

PRELIMINARY SUBDIVISION PLAT FOR BRIARWOOD

CITY OF ALACHUA, FLORIDA

PARCEL ID NO.:

03044-011-001, 03044-011-002, 03044-011-003 AND
03044-010-003

17000 BLOCK NW COUNTY ROAD 235A

FOR

TROON DEVELOPMENT, LLC

405 CINNAMON OAK COURT

LAKE MARY, FL 32746

PH (407) 756-0058

INDEX OF SHEETS

[illegible]

Civil Engineering, Inc

**1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FLORIDA 32168
PHONE (407) 325-5579**

PROJECT TEAM MEMBERS:

APPLICANT
TROON DEVELOPMENT, LLC
201 CINNAMON OAK COURT
LAKE MARY, FL 32746
PHONE: (407) 756-0058

PROPERTY OWNER
GOLDEN POND FARMS, INC.
PO BOX 357133
GAINESVILLE, FL 32635

ENGINEER
SPRUCE CREEK CIVIL ENGINEERING, INC.
1982 STATE ROAD 44, SUITE 360
NEW SMYRNA BEACH, FL 32168
PHONE: (407) 325-5579

SURVEYOR
JCH CONSULTING GROUP, INC.
3128 BLITCHTON ROAD
OCALA, FL 34475
PHONE: (352) 405-1482

LANDSCAPE ARCH./PLANNER

DIX.HITE + PARTNERS
150 WEST JESSUP AVENUE
LONGWOOD, FL. 32750
PHONE (407) 667-1777

LEGAL DESCRIPTION (PROVIDED BY SURVEYOR):

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE AMERICAN COMPANY, FILE NO. 2037-4228263, ISSUING AGENT AKERMAN LLP, ISSUING OFFICE NUMBER 060135.0345919, ISSUING OFFICE FILE NO. D.R. HORTON/ TROON CREEK, BEARING AN EFFECTIVE DATE OF JANUARY 24, 2019)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE RUN S 87°18'16" W, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 58.60' TO THE WEST RIGHT OF WAY LINE (R/W) OF COUNTY ROAD NO. S-235-A AND THE POINT OF BEGINNING; THENCE CONTINUING S 87°18'16" W ALONG SAID NORTH LINE, A DISTANCE OF 2949.98' TO THE WEST LINE OF THE EAST HALF OF SECTION 8; THENCE S 05°32'22" E, ALONG SAID WEST LINE, A DISTANCE OF 1335.81'; THENCE N 87°18'22" E, A DISTANCE OF 1577.01'; THENCE N 01°47'45" W, A DISTANCE OF 322.90'; THENCE N 87°17'33" E, A DISTANCE OF 9.486'; THENCE N 01°47'45" W, A DISTANCE OF 200.00'; THENCE N 87°17'33" E, A DISTANCE OF 1198.28' TO THE WEST R/W OF COUNTY ROAD NO. S-235-A; THENCE N 01°47'45" W, ALONG SAID R/W LINE, A DISTANCE OF 8.14'; TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11409.16' AND A CENTRAL ANGLE OF 02°13'25"; THENCE NORTHERLY ALONG SAID R/W CURVE, A DISTANCE OF 442.77' TO THE NORTH LINE OF SECTION 8 AND THE POINT OF BEGINNING.

(PER FIRST AMERICAN TITLE AMERICAN COMPANY, FILE NO. 2037-4228263, ISSUING AGENT AKERMAN LLP, ISSUING OFFICE NUMBER 060135.0345919, ISSUING OFFICE FILE NO. D.R. HORTON/ TROON CREEK, BEARING AN EFFECTIVE DATE OF JANUARY 24, 2019)

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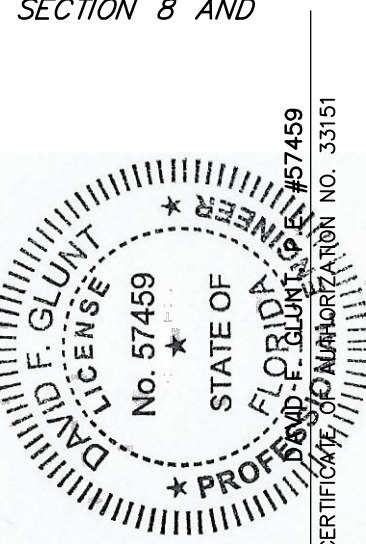
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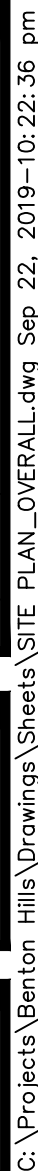


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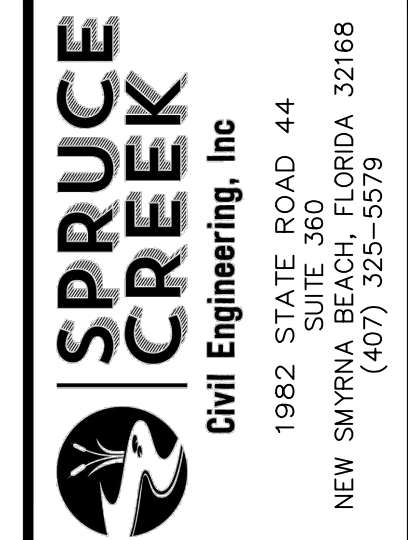
2019-01 BRIARWOOD

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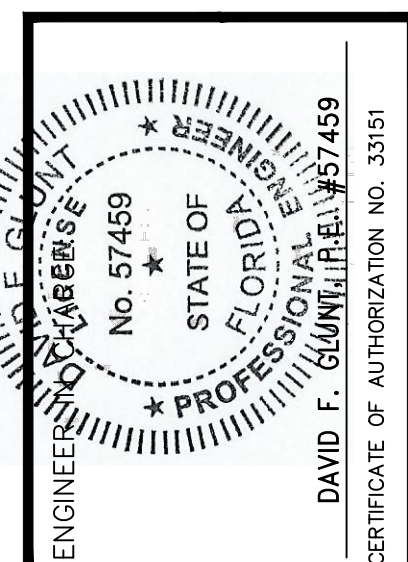


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SITE PLAN
FOR
BRIARWOOD SUBDIVISION
CITY OF ALACHUA
FLORIDA

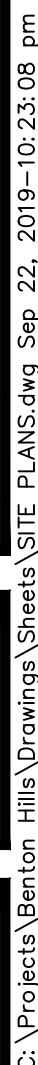
CLIENT: TROON DEVELOPMENT, LLC
405 CINNAMON OAK CT.
LAKE MARY, FL 32746
(407) 756-0058

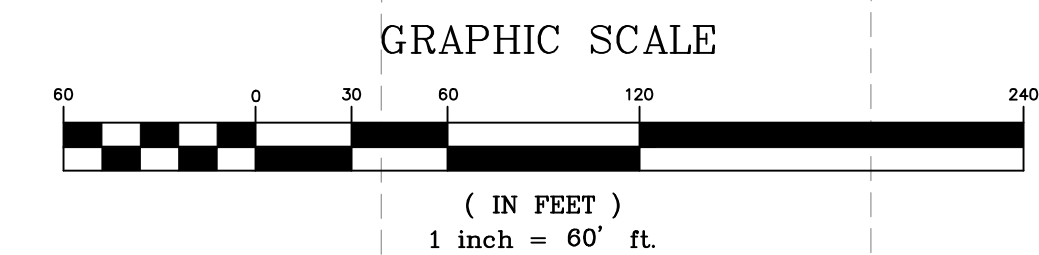


	DATE	REVISIONS
1	09/05/19	REVISED PER CITY COMMENTS DATED 8/20/19
2	09/11/19	REVISED CROSSWALKS
3	09/20/19	REVISED PER CITY COMMENTS DATED 09/17/19
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11		

JOB # 2019-001
DATE: 06/30/19
SCALE: 1" = 50'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-003





SPRUCE CREEK
Civil Engineering, Inc.
1982 STATE ROAD 44
SUITE 360
NEW SMYRNA BEACH, FLORIDA 32168
(407) 325-3575

SITE PLAN
FOR
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CITY OF ALACHUA, FLORIDA

