

DRAWING SET
OF
TOLOSA PD-R
A PLANNED DEVELOPMENT
FOR
ALDEVCO, LLC
CITY OF ALACHUA, FL

GENERAL DEVELOPMENT INFORMATION

1. PROJECT NAME:

TOLOSA PD-R
2. OWNER:

ALDEVCO, LLC
3. CIVIL ENGINEER & LAND PLANNER:

JBROWN PROFESSIONAL GROUP INC.
4. SURVEYOR:

JBROWN PROFESSIONAL GROUP INC.
5. TAX PARCEL NO'S.:

03130-004-000, 03130-007-001, 03130-008-000, 03130-009-000, 03135-000-000
6. PARCEL SIZE:

50.45± ACRES
7. SECTION:

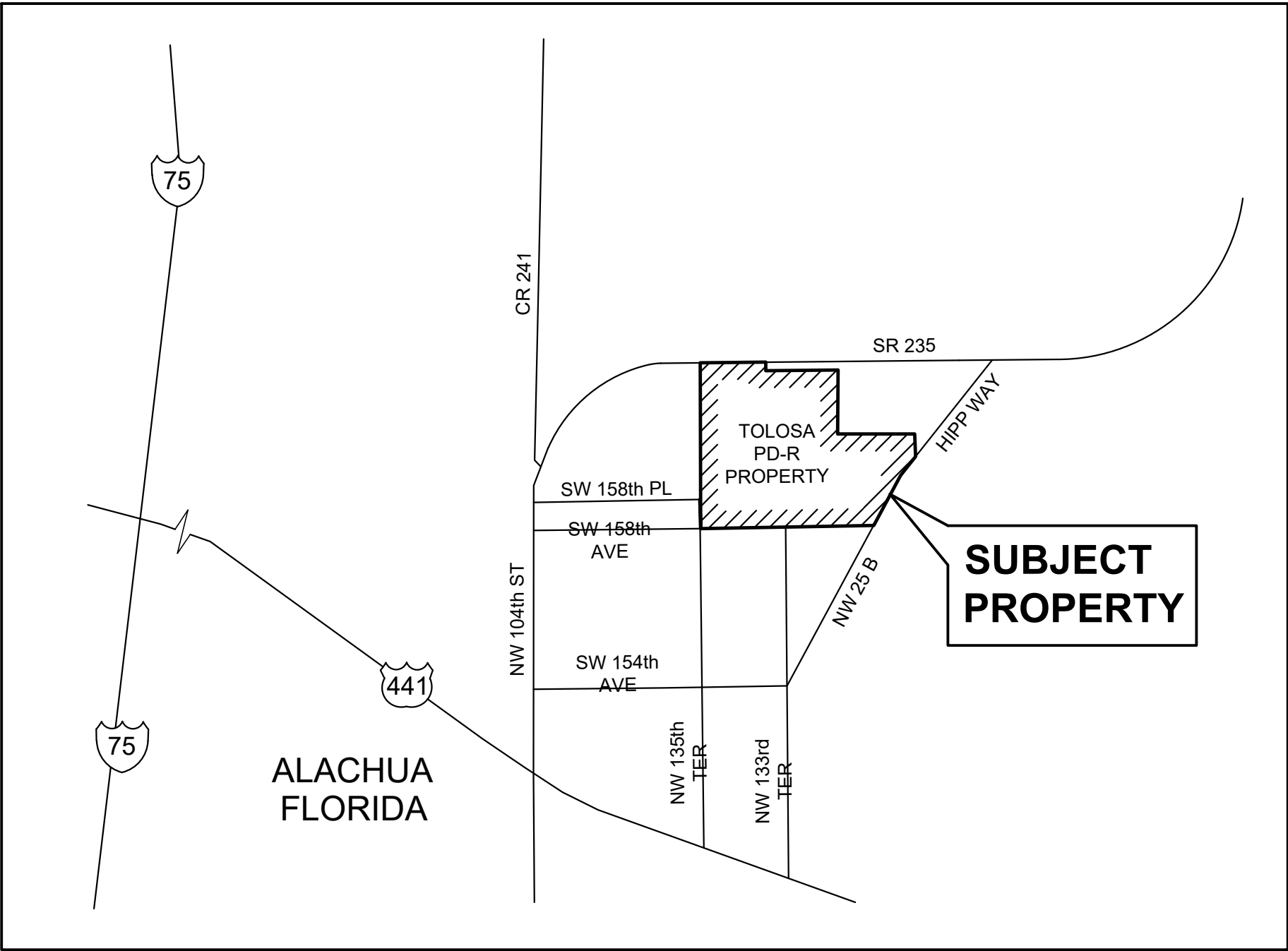
11
8. TOWNSHIP:

8 SOUTH
9. RANGE:

18 EAST
10. FUTURE LAND USE:

MODERATE DENSITY RESIDENTIAL
11. ZONING:

PD-R



TOLOSA PD-R	
SHEET INDEX	
SHEET NO.	TITLE
C1.0	COVER SHEET
C2.0	PD ZONING MASTER PLAN
C3.0	PUBLIC FACILITIES PLAN (WATER & WASTEWATER)
C3.1	PUBLIC FACILITIES PLAN (STORMWATER)
C3.2	PUBLIC FACILITIES PLAN (TRANSPORTATION)
C3.3	PUBLIC FACILITIES PLAN (GENERAL)

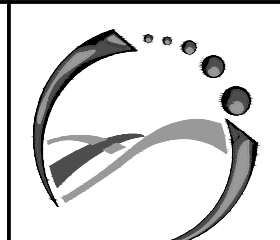
LOCATION MAP
NTS

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		A. J. "JAY" BROWN, JR., P.E. FLORIDA LICENSE NO. 43879

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COVER SHEET		
CLIENT:		PROJECT:
ALDEVCO, LLC GAINESVILLE, FLORIDA		TOLOSA PD

DATE:	APRIL 2019
PROJECT NO:	379-17-01
SHEET NO:	C1.0

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SHEET TITLE:

PD ZONING MASTER PLAN

CLIENT:

