONCRETE MONUMENT (4"x4", STAMPED RLS 1772) ON THE WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NUMBER 75 (STATE ROAD NUMBER 93 - A 300 FOOT WIDE LIMITED ACCESS RIGHT OF WAY); THENCE RUN SOUTH 21°26'10" EAST ALONG SAID WEST LIMITED ACCESS RIGHT OF LINE, A DISTANCE OF 748.32 FEET TO A FOUND CONCRETE MONUMENT (4"x4" STAMPED LS1772); THENCE RUN NORTH 89°17'43" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1521.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.83 ACRES MORE OR LESS.

TAX PARCEL NUMBER 03974-004-000 AND A PORTION OF TAX PARCEL NUMBER 03974-005-000

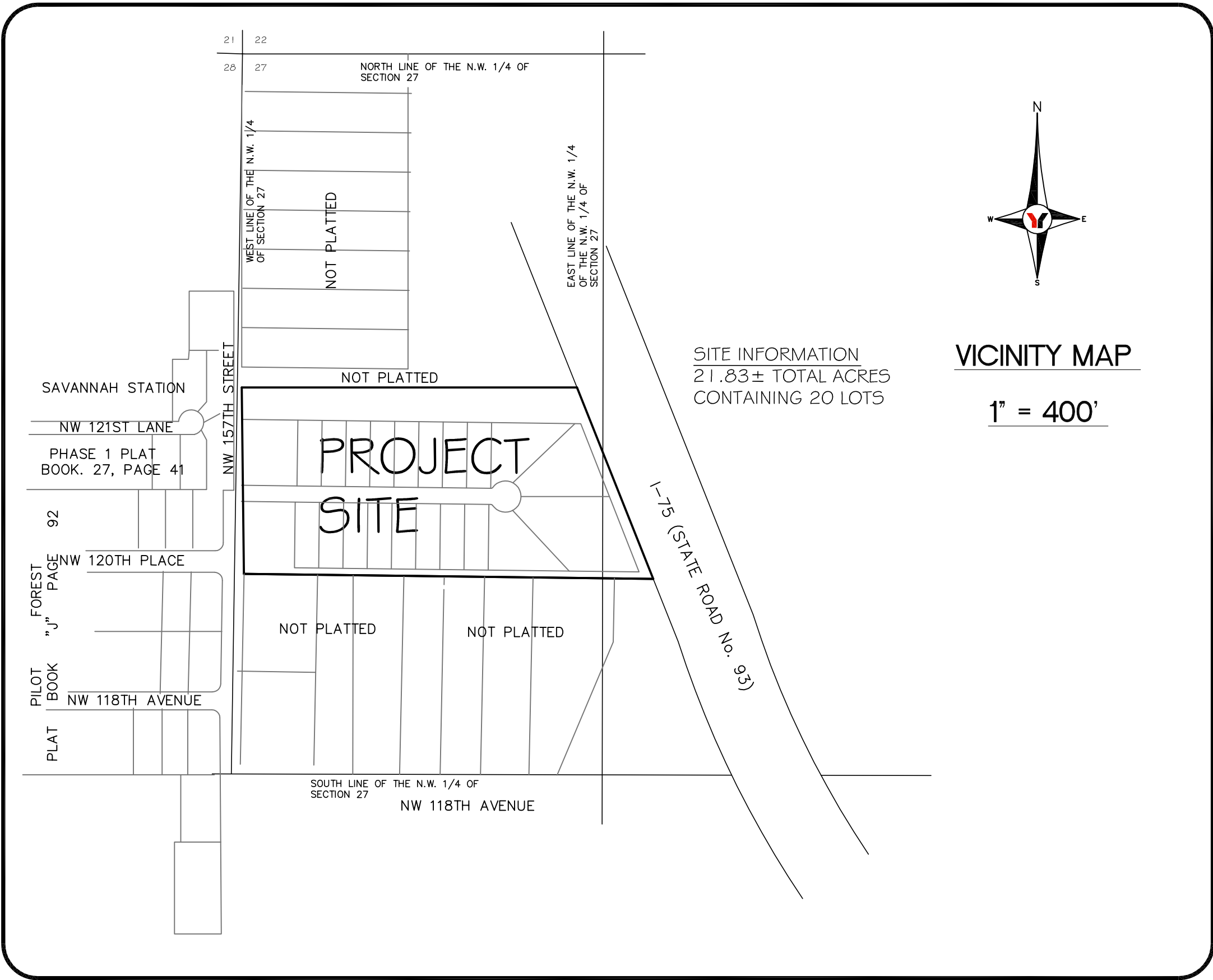
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND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