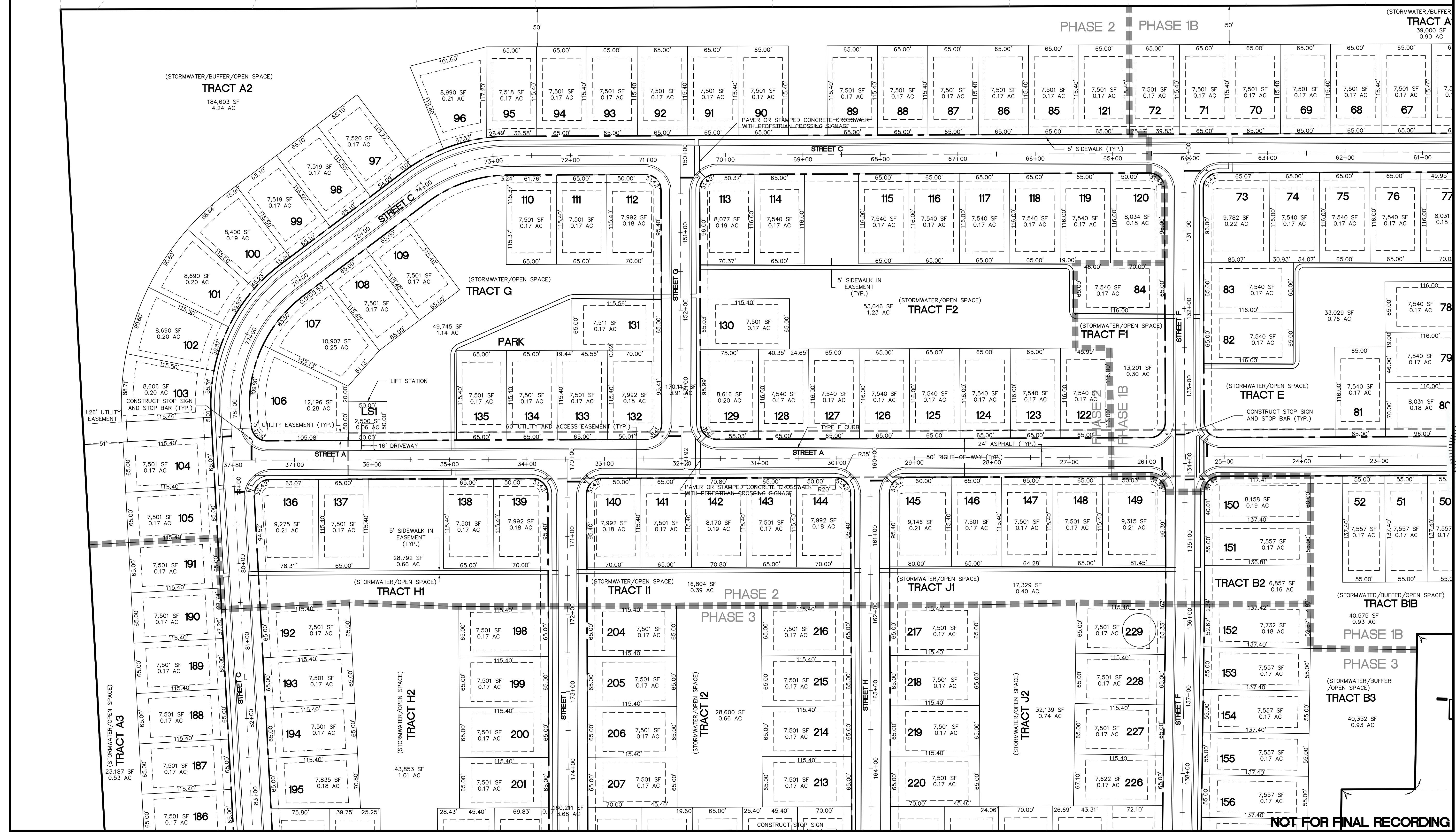
CLIENT:
TRON DEVELOPMENT, LLC
405 CANNON OAK CT.
LAKE MARY, FL 32746
(407) 756-0058

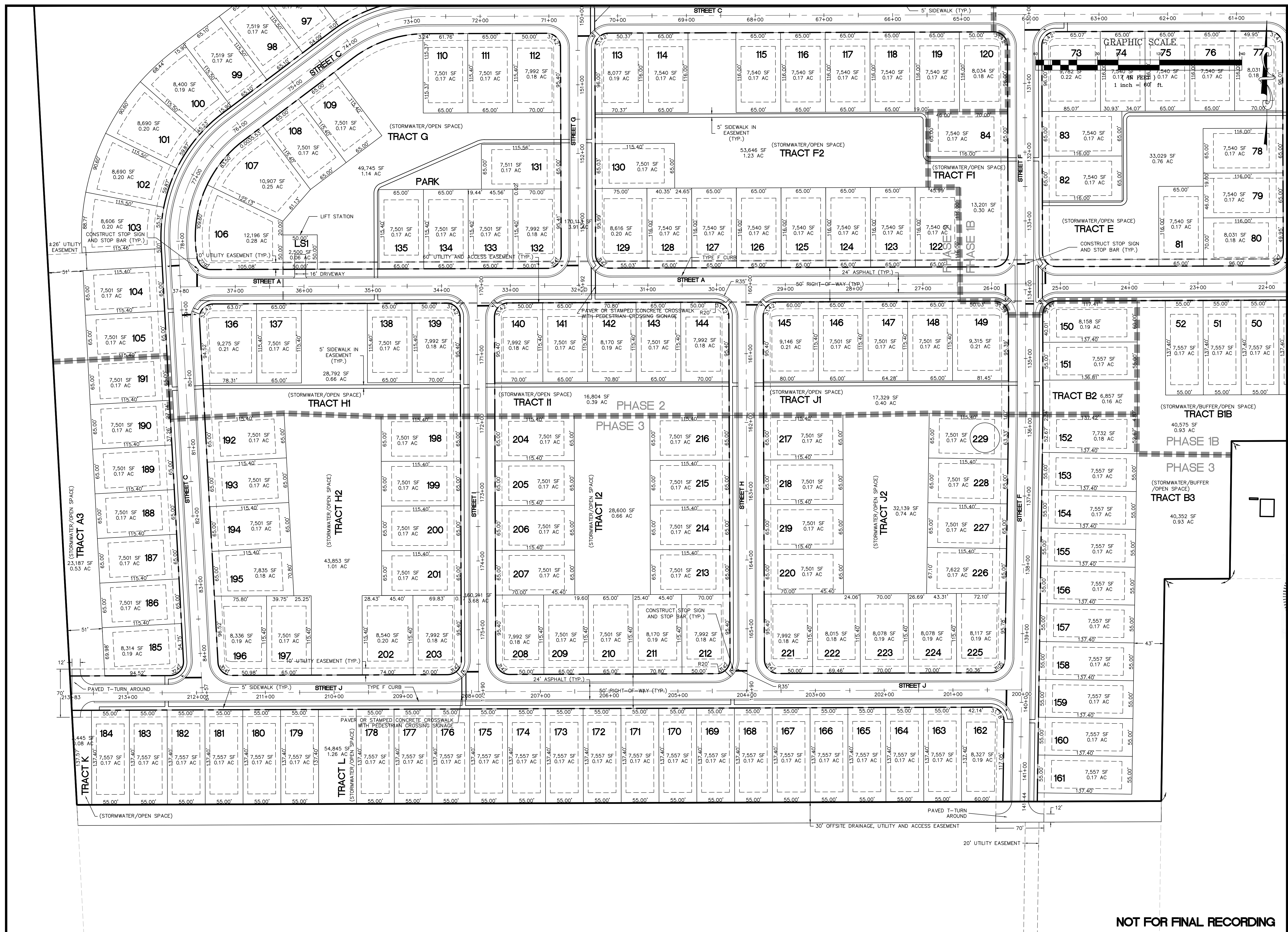
ENGINEER
DAVID F. GUNTER, P.E.
No. 57459
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	REVISIONS	DATE
1	08/20/19	
2	09/10/19	
3	09/19/19	
4	10/01/19	
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C-004