ALDEVCO, LLC
GAINESVILLE, FLORIDA

PROJECT:

TOLOSA PD

DATE:

APRIL 2019

PROJECT NO:

379-17-01

SHEET NO:

C2.0

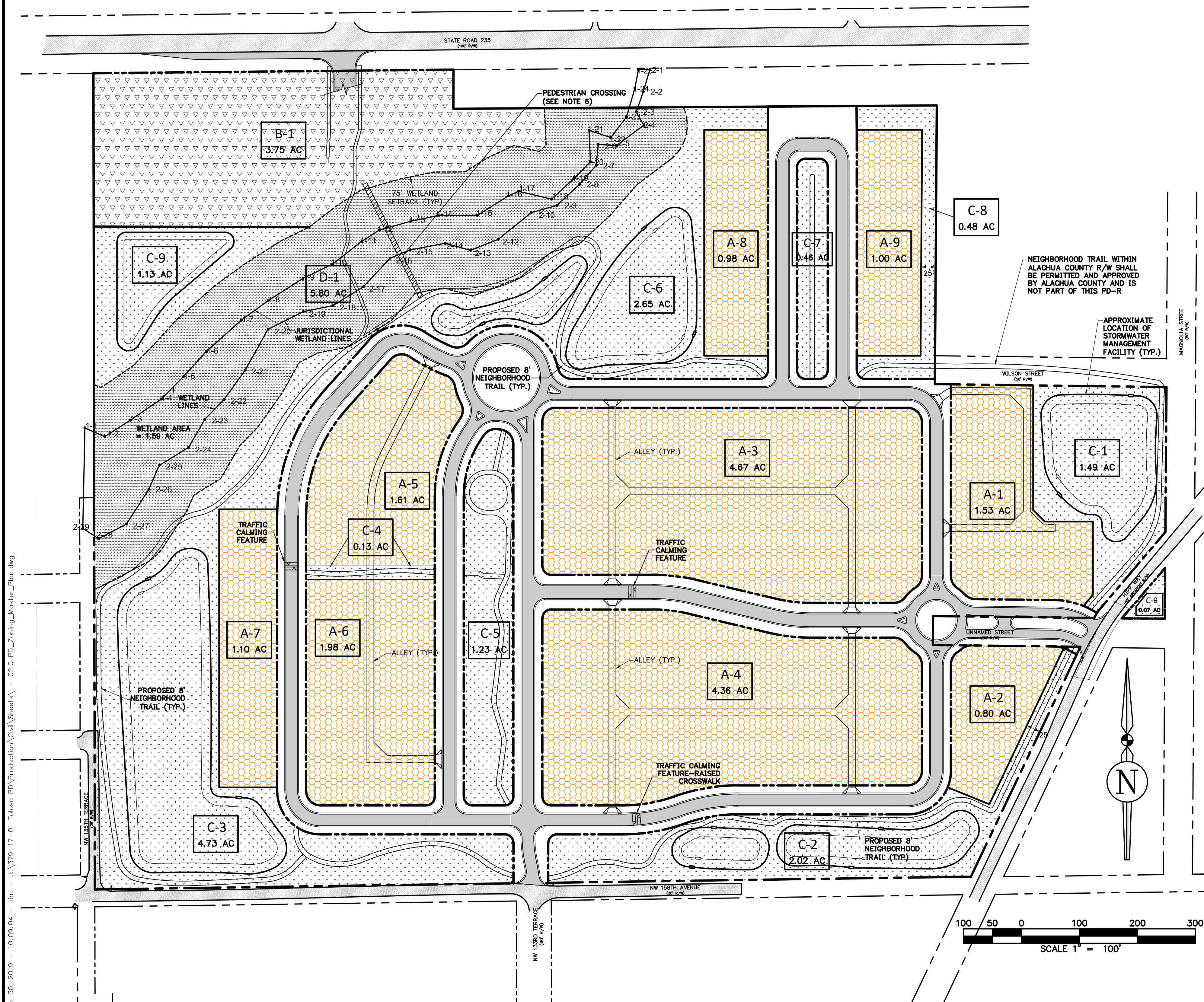


TABLE 1 PROPOSED USES AND DENSITIES					
MAP HATCH PATTERN	PROPOSED USE AREA LABEL	PROPOSED LAND USE	LAND AREA (AC)	LAND AREA (PERCENT)	MAXIMUM ALLOWABLE DENSITY
	A	SINGLE FAMILY DETACHED RESIDENTIAL	18.03	35.8	120 UNITS
	B	SINGLE FAMILY ATTACHED RESIDENTIAL/NON-RESIDENTIAL	3.75	7.4	40 UNITS & 20,000 SF
	C	COMMON AREA	14.39	28.5	2,000 SF
	D	WETLAND + WETLAND BUFFER	5.80	11.5	0 SF
	E	ROADWAY RIGHTS OF WAY	8.48	16.8	0 SF
TOTALS			50.45	100.0	--

- NOTES:
- 1) PROPOSED USES MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD AND SHALL CONFORM TO THE ALLOWABLE USE TABLE.
 - 2) ALL USE AREAS MAY BE ADJUSTED DURING THE PHASED BUILDOUT OF THE PD BY UP TO 10.0%.