BUILDING SETBACK REQUIREMENTS:

FRONT LOT LINES 15 FEET  
SIDE LOT LINES 7.5 FEET  
REAR LOT LINES 30 FEET

LEGEND

- SET 1/2" STEEL ROD & CAP PRM LB021
- SET 1/2" STEEL ROD & CAP LB021
- CONCRETE MONUMENT FOUND 4"x4" STAMPED "LB1772"
- IRON ROD AND CAP FOUND AS NOTED
- OHL— EXISTING OVERHEAD UTILITY LINES
- W— EXISTING WATERLINE
- ⊗ EXISTING SANITARY MANHOLE
- ◇ EXISTING UTILITY POLE
- ⊙ SET NAIL & DISK STAMPED PCP LB021 (PERMANENT CONTROL POINT PER CHAPTER 177)
- — — BUILDING SETBACK LINE
- DRAINAGE FLOW ARROW
- ⊥ PROPOSED STREET SIGN



NOTES

- 1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL HAVING A BEARING OF S89°17'43"E.
- 2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 120664 PANEL No. 0120, SUFFIX D, DATED JUNE 16, 2006
- 3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'
- 4.) DATE OF PLAT DRAWING: JULY 17, 2017.
- 5.) ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.
- 6.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
- 7.) THE STORM WATER MANAGEMENT SYSTEM, INCLUDING ANY ROAD SIDE DRAINAGE SWALES, SHALL BE PRIVATELY MAINTAINED AND TO INCLUDE BUT NOT BE LIMITED TO ANY SWALES, CONVEYANCE SYSTEMS, AND STORM WATER BASINS.

SUB-DIVIDER:  
TARA VILLAGE, INC.  
7717 NW 20TH LANE  
GAINESVILLE, FL. 32605  
PHONE 352-278-5317

AGENT FOR SUB-DIVIDER:  
GEORGE F. YOUNG, INC.  
1905 SOUTH MAIN STREET  
GAINESVILLE, FL. 32601  
PHONE 352-378-1444

REVISIONS

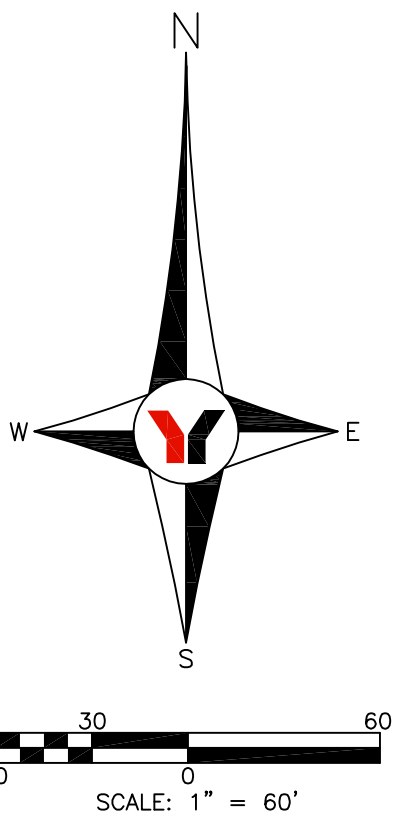
1. REVISED PER CITY COMMENTS 7/17/2017
2. REVISED PER CITY COMMENTS 8/08/2017
3. REVISED PER CITY COMMENTS 8/21/2017



TARA VILLAGE  
SITUATED IN  
SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST  
CITY OF ALACHUA  
ALACHUA COUNTY, FLORIDA  
NOT FOR FINAL RECORDING