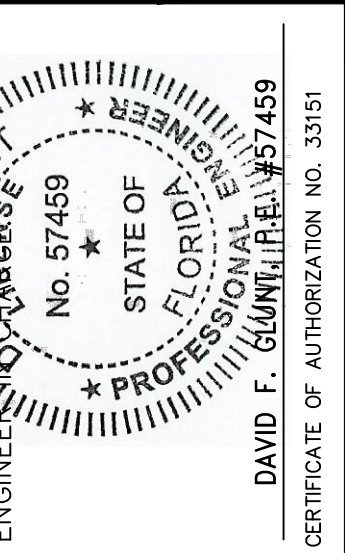




1982 STATE ROAD 44
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FLORIDA

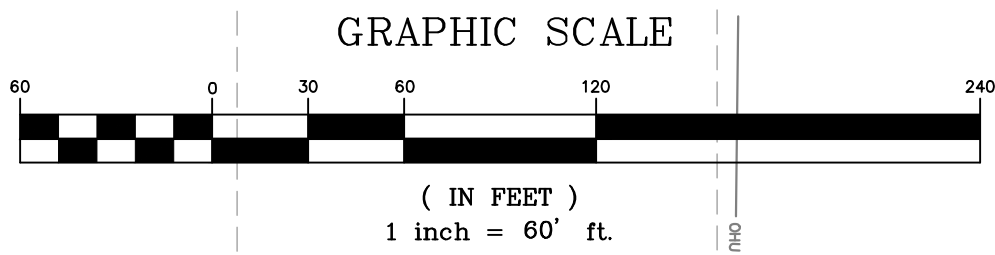
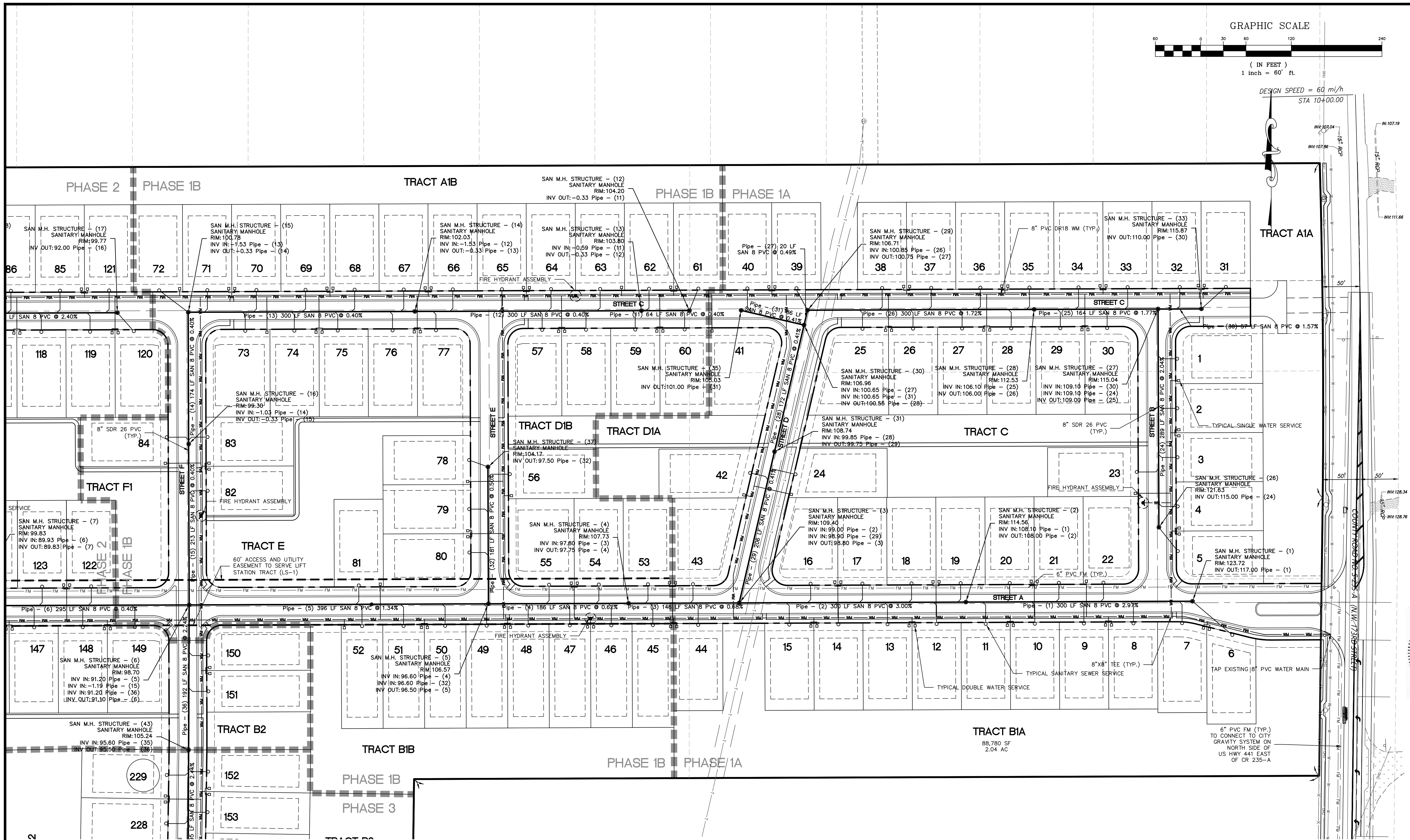
TROON DEVELOPMENT, LLC
405 CINNAMON OAK CT.
LAKE MARY, FL 32746



	DATE	REVISIONS
11		
10		
9		
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7		
6		
5		
4		
3	09/19/19	REVISED PER CITY COMMENTS
2	09/11/19	REVISED CROSSWALKS

DB # 2019-001
 DATE: 06/30/19
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 DRAWN BY: DFG
 APPROVED BY: DFG

- 005



DESIGN SPEED = 60 mi/h
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UTILITY LEGEND	
	6" PVC SANITARY SERVICE AT 1% WITH PVC CLEANOUT
	SDR 35 PVC SANITARY SEWER MAIN
	DOUBLE WATER SERVICE
	SINGLE WATER SERVICE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT ASSEMBLY
	C900 PVC DR18 FORCE MAIN
	C900 PVC DR18 WATER MAIN
	RIGHT-OF-WAY BOUNDARY
	PUBLIC UTILITY EASEMENT

UTILITY ABBREVIATIONS	
WM	WATER MAIN
FM	FORCE MAIN
SAN	SANITARY SEWER
PVC	POLY VINYL CHLORIDE PIPE
LF	LINEAR FEET

UTILITY NOTES:

- WATER SYSTEM NOTES:
- PROJECT TO CONNECT TO THE EXISTING 8-INCH WATER MAIN ON US HWY 441 AND THE EXISTING 8-INCH WATER MAIN ON CR 235-A.
 - THE PROPOSED WATER SYSTEM FOR PHASE 1 WILL HAVE ONE CONNECTION TO CR 235A AND ONSITE 8-INCH DR-18 PVC LOOPED MAINS TO PROVIDE ADEQUATE FIRE PROTECTION. TANKS WILL BE PROVIDED FOR ADDITIONAL FIRE PROTECTION IF NEEDED.
 - THE WATER MAIN SHALL BE INSTALLED PER THE APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ALACHUA. AFTER CONSTRUCTION, INSPECTION AND DISINFECTION, THE WATER MAIN SHALL BE DEEDED TO THE CITY OF ALACHUA FOR OPERATION AND MAINTENANCE. THE WATER MAIN SHALL BE PERMITTED THROUGH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - SOME PHASES WILL REQUIRE ADDITIONAL 8-INCH WATER MAINS AND AN EXTENSION TO US HWY 441 TO LOOP THE OVERALL SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY THE CITY OF ALACHUA.
 - UTILITY EASEMENTS DEDICATED TO THE CITY OF ALACHUA SHALL BE PROVIDED OVER ALL WATER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
 - FIRE PROTECTION WILL BE PROVIDED AND WILL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE CITY OF ALACHUA CODES AND REGULATIONS.

SANITARY SEWER NOTES:

- SANITARY SEWER SHALL BE PROVIDED THROUGHOUT PHASE 1 AND IN ALL FUTURE PHASES.
- GRAVITY SEWER SHALL BE INSTALLED ACCORDING TO THE APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ALACHUA AND SHALL BE DEEDED TO THE CITY AFTER CONSTRUCTION AND CERTIFIED.
- THE PHASE 1 PROPOSED LIFT STATION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF ALACHUA. THE LIFT STATION SHALL BE DEEDED TO THE CITY AFTER CONSTRUCTION, INSPECTION AND CERTIFICATION OF THE SYSTEM. THE PHASE 2 LIFT STATION SHALL COMPLY WITH THE ABOVE REQUIREMENTS.
- THE FORCE MAIN SHALL BE CONSTRUCTED FROM THE LIFT STATION TO THE CITY OF ALACHUA CENTRAL SEWER SYSTEM.
- THE FORCE MAIN SHALL BE INSTALLED PER THE APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ALACHUA. AFTER CONSTRUCTION, INSPECTION AND CERTIFICATION, THE FORCE MAIN SHALL BE DEEDED TO THE CITY OF ALACHUA FOR OPERATION AND MAINTENANCE. THE FORCE MAIN AND GRAVITY SEWER SYSTEM MAIN SHALL BE PERMITTED THROUGH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- UTILITY EASEMENTS DEDICATED TO THE CITY OF ALACHUA SHALL BE PROVIDED OVER ALL FORCE MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.

SPRUCE CREEK

Civil Engineering, Inc.