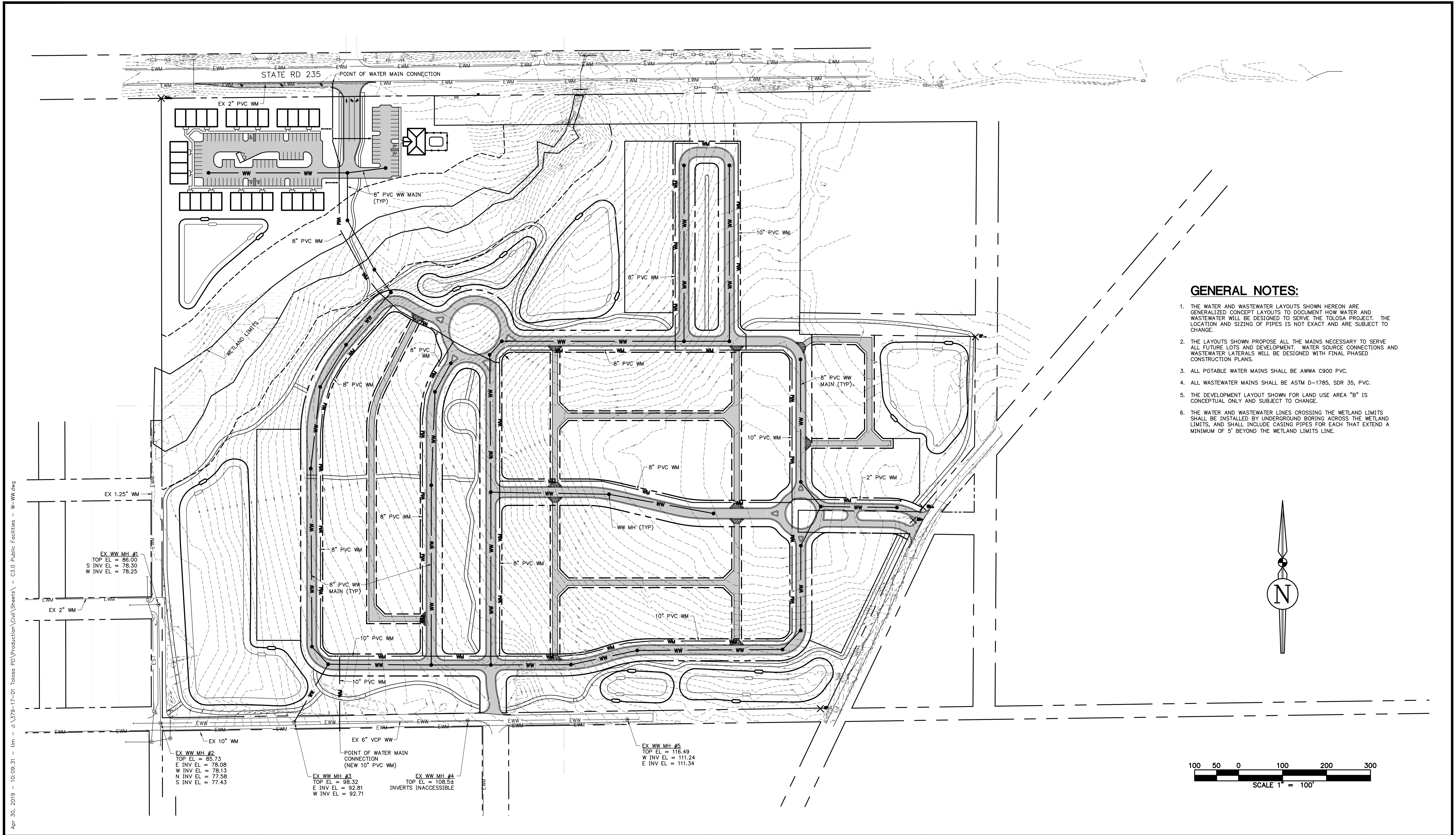
TABLE 2 ALLOWABLE USES	
PROPOSED USE AREA	ALLOWABLE USES
A	• SINGLE FAMILY DETACHED RESIDENTIAL
B	• SINGLE FAMILY DETACHED RESIDENTIAL • SINGLE FAMILY ATTACHED RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • DAYCARE • RELIGIOUS USES • RESTAURANT WITHOUT A DRIVE-THRU • COMMUNITY BUILDINGS/CLUBHOUSE • PROFESSIONAL OFFICE • NEIGHBORHOOD RECREATION CENTER • COMMERCIAL RECREATION, INDOOR
C	• UTILITY SYSTEMS • STORM-WATER MANAGEMENT SYSTEMS • PEDESTRIAN TRAILS-PERVIOUS & IMPERVIOUS • RECREATIONAL FACILITIES • COMMONS BUILDING/CLUBHOUSE • PARK STRUCTURES, GAZEBOs, PICNIC PAVILIONS
D	• SINGLE ROADWAY CROSSING • SINGLE PEDESTRIAN CROSSING • PERVIOUS TRAILS
E	• ROADWAYS • PEDESTRIAN & BICYCLE FACILITIES • PROJECT SIGNAGE AT PRIMARY ENTRANCES

- NOTES:
- 1) STORMWATER MANAGEMENT FACILITIES AND UTILITY SYSTEMS ARE ALLOWED IN ALL USE AREAS.
 - 2) UTILITY CROSSINGS THROUGH USE AREA D SHALL BE INSTALLED BY UNDERGROUND BORING AND SHALL BE PROVIDED WITH CASINGS THROUGH THE WETLAND LIMITS TO MINIMIZE LONG TERM MAINTENANCE REQUIREMENTS.
 - 3) COMMONS BUILDING(S) SHALL ONLY BE ALLOWED IN USE AREAS C-2, C-3, C-5, C-9 AND B-1.

TABLE 3 LOT & SETBACK REQUIREMENTS									
PROPOSED USE AREA	PROPOSED USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE INTERIOR SETBACK	MINIMUM SIDE STREET SETBACK	MINIMUM REAR SETBACK FOR LOT W/ REAR ALLEY
A	SINGLE FAMILY DETACHED	4,500 SF	50'	75'	10'	10'	5'	10'	17'
B	SINGLE FAMILY ATTACHED	800 SF	20'	40'	0'	0'	0'	0'	N/A
C	NON-RESIDENTIAL	0.5 AC	80'	100'	20'	20'	20'	20'	N/A