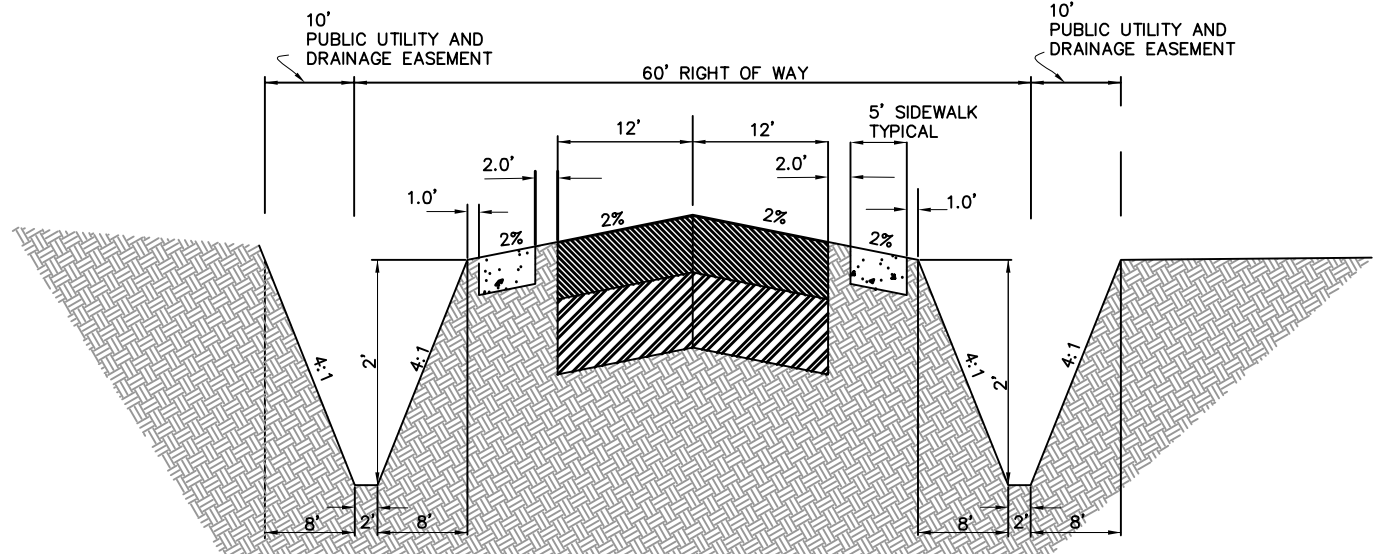
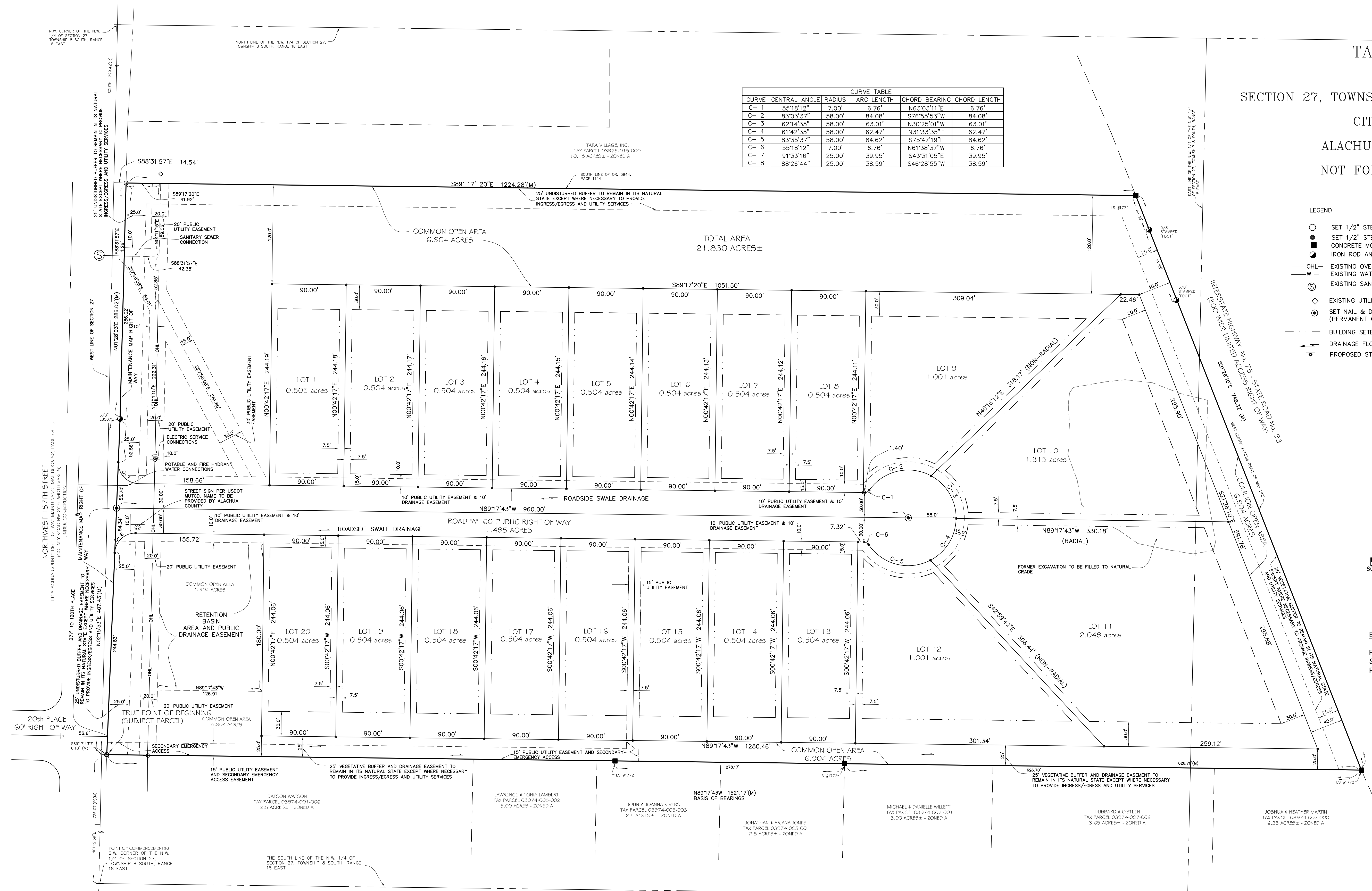
CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	55°18'12"	7.00'	6.76'	N63°03'11"E	6.76'
C-2	83°03'37"	58.00'	84.08'	S76°55'53"W	84.08'
C-3	62°14'35"	58.00'	63.01'	N30°25'01"W	63.01'
C-4	61°42'35"	58.00'	62.47'	N31°33'35"E	62.47'
C-5	83°38'37"	58.00'	84.62'	S78°47'19"E	84.62'
C-6	55°18'12"	7.00'	6.76'	N61°38'37"W	6.76'
C-7	91°33'16"	25.00'	39.95'	S43°31'05"E	39.95'
C-8	88°26'44"	25.00'	38.59'	S46°28'55"W	38.59'