1982 STATE ROAD 44
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UTILITY PLAN
FOR
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CITY OF ALACHUA, FLORIDA

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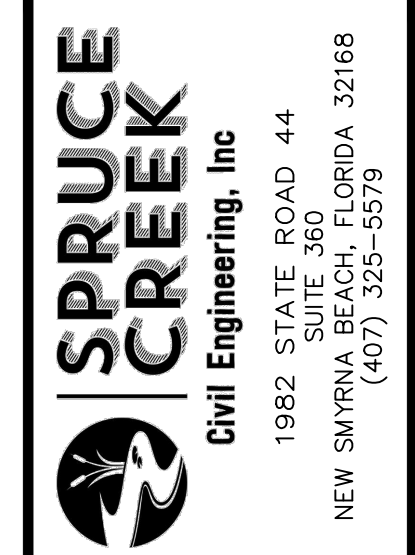
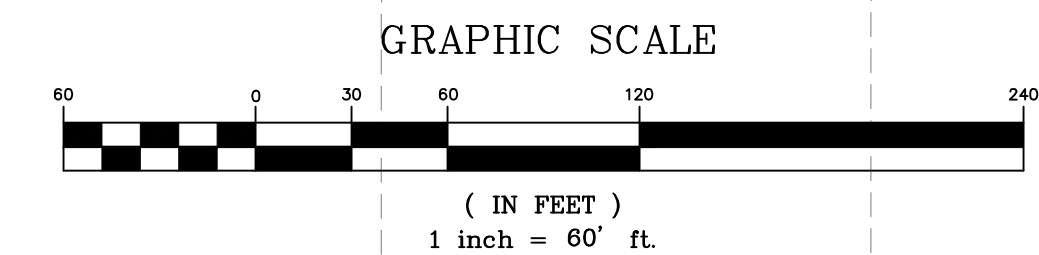
ENGINEER
DAVID F. QUINCY, P.E.
No. 57459
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	06/30/19
2	REVISIONS PER CITY COMMENTS	09/17/19
3	REVISIONS PER CITY COMMENTS	09/17/19
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JOB # 2019-001
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DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

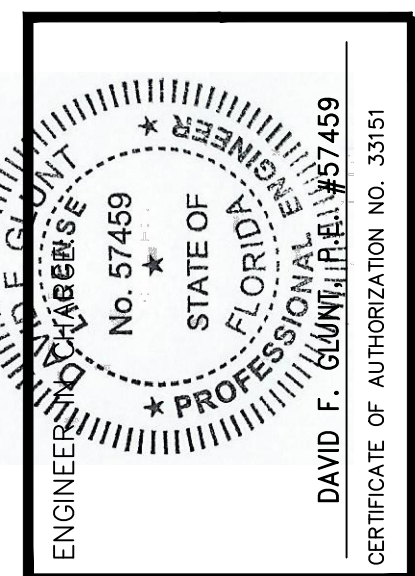
C-006

NOT FOR FINAL RECORDING



UTILITY PLAN
FOR
BRIARWOOD SUBDIVISION
CITY OF ALACHUA, FLORIDA

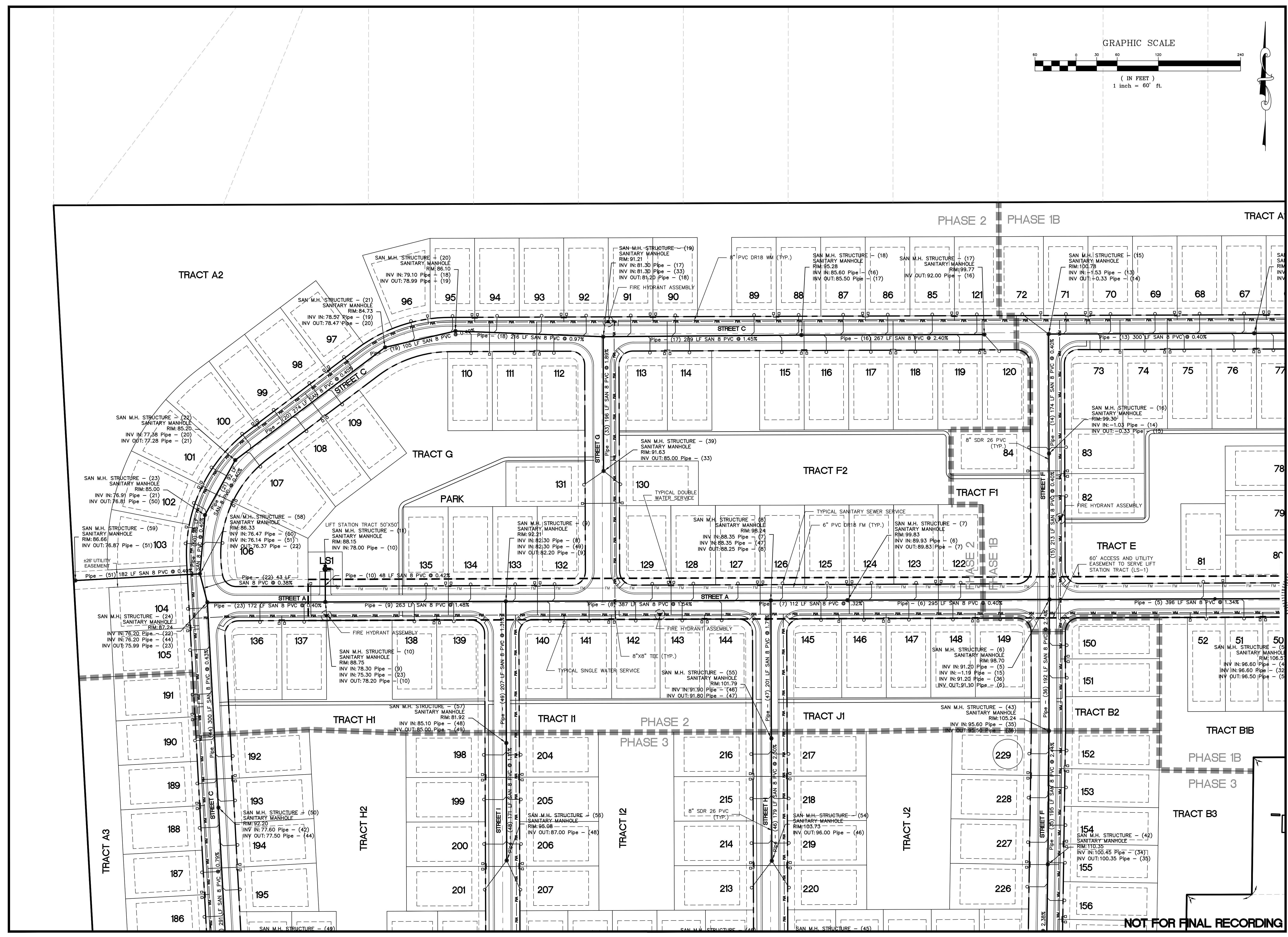
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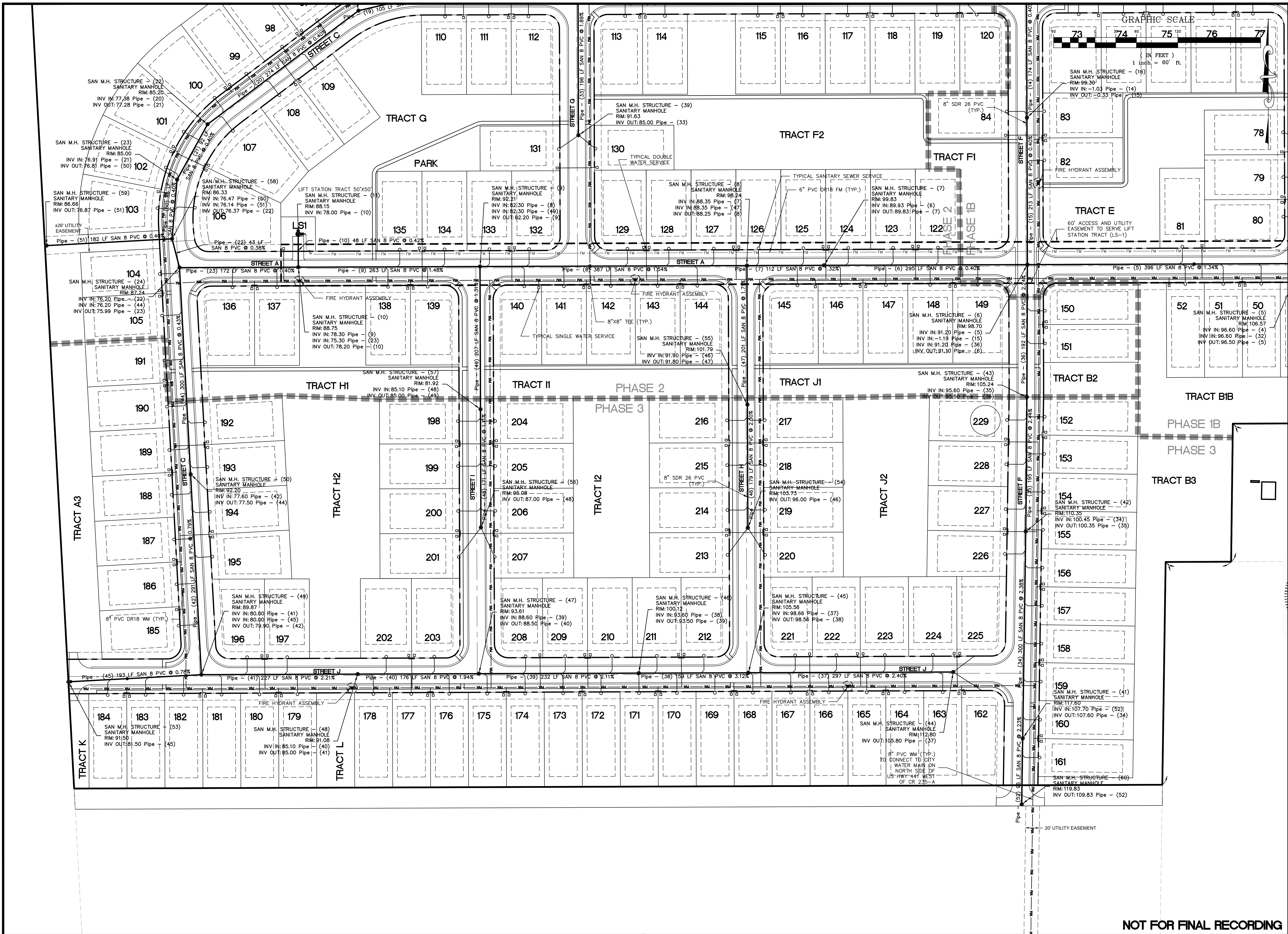