- GENERAL NOTES
- 1) THE "UNNAMED STREET" LOCATED AT THE PROPOSED ROADWAY CONNECTION TO HIPPI WAY, IS PROPOSED TO REMAIN AS CITY R/W
 - 2) PROPOSED NEIGHBORHOOD TRAIL SHALL BE MINIMUM 8' WIDE AND THE LOCATION SHOWN IS APPROXIMATE. THE TRAIL MAY MOVE TO AVOID AND SAVE TREES. ADJUSTED LOCATIONS ARE ALLOWABLE. THE TRAIL SHALL CONSIST OF PERVIOUS OR IMPERVIOUS MATERIAL AND MAY VARY IN DIFFERENT LOCATIONS THROUGHOUT THE DEVELOPMENT
 - 3) ONLY THE MAJOR ROADWAYS ARE SHOWN HEREON. ALLEYS AND MINOR ROADWAYS OCCUR WITHIN THE USE AREAS A AND B. BLOCK LENGTHS ARE SHORTENED IN 3 LOCATIONS BY THE USE OF ALLEY DRIVEWAY CONNECTIONS AND TRAFFIC CALMING MID-BLOCK FEATURES, THAT ENABLE PEDESTRIAN CONNECTIONS BETWEEN BLOCKS. THE TRAFFIC CALMING FEATURES HERON ARE APPROXIMATE LOCATIONS AND MAY BE CHANGED DURING FINAL DESIGN.
 - 5) THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS AND FOR CONSTRUCTING ON-SITE FACILITIES FOR ALL OTHER INFRASTRUCTURE LOCATED ON THE SITE OF THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO, ELECTRICAL UTILITY LINES, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES
 - 6) THE PEDESTRIAN CROSSING SHOWN CONNECTING USE AREA B TO C IS OPTIONAL AND THE LOCATION SHOWN MAY VARY. IF CONSTRUCTED THE CROSSING SHALL BE INSTALLED WITH NO IMPACT TO THE NATURAL WETLAND FUNCTION, AND SHALL BE PERMITTED SEPARATELY THROUGH ALL APPROPRIATE AGENCIES INCLUDING THE CITY OF ALACHUA AND ALACHUA COUNTY.

- PHASING PLAN
- 1) THIS PD-R SHALL BE VALID FOR 10 YEARS FROM THE DATE OF FINAL ZONING APPROVAL.
 - 2) A MINIMUM OF 30 RESIDENTIAL LOTS SHALL BE PLATTED IN DEVELOPMENT AREA A PRIOR TO APPROVAL OF NON-RESIDENTIAL USES IN DEVELOPMENT AREA B.
 - 3) THE DEVELOPMENT MAY BE SERVED BY A SINGLE ROADWAY CONNECTION TO HIPPI WAY OR NW 158TH AVE UNTIL HALF OF THE PROPOSED LOTS ARE DEVELOPED. AT THAT POINT, A 2ND PRIMARY ROADWAY CONNECTION TO EITHER HIPPI WAY OR NW 158TH AVE SHALL BE PROVIDED.
 - 4) IN THE EVENT A NEW ROADWAY CONNECTION FROM SR 235 IS ENABLED EAST OF THE CREEK, THE PROJECT MAY CONNECT TO SR 235 AT THE NEW ROADWAY CONNECTION. IF THE CONNECTION TO SR 235 OCCURS IT MAY REPLACE EITHER THE HIPPI WAY OR THE NW 158TH AVE ROADWAY CONNECTION.



GENERAL NOTES:

1. THE WATER AND WASTEWATER LAYOUTS SHOWN HEREON ARE GENERALIZED CONCEPT LAYOUTS TO DOCUMENT HOW WATER AND WASTEWATER WILL BE DESIGNED TO SERVE THE TOLOSA PROJECT. THE LOCATION AND SIZING OF PIPES IS NOT EXACT AND ARE SUBJECT TO CHANGE.
2. THE LAYOUTS SHOWN PROPOSE ALL THE MAINS NECESSARY TO SERVE ALL FUTURE LOTS AND DEVELOPMENT. WATER SOURCE CONNECTIONS AND WASTEWATER LATERALS WILL BE DESIGNED WITH FINAL PHASED CONSTRUCTION PLANS.
3. ALL POTABLE WATER MAINS SHALL BE AWWA C900 PVC.
4. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35, PVC.
5. THE DEVELOPMENT LAYOUT SHOWN FOR LAND USE AREA "B" IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE.
6. THE WATER AND WASTEWATER LINES CROSSING THE WETLAND LIMITS SHALL BE INSTALLED BY UNDERGROUND BORING ACROSS THE WETLAND LIMITS, AND SHALL INCLUDE CASING PIPES FOR EACH THAT EXTEND A MINIMUM OF 5' BEYOND THE WETLAND LIMITS LINE.