- LEGEND
- SET 1/2" STEEL ROD & CAP PRM LB021
  - SET 1/2" STEEL ROD & CAP LB021
  - CONCRETE MONUMENT FOUND 4"x4" STAMPED "LB1772"
  - IRON ROD AND CAP FOUND AS NOTED
  - OHL— EXISTING OVERHEAD UTILITY LINES
  - W — EXISTING WATERLINE
  - EXISTING SANITARY MANHOLE
  - EXISTING UTILITY POLE
  - SET NAIL & DISK STAMPED PCP LB021 (PERMANENT CONTROL POINT PER CHAPTER 177)
  - BUILDING SETBACK LINE
  - DRAINAGE FLOW ARROW
  - PROPOSED STREET SIGN



BUILDING SETBACK REQUIREMENTS:

FRONT LOT LINES	15 FEET
SIDE LOT LINES	7.5 FEET
REAR LOT LINES	30 FEET



- REVISIONS
1. REVISED PER CITY COMMENTS 7/17/2017
  2. REVISED PER CITY COMMENTS 8/08/2017
  3. REVISED PER CITY COMMENTS 8/21/2017



# A BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN

SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

#### LEGAL DESCRIPTION: BY THIS SURVEYOR

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA OF ALACHUA COUNTY FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN NORTH 01°12'59" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 726.07 FEET; THENCE RUN SOUTH 89°17'43" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 6.18 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE EAST MAINTAINED RIGHT OF WAY LINE OF NORTHWEST 157TH STREET PER ALACHUA COUNTY RIGHT OF WAY MAINTENANCE MAP AS RECORDED IN MAP BOOK 32, PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE TRUE POINT OF BEGINNING; THENCE RUN ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO (2) CALLS; (1) THENCE RUN NORTH 02°15'53" EAST, A DISTANCE OF 407.43 FEET TO A FOUND IRON ROD AND CAP (5/8" STAMPED LB5075); (2) THENCE RUN NORTH 01°28'03" EAST, A DISTANCE OF 286.02 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 3944, PAGE 1144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°17'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1224.28 FEET TO A FOUND CONCRETE MONUMENT (4"x4", STAMPED RLS1772) ON THE WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NUMBER 75 (STATE ROAD NUMBER 93 - A 300 FOOT WIDE LIMITED ACCESS RIGHT OF WAY); THENCE RUN SOUTH 21°26'10" EAST ALONG SAID WEST LIMITED ACCESS RIGHT OF LINE, A DISTANCE OF 748.32 FEET TO A FOUND CONCRETE MONUMENT (4"x4" STAMPED LS1772); THENCE RUN NORTH 89°17'43" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1521.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.83 ACRES MORE OR LESS.