DATE	REVISIONS
1	08/06/19 REVISIONS PER CITY COMMENTS DATED 07/29/19
2	09/19/19 REVISIONS PER CITY COMMENTS DATED 09/17/19
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C-007

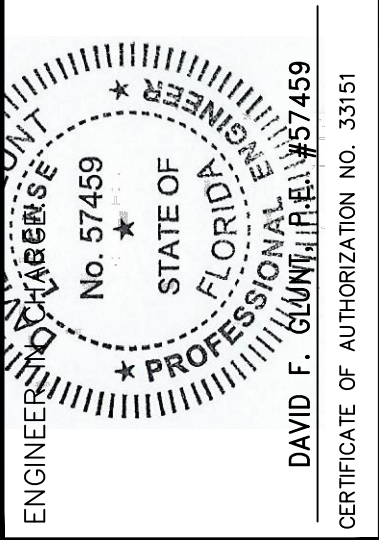




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UTILITY PLAN
FOR
BRIARWOOD SUBDIVISION
FLORIDA
CITY OF ALACHUA

CLIENT:
TRON DEVELOPMENT, LLC
405 CANNON OAK CT.
LAKE MARY, FL 32746
(407) 756-0058

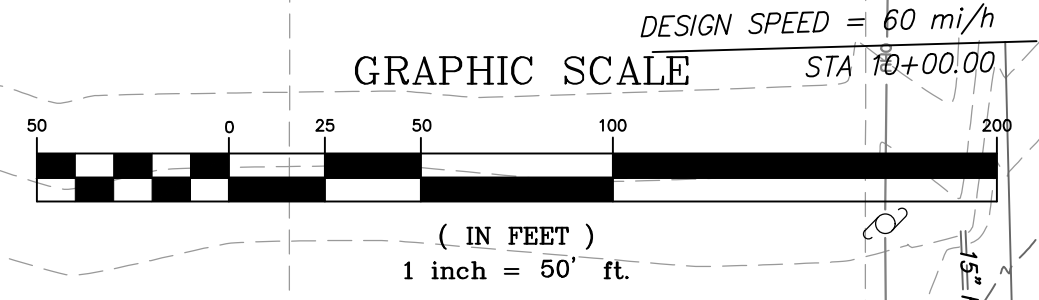
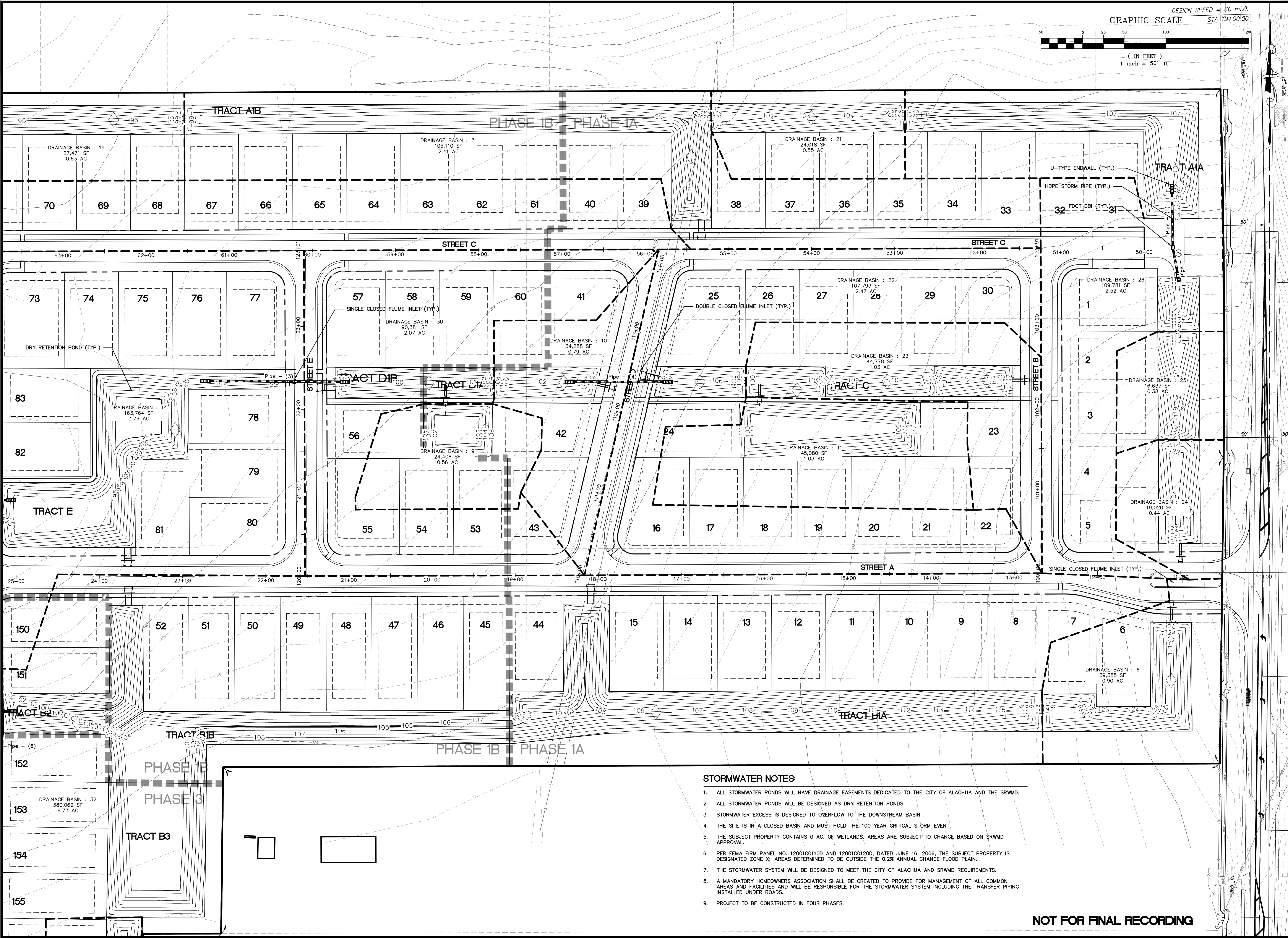


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1	ISSUED FOR PERMITS	06/30/19
2	REVISIONS PER CITY COMMENTS DATED 07/17/19	09/19/19
3	REVISIONS PER CITY COMMENTS DATED 09/17/19	10/01/19
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JOB # 2019-001
DATE: 06/30/19
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DESIGNED BY: DFG
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C-008