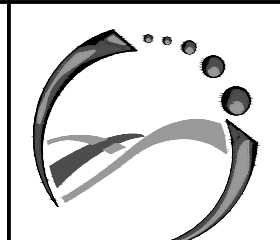
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REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		A. J. "JAY" BROWN, JR., P.E. FLORIDA LICENSE NO. 43879
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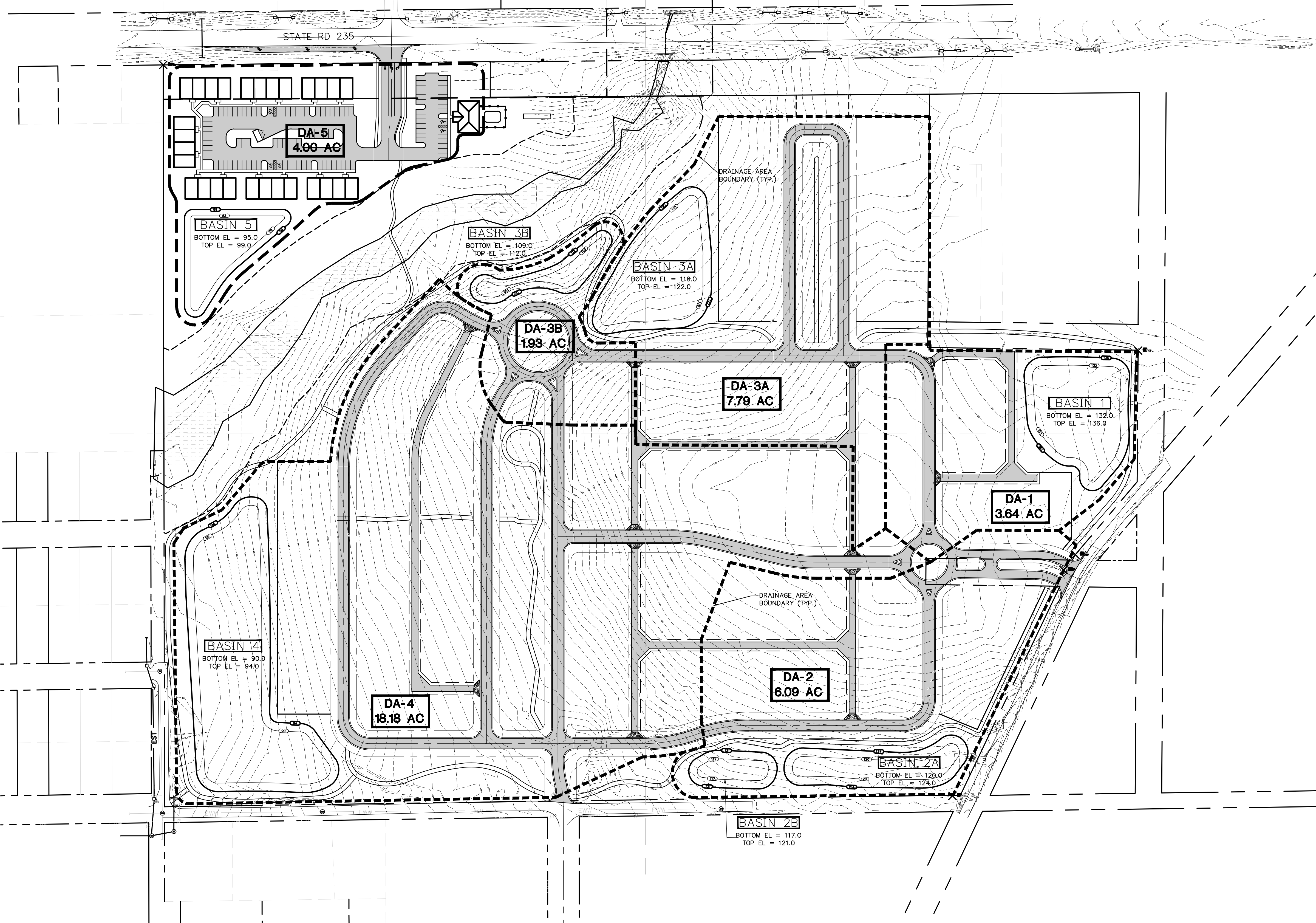
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SHEET TITLE:		PUBLIC FACILITIES PLAN WATER & WASTEWATER	
CLIENT:		ALDEVCO, LLC GAINESVILLE, FLORIDA	
PROJECT:		TOLOSA PD	

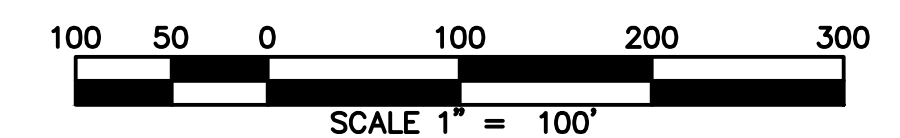
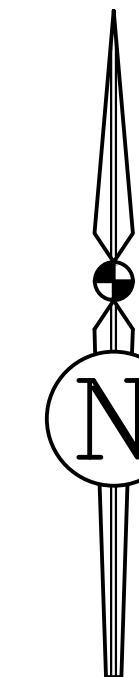
DATE:	APRIL 2019
PROJECT NO:	379-17-01
SHEET NO:	C3.0

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GENERAL NOTES:

1. THE DRAINAGE AREAS AND STORMWATER MANAGEMENT (SM) BASINS SHOWN ARE BASED ON CONCEPT DESIGNS AND ARE SUBJECT TO CHANGE, BASED ON FINAL CONSTRUCTION PLANS.
2. ALL STORMWATER MANAGEMENT (SM) BASINS WILL BE DESIGNED TO MEET THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) DESIGN CRITERIA OF THE 100 YR. CRITICAL DURATION DESIGN STORM. ALL BASINS DESIGNED TO BE DETENTION BASINS SHALL DISCHARGE UNDER POST DEVELOPMENT CONDITIONS AT RATES LESS THAN PRE-DEVELOPMENT CONDITIONS. STORMWATER MANAGEMENT REPORTS SHALL BE PROVIDED WITH FINAL DESIGN OF EACH INDIVIDUAL CONSTRUCTION PHASE DOCUMENTING CONFORMANCE TO THE DESIGN CRITERIA.
3. EACH DEVELOPMENT PHASE SHALL OBTAIN A SRWMD ERP PERMIT APPROVAL FOR THE INDIVIDUAL PHASE.