#### TABLE OF CONTENTS:

SHEET S1	COVER SHEET
SHEET S2	BOUNDARY SURVEY
SHEET S3	TOPOGRAPHIC SURVEY
SHEET S4	TREE SURVEY
SHEET S5	TREE TABLES

#### NOTES

- THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' OR SMALLER.

- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.

- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE .

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

- BASIS OF BEARINGS: S89°17'43"E ALONG THE SOUTH LINE OF THE SUBJECT PARCEL AS PER LEGAL DESCRIPTION IN OFFICIAL RECORD BOOK 4498, PAGE 76 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.

- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.

- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0120D, COMMUNITY NUMBER 120664, PANEL 00120, SUFFIX D, EFFECTIVE DATE OF JUNE 16, 2006, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONE X. ( AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: SITE BENCHMARK BEING A FOUND 1/2 IRON ROD AND CAP STAMPED "TRAVERSE LB 5075" ON THE NORTH SIDE OF COUNTY ROAD 235 AT THE INTERSECTION OF N.W. 157TH STREET (ELEVATION 78.64') AND ALSO A SITE BENCHMARK BEING A FOUND 1/2 IRON ROD AND CAP STAMPED "TRAVERSE LB 5075" 2410' SOUTH OF THE ABOVE BENCHMARK LYING ON THE EAST SIDE OF N.W. 157TH STREET (ELEVATION 115.01') AS PER A TOPOGRAPHIC SURVEY BY CHW PROFESSIONAL CONSULTANTS, PROJECT NUMBER 16-0041, DATED 02/22/2016, AS PROVIDED TO THIS SURVEYOR. SAID SURVEY IS REFERENCED TO A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 175T6, WITH A PUBLISHED ELEVATION OF 160.03'.

THE COORDINATES SHOWN HEREON FOR THE TREE TABLES ARE BASED ON AN ASSUMED DATUM AND ARE NOT RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM.

LEGEND	
(R)	RECORD DATA (AS PER OFFICIAL RECORD BOOK 4498, P. 76)
(M)	MEASURED DATA
●	1/2" IRON PIPE NO ID
■	CONCRETE MONUMENT FOUND 4"x4" ID AS NOTED.
⦿	FOUND IRON ROD & CAP AS NOTED
○	SET STEEL ROD AND CAP 1/2" STAMPED "PRM LB021"
OR.	OFFICIAL RECORD BOOK
P.	PAGE
—OHL—	OVERHEAD UTILITY LINES
—X—	WIRE FENCE LINE
⌵	UTILITY POLE AND GUY ANCHOR
▨	LIMEROCK
⊙	ELECTRIC METER
⌵	SIGN
⌵	WATER METER
—W—	WATER MAIN AS MARKED ON THE GROUND BY OTHERS
⊙	SANITARY MANHOLE
+100.0	TYPICAL SPOT ELEVATION
○1934	TYPICAL TREE LOCATION SEE TREE TABLE ON SHEET 5 & SHEET 6 FOR INFORMATION
⦿	BENCHMARK

PREPARED FOR:

**TARA VILLAGE, INC.**  
7717 NW 20TH LANE  
GAINESVILLE, FL. 32605  
352-870-8772



**George F. Young, Inc.**

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429  
PHONE (352) 378-1444 FAX (352) 372-2502  
BUSINESS ENTITY LB01  
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE  
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING  
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

STACY A. HALL PSM LS3784

DATE

THIS SURVEY CONSIST OF MULTIPLE SHEETS AND ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

**TARA VILLAGE**  
**BOUNDARY & TOPOGRAPHIC SURVEY**

SECTION 27, TOWNSHIP 8 S., RANGE 18 E.

JOB NO.  
17007200GC

SHEET NO.  
**S1** OF **S5**

REVISED	NO.	BY	DATE	DESCRIPTION
	1	HB	6/5/2017	ADDED NEW PAVEMENT SECTION FIELD & REVISED NORTH
	2			BOUNDARY LINE FIELD DATE OF 5/30/2017
	3	HB	7/14/17	REMOVE "ADDITIONAL PARCEL" TEXT & REVISED TREES PER CITY'S COMMENTS
	4			
	5			

REVISED	NO.	BY	DATE	DESCRIPTION
	6			
	7			
	8			
	9			
	10			

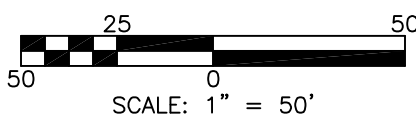
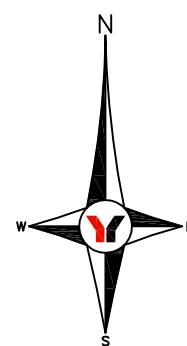
INITIALS	DATE
CREW CHIEF	MH 4/25/17
DRAWN	HB 5/4/17
CHECKED	SAH 5/3/17
FIELD BOOK	663/34
FIELD DATE	4/25/17