NOT FOR FINAL RECORDING



- STORMWATER NOTES:**
- ALL STORMWATER PONDS WILL HAVE DRAINAGE EASEMENTS DEDICATED TO THE CITY OF ALACHUA AND THE SRWMD.
 - ALL STORMWATER PONDS WILL BE DESIGNED AS DRY RETENTION PONDS.
 - STORMWATER EXCESS IS DESIGNED TO OVERFLOW TO THE DOWNSTREAM BASIN.
 - THE SITE IS IN A CLOSED BASIN AND MUST HOLD THE 100 YEAR CRITICAL STORM EVENT.
 - THE SUBJECT PROPERTY CONTAINS 0 AC. OF WETLANDS. AREAS ARE SUBJECT TO CHANGE BASED ON SRWMD APPROVAL.
 - PER FEMA FIRM PANEL NO. 12001C0110D AND 12001C0120D, DATED JUNE 16, 2006, THE SUBJECT PROPERTY IS DESIGNATED ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
 - THE STORMWATER SYSTEM WILL BE DESIGNED TO MEET THE CITY OF ALACHUA AND SRWMD REQUIREMENTS.
 - A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND FACILITIES AND WILL BE RESPONSIBLE FOR THE STORMWATER SYSTEM INCLUDING THE TRANSFER PIPING INSTALLED UNDER ROADS.
 - PROJECT TO BE CONSTRUCTED IN FOUR PHASES.

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(407) 325-5575

CONCEPTUAL DRAINAGE PLAN
FOR
BRIARWOOD SUBDIVISION
FLORIDA
CITY OF ALACHUA

CLIENT:
TROON DEVELOPMENT, LLC
405 CINNAMON OAK CT.
LAKE MARY, FL 32746
(407) 756-0058

ENGINEER
No. 57459
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID F. GUNTZ, P.E. 057459
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	REVISIONS	DATE
1	06/30/19	08/09/19
2	09/20/19	09/20/19
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JOB # 2019-001
DATE: 06/30/19
SCALE: 1" = 50'
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APPROVED BY: DFG