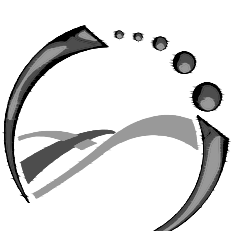


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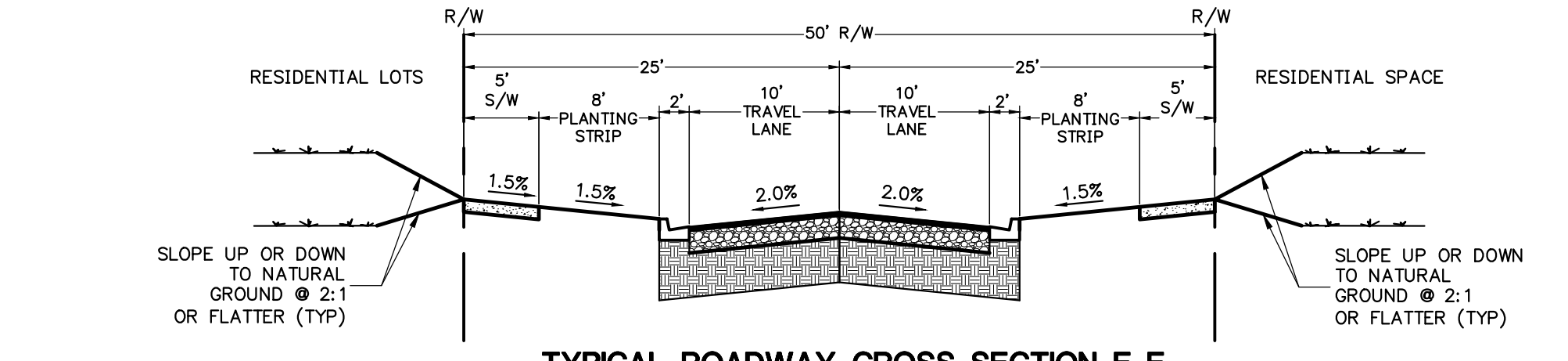
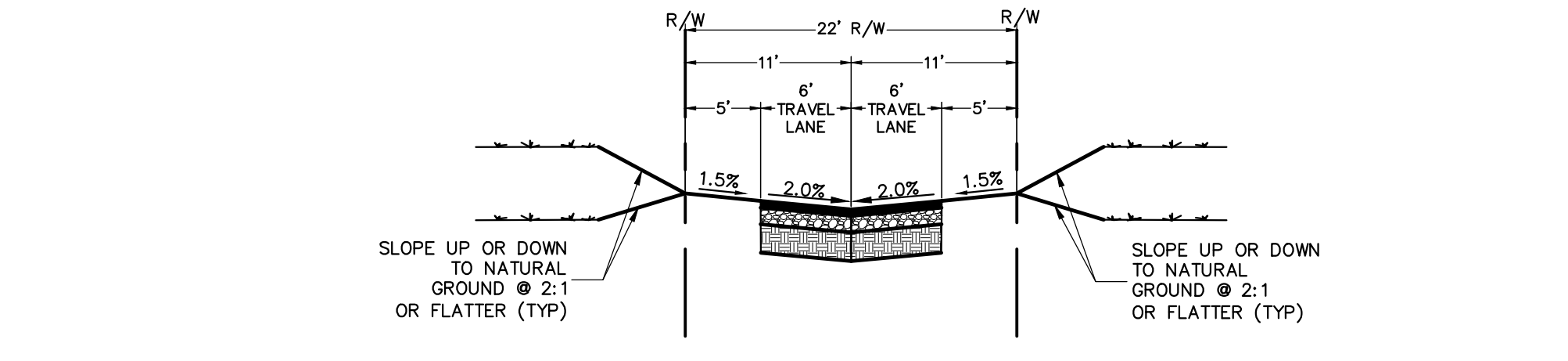
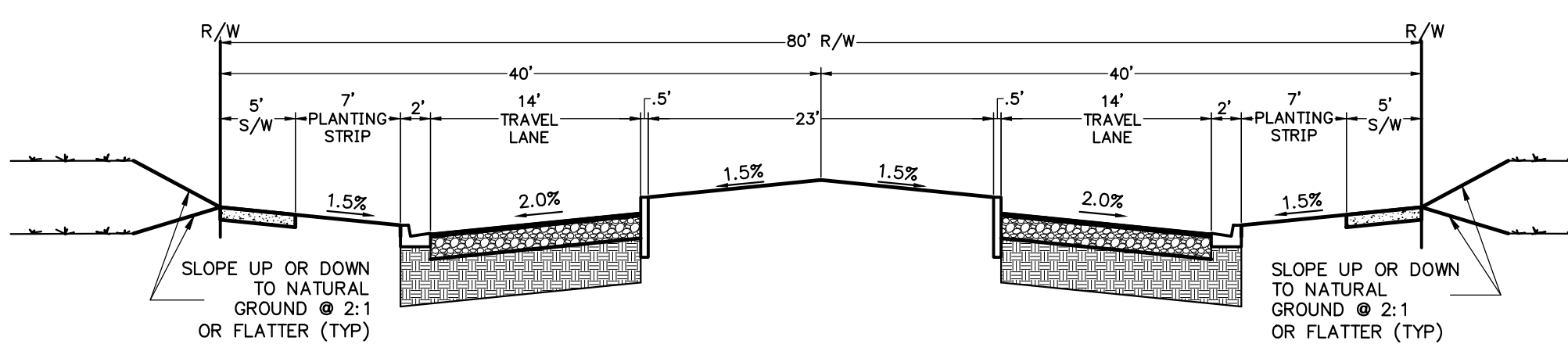
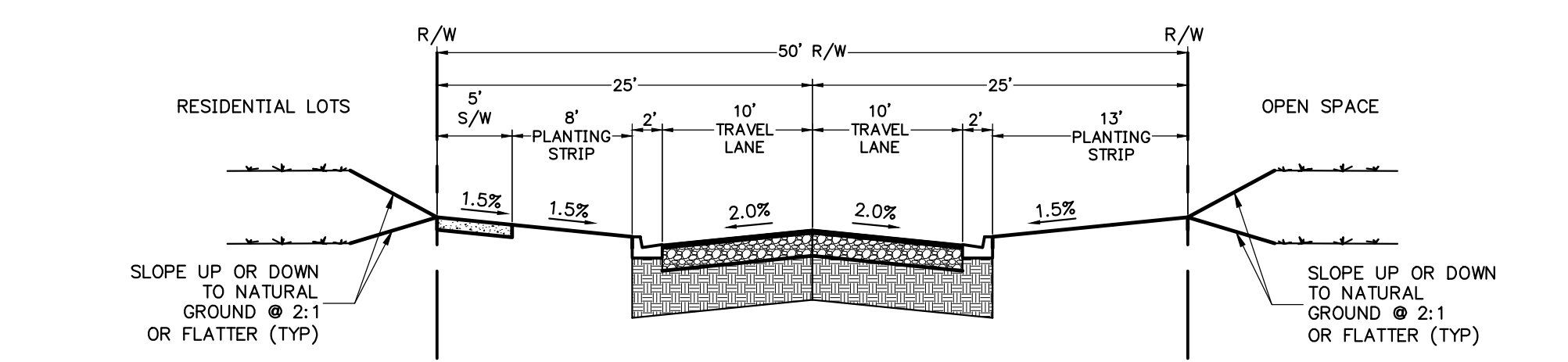
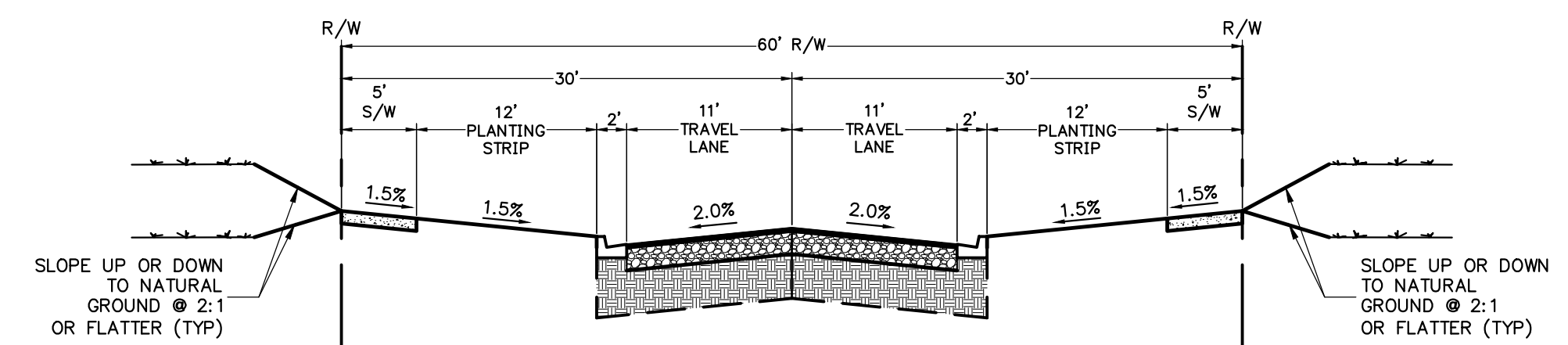