FILE: I:\project\New\17007200GC - TARA VILLAGE.dwg | 17007200GC-B14 -B007 | DGN: TREE.dwg  
PLOTED: 7/17/2017 8:15 AM  
L0006: Borchardt, J. Revised



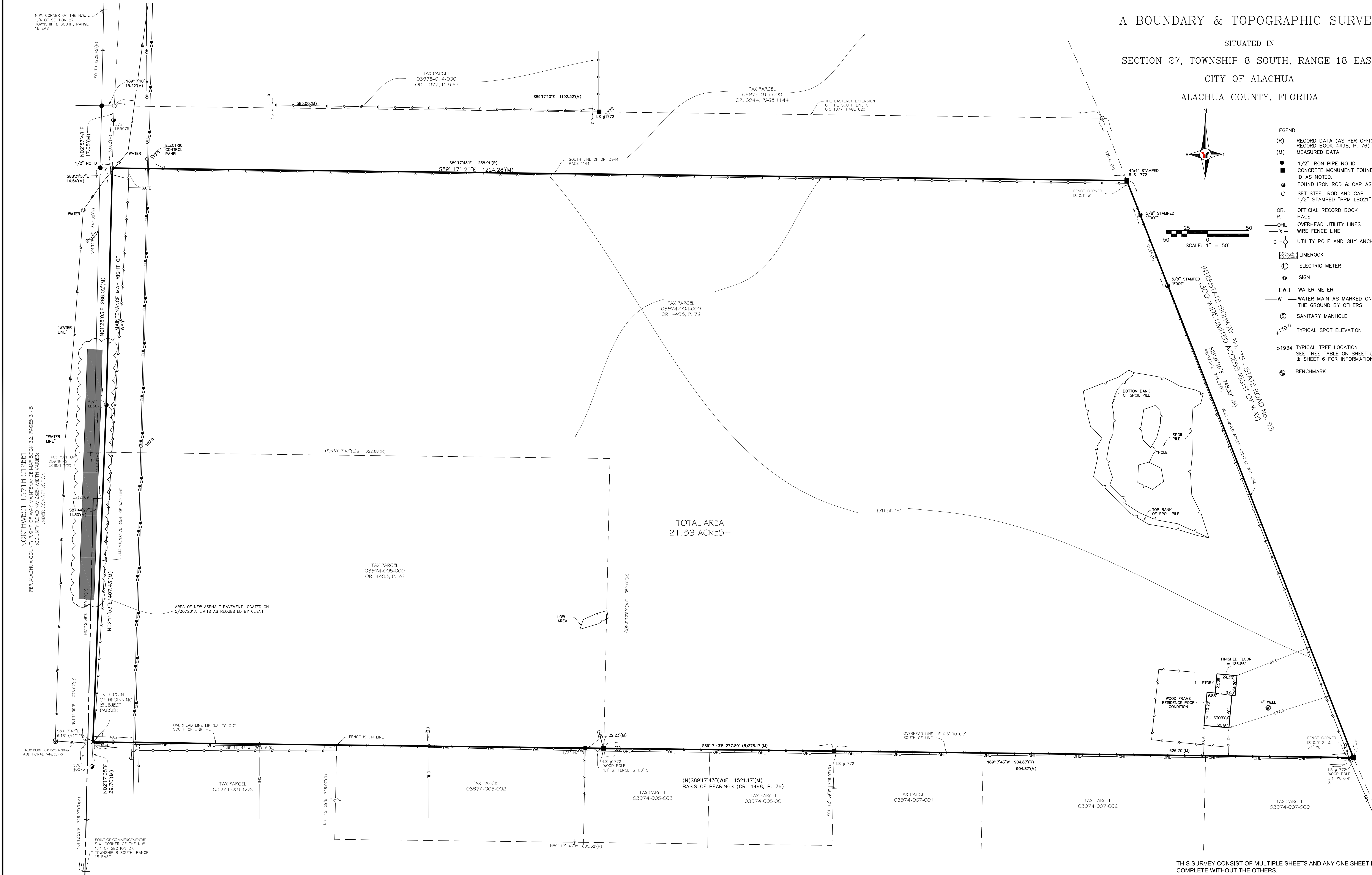
A BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN  
SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST  
CITY OF ALACHUA  
ALACHUA COUNTY, FLORIDA