C-009



CONCEPTUAL DRAINAGE PLAN
FOR
BRIARWOOD SUBDIVISION
CITY OF ALACHUA
FLORIDA

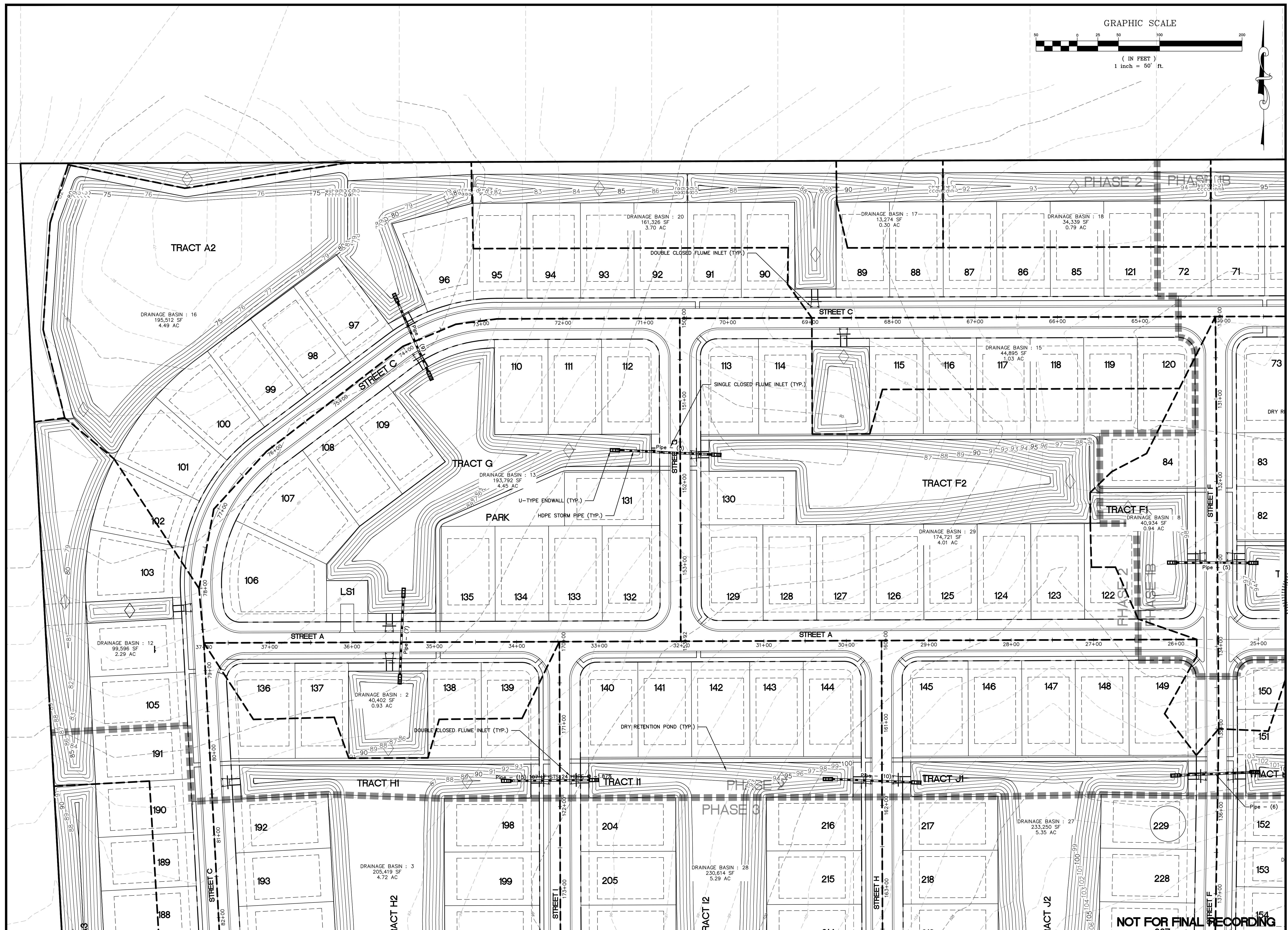


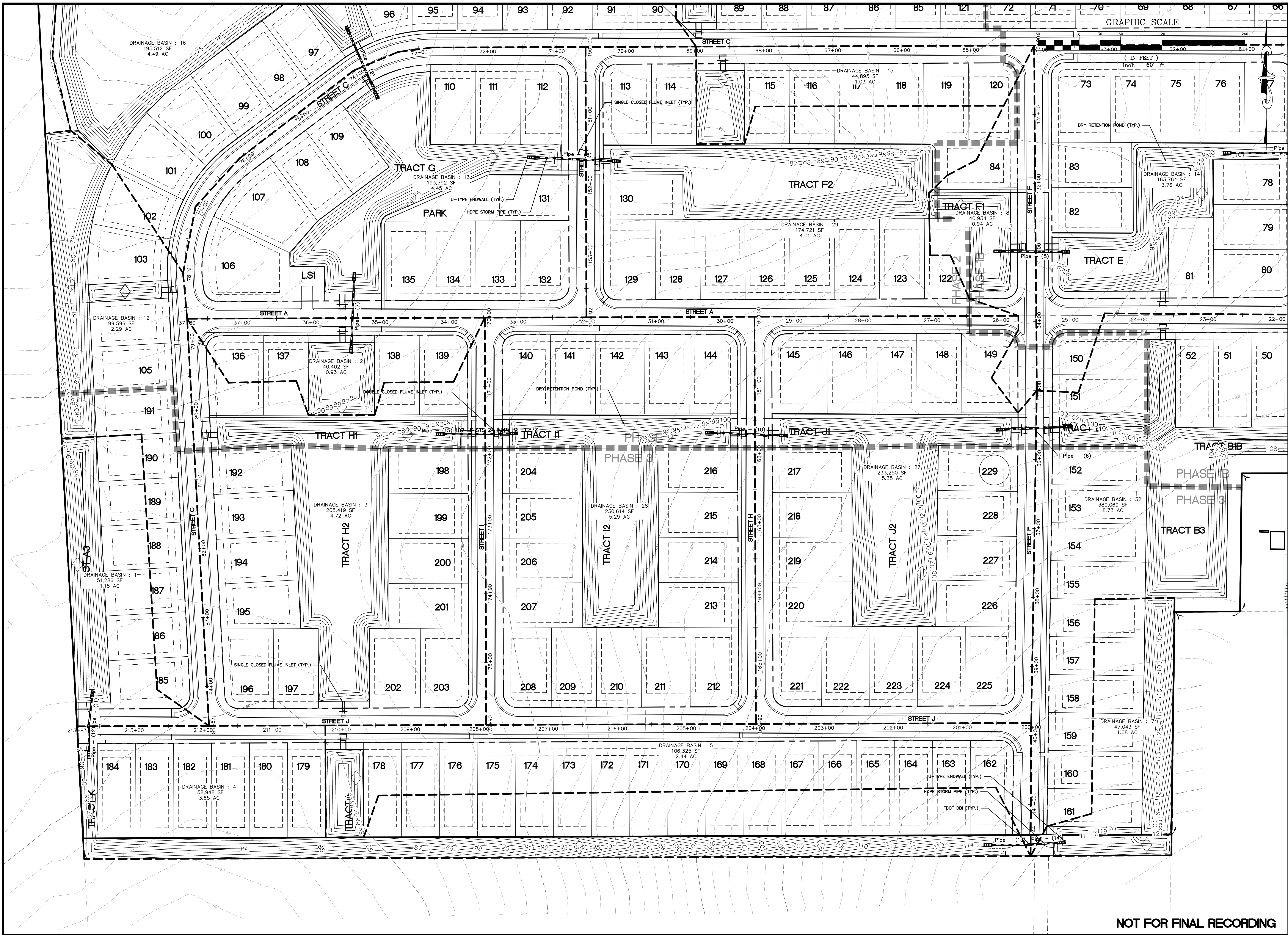
DAVID F. GLUNT, P.E. #57459

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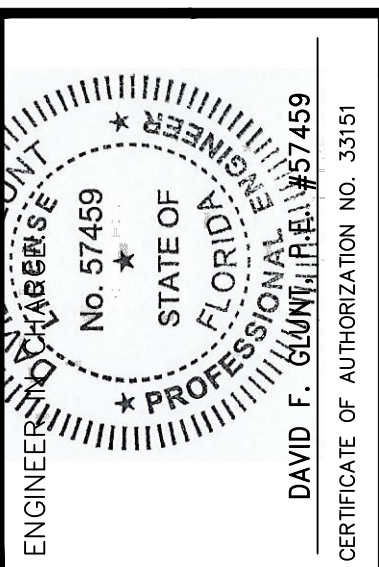
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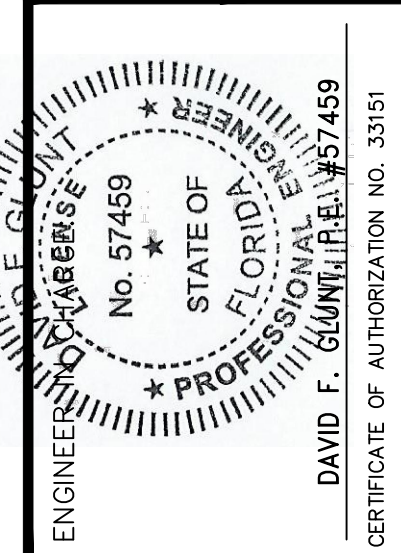
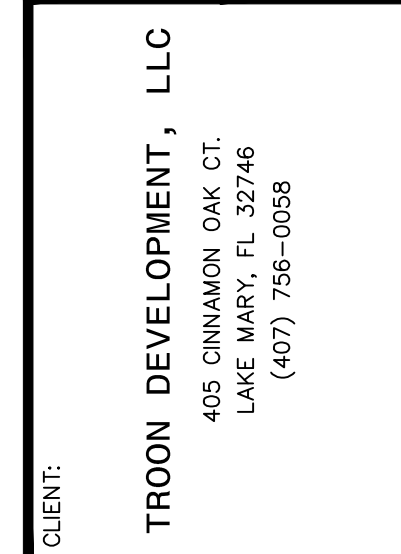
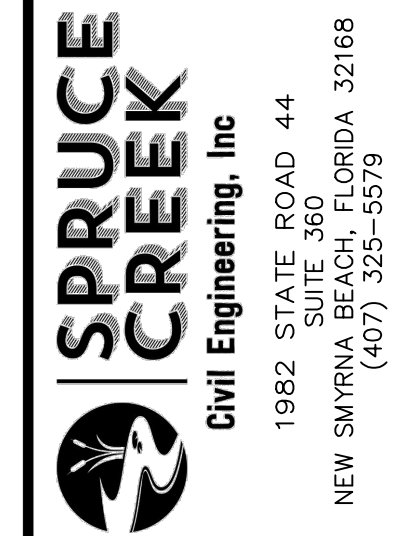
CONCEPTUAL DRAINAGE PLAN
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BRIARWOOD SUBDIVISION
CITY OF ALACHUA, FLORIDA

CLIENT:
TRON DEVELOPMENT, LLC
405 CANNON OAK CT.
LAKE MARY, FL 32746
(407) 756-0058



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APPROVED BY: DFG

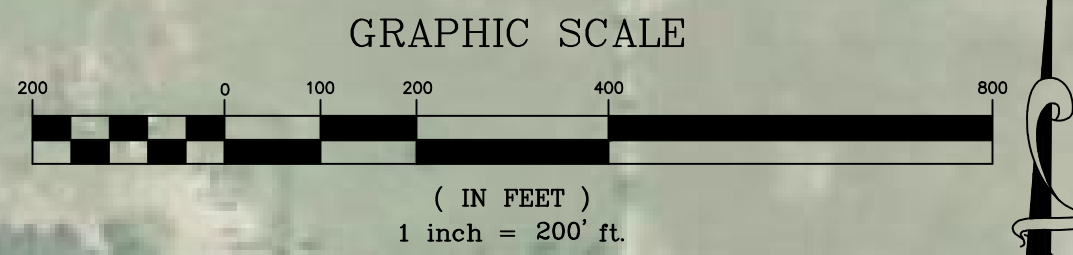
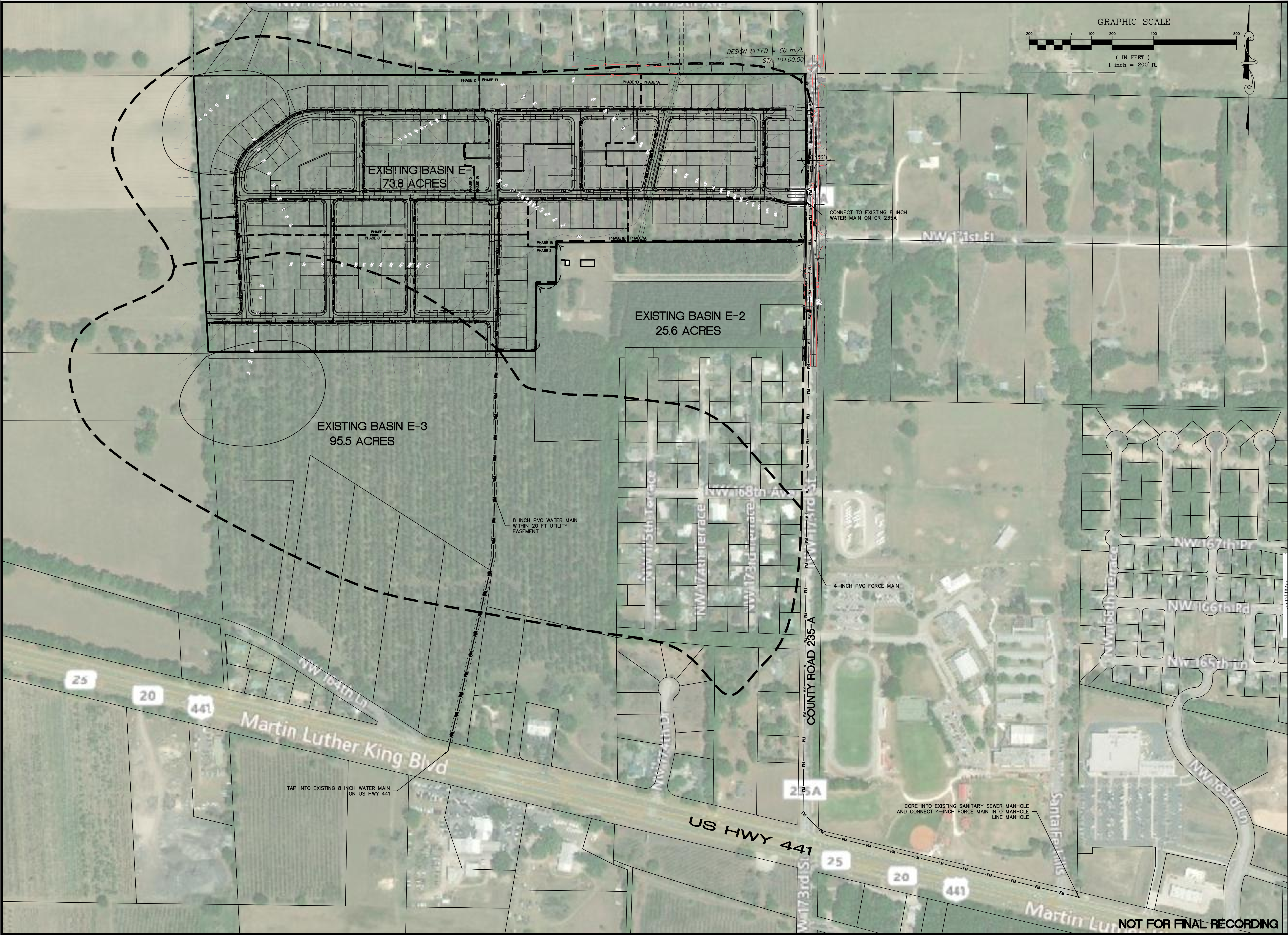