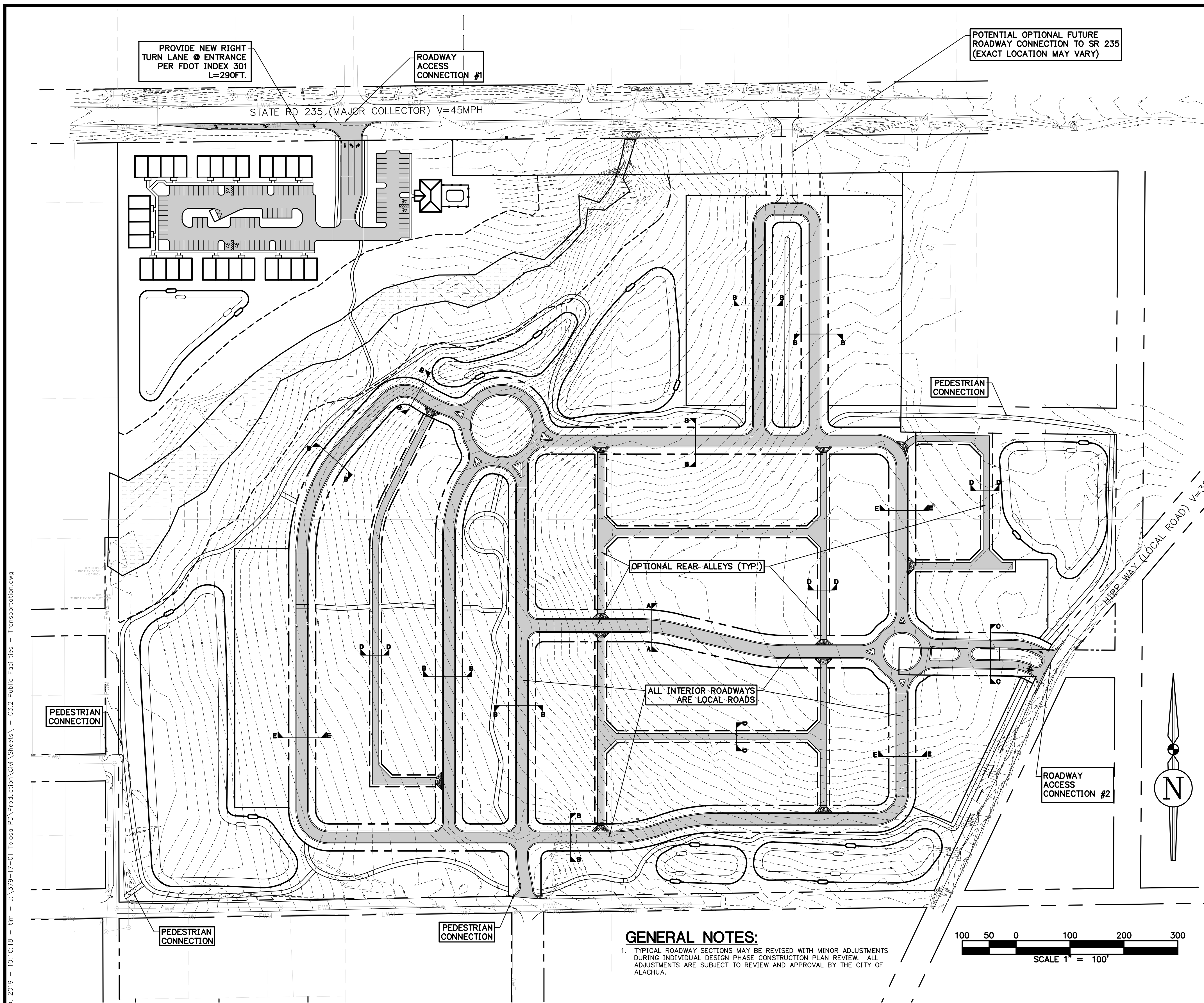
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SHEET TITLE: PUBLIC FACILITIES PLAN STORMWATER		DATE: APRIL 2019
CLIENT: ALDEVCO, LLC GAINESVILLE, FLORIDA		PROJECT NO: 379-17-01
PROJECT: TOLOSA PD		SHEET NO: C3.1