LEGEND

- (R) RECORD DATA (AS PER OFFICIAL RECORD BOOK 4498, P. 76)  
(M) MEASURED DATA  
● 1/2" IRON PIPE NO. 10  
■ CONCRETE MONUMENT FOUND 4"x4" ID AS NOTED  
○ FOUND IRON ROD & CAP AS NOTED  
○ SET STEEL ROD AND CAP 1/2" STAMPED "PRM LB021"  
OR. OFFICIAL RECORD BOOK  
P. PAGE  
— OHL — OVERHEAD UTILITY LINES  
— X — WIRE FENCE LINE  
— U — UTILITY POLE AND GUY ANCHOR  
LIMEROCK  
E ELECTRIC METER  
S SIGN  
W WATER METER  
W — WATER MAIN AS MARKED ON THE GROUND BY OTHERS  
S SANITARY MANHOLE  
+130.0 TYPICAL SPOT ELEVATION  
o1934 TYPICAL TREE LOCATION SEE TREE TABLE ON SHEET 5 & SHEET 6 FOR INFORMATION  
B BENCHMARK



NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
9			
10			

INITIALS	DATE
CREW CHIEF	MH 4/25/17
DRAWN	HB 5/4/17
CHECKED	SAH 5/3/17
FIELD BOOK	663/34
FIELD DATE	4/25/17

PREPARED FOR:  
**TARA VILLAGE, INC.**  
7717 NW 20TH LANE  
GAINESVILLE, FL. 32605  
352-870-8772

**George F. Young, Inc.**  
1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429  
PHONE (352) 378-1444 FAX (352) 372-2502  
BUSINESS ENTITY LEO1  
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE  
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING  
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

**TARA VILLAGE**  
BOUNDARY & TOPOGRAPHIC SURVEY  
SECTION 27, TOWNSHIP 8 S., RANGE 18 E.

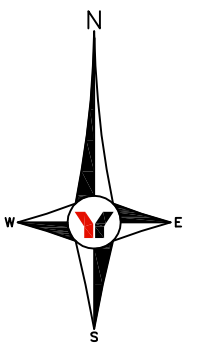
JOB NO.  
17007200GC  
SHEET NO.  
**S2 OF S5**  
PLOTTED: 7/17/2017 8:17 AM



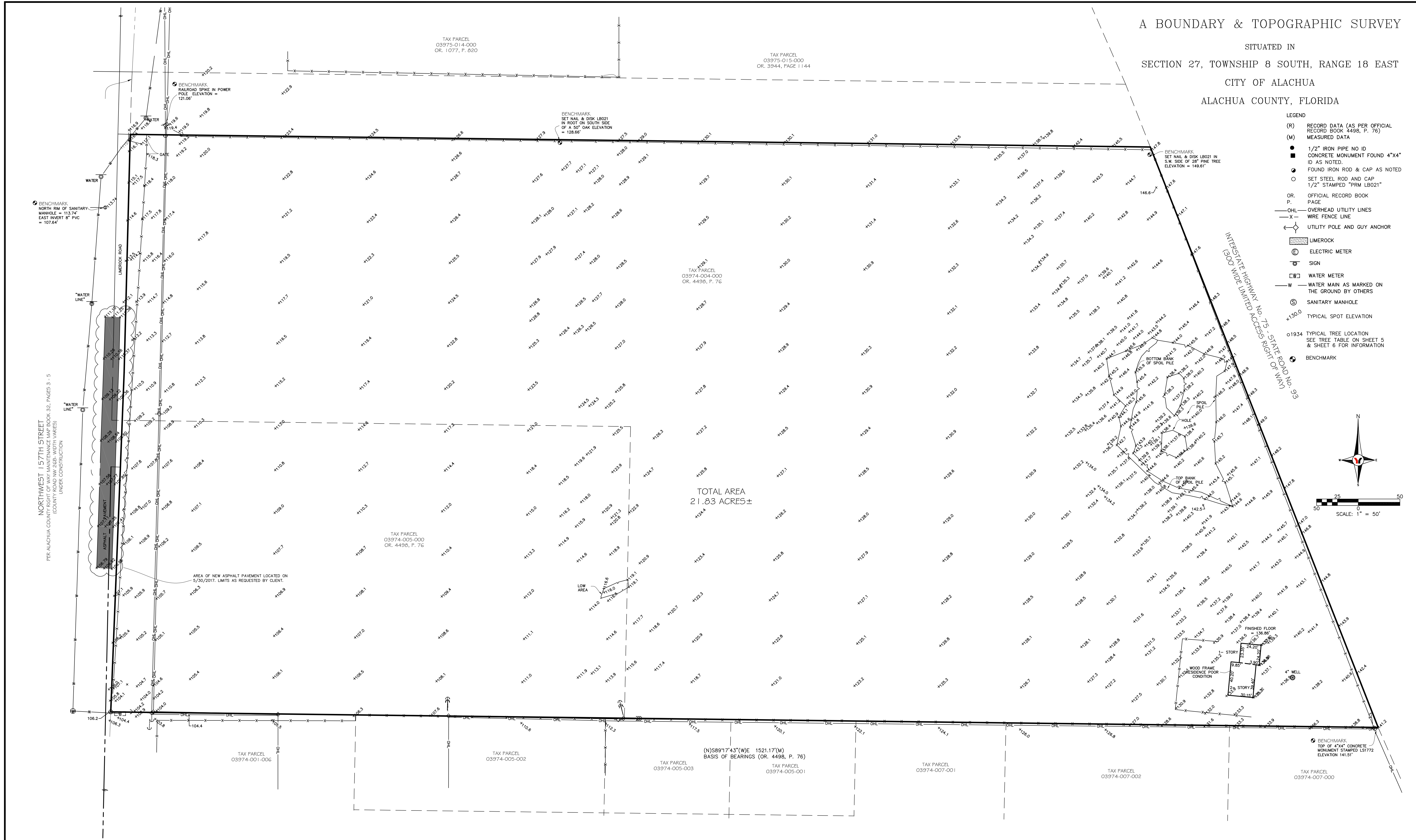
A BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN  
SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST  
CITY OF ALACHUA  
ALACHUA COUNTY, FLORIDA