GENERAL NOTES:

1. TYPICAL ROADWAY SECTIONS MAY BE REVISED WITH MINOR ADJUSTMENTS DURING INDIVIDUAL DESIGN PHASE CONSTRUCTION PLAN REVIEW. ALL ADJUSTMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ALACHUA.

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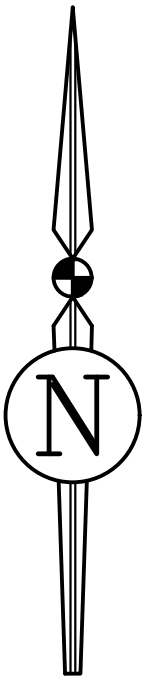
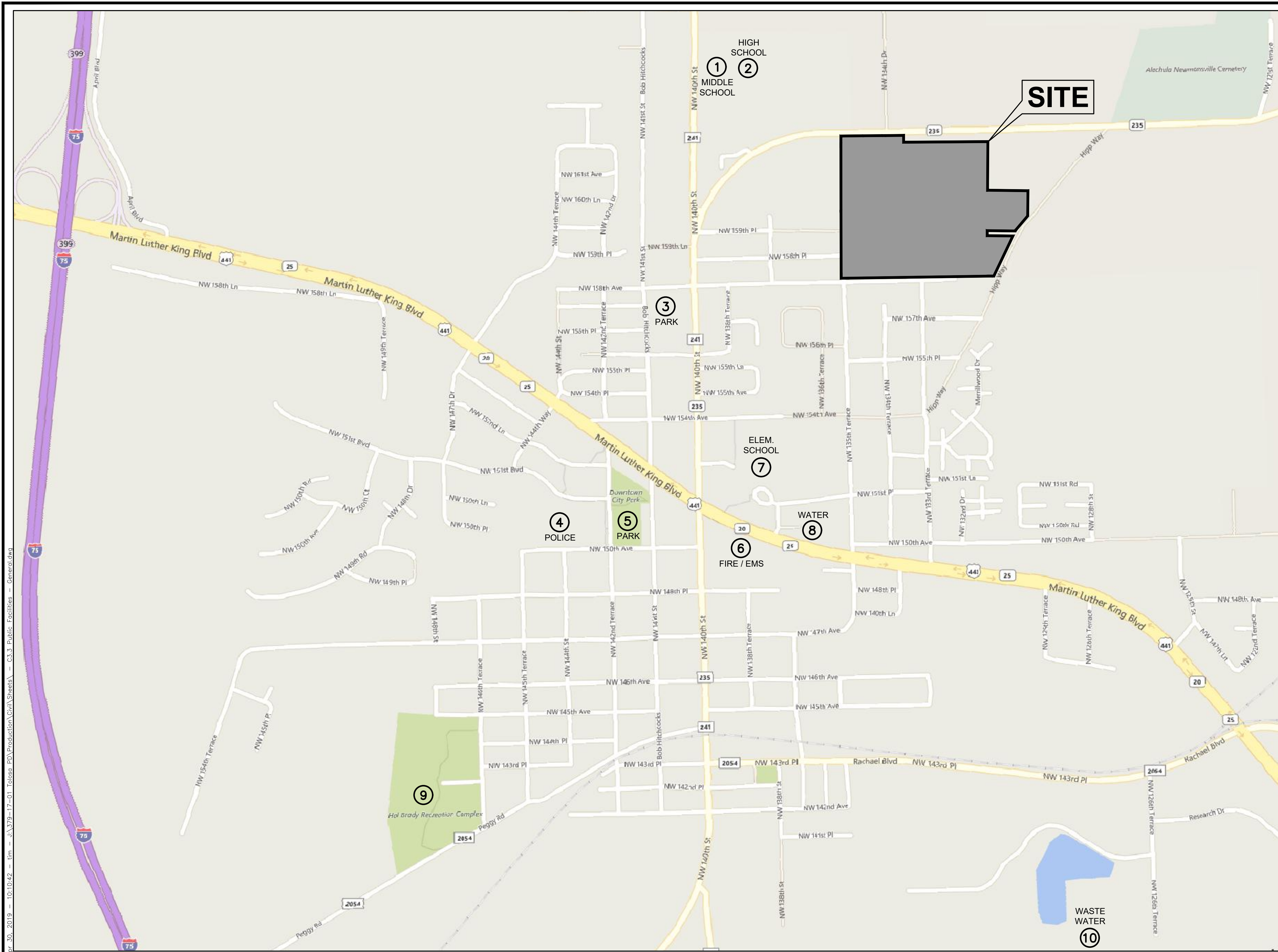
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SHEET TITLE:		DATE:	
PUBLIC FACILITIES PLAN		APRIL 2019	
TRANSPORTATION		PROJECT NO:	
		379-17-01	
CLIENT:		SHEET NO:	
ALDEVCO, LLC		C3.2	
GAINESVILLE, FLORIDA		PROJECT:	
		TOLOSA PD	



PUBLIC FACILITIES LEGEND

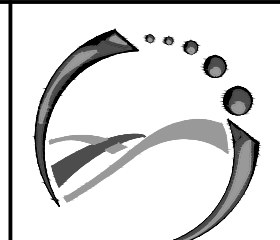
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- ② MEBANE HIGH SCHOOL
- ③ MAUDE LEWIS PARK
- ④ ALACHUA POLICE DEPARTMENT
- ⑤ DOWNTOWN CITY PARK (SKINNER FIELD)
- ⑥ ALACHUA COUNTY FIRE RESCUE STATION #21
- ⑦ ALACHUA ELEMENTARY SCHOOL
- ⑧ ALACHUA CITY WATER TREATMENT FACILITY
- ⑨ HAL BRADY RECREATION COMPLEX & ALACHUA SPLASH PARK
- ⑩ ALACHUA WASTEWATER TREATMENT PLANT

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:	A. J. "JAY" BROWN, JR., P.E. FLORIDA LICENSE NO. 43879
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SHEET TITLE: PUBLIC FACILITIES - GENERAL		DATE: APRIL 2019
CLIENT: ALDEVCO, LLC GAINESVILLE, FLORIDA		PROJECT NO: 379-17-01
PROJECT: TOLOSA PD		SHEET NO: C3.3