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  - SET STEEL ROD AND CAP 1/2" STAMPED "PRM LB021"
  - OR. P. OFFICIAL RECORD BOOK PAGE
  - OHL OVERHEAD UTILITY LINES
  - X WIRE FENCE LINE
  - UTILITY POLE AND GUY ANCHOR
  - LIMEROCK
  - ELECTRIC METER
  - SIGN
  - WATER METER
  - W WATER MAIN AS MARKED ON THE GROUND BY OTHERS
  - S SANITARY MANHOLE
  - +130.0 TYPICAL SPOT ELEVATION
  - 1934 TYPICAL TREE LOCATION SEE TREE TABLE ON SHEET 5 & SHEET 6 FOR INFORMATION
  - BENCHMARK



SCALE: 1" = 50'



NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION	INITIALS	DATE	PREPARED FOR:	George F. Young, Inc.	TARA VILLAGE	BOUNDARY & TOPOGRAPHIC SURVEY	JOB NO. 17007200GC
1				6							1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429			
2				7							PHONE (352) 378-1444 FAX (352) 372-2502			
3				8							BUSINESS ENTITY LB21			
4				9							CIVIL & TRANSPORTATION ENGINEERING (ECOLOGY) GIS/LANDSCAPE ARCHITECTURE			
5				10							PLANNING/SURVEYING/SUBSURFACE UTILITY ENGINEERING			
											GAINESVILLE*LAKEWOOD RANCH*ORLANDO*PALM BEACH*ST. PETERSBURG*TAMPA			

THIS SURVEY CONSIST OF MULTIPLE SHEETS AND ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

SECTION 27, TOWNSHIP 8 S., RANGE 18 E.

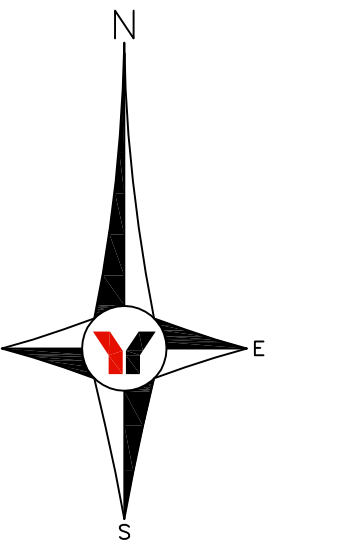
S3 OF S5



A BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN  
SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST  
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ALACHUA COUNTY, FLORIDA

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1				6			
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**TARA VILLAGE**  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
SECTION 27, TOWNSHIP 8 S., RANGE 18 E.

JOB NO. 17007200GC  
SHEET NO. S4 OF S5  
PLOTED: 7/17/2017 9:19 AM