	DATE	REVISIONS
1	09/05/19	REVISED PER CITY COMMENTS DATED 08/20/19
2	09/20/19	REVISED PER CITY COMMENTS DATED 09/17/19
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 2019-001
DATE: 06/30/19
SCALE: 1" = 50'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

- C-012

C-012



**SPRUCE CREEK**
Civil Engineering, Inc.
1982 STATE ROAD 44
SUITE 360
NEW SMYRNA BEACH, FLORIDA 32168
(407) 325-3575

OFFSITE UTILITY AND DRAINAGE
FOR
BRIARWOOD SUBDIVISION
CITY OF ALACHUA
FLORIDA

CLIENT:
TROON DEVELOPMENT, LLC
405 CINNAMON OAK CT.
LAKE MARY, FL 32746
(407) 756-0058

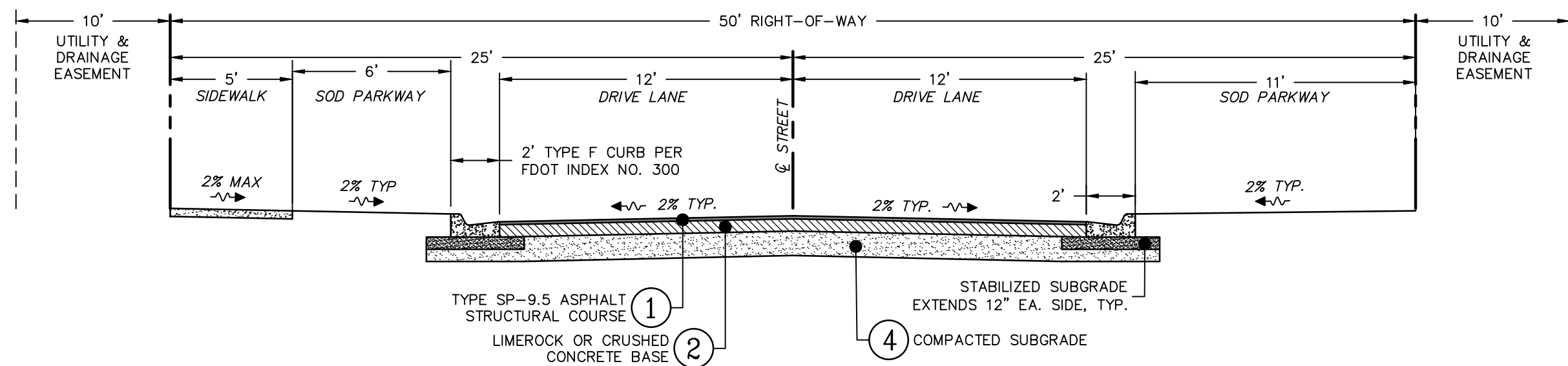


ENGINEER
No. 57459
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID F. GUNTZ (REL. 05/7459)
CERTIFICATE OF AUTHORIZATION NO. 33151

NO.	DATE	REVISIONS
1	09/25/19	REV. PER CITY COMMENTS DATED 9/20/19
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

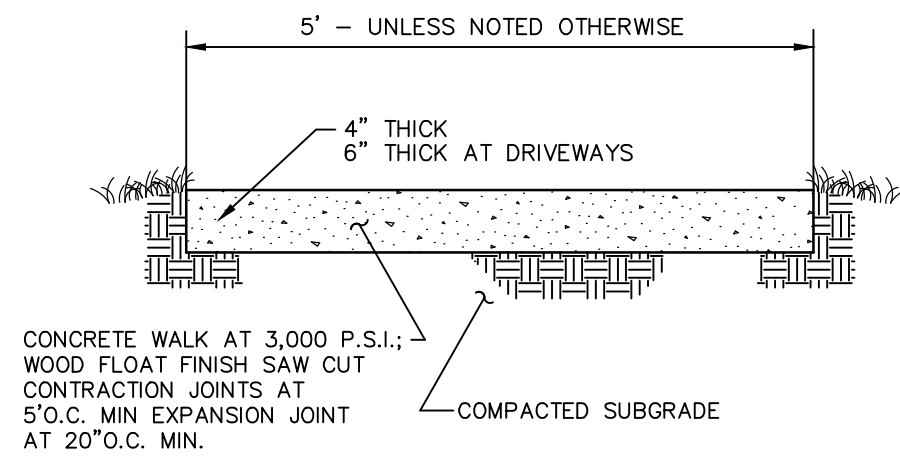
JOB # 2019-001
DATE: 06/30/19
SCALE: 1" = 200'
DESIGNED BY: DFG
DRAWN BY: DFG
APPROVED BY: DFG

C-013

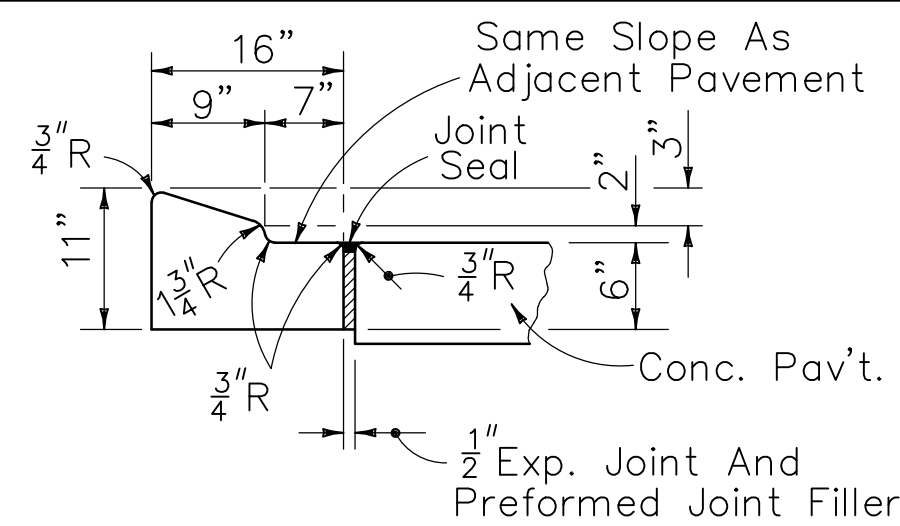


901A TYPICAL SECTION, LOCAL SUBDIVISION ROADS
TYPE B LOCAL
NOT TO SCALE

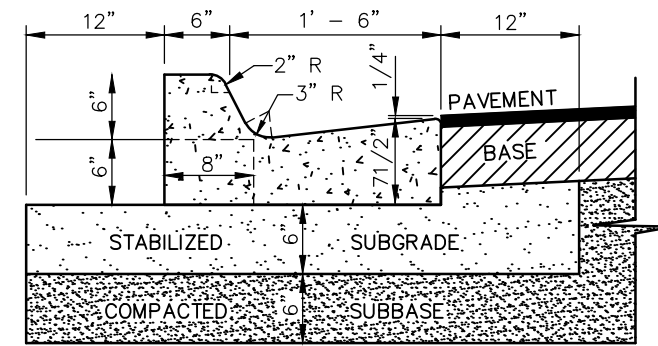
- 1 2" TYPE SP-9.5 STRUCTURAL COURSE (2-1" LIFTS)
2 6" LIMEROCK BASE IN ALACHUA COUNTY RIGHT-OF-WAY FOR CR 235A.
3 6" LIMEROCK OR CRUSHED CONCRETE BASE
4 STABILIZED TO A MINIMUM DEPTH OF 12 INCHES AND BE COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO METHOD T-180 WITH A LIMEROCK BEARING RATIO (LBR) OF 40
- LIMEROCK BASE: Ocala LIMEROCK, OR ITS EQUIVALENT, WITH A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 100, COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO METHOD T-180.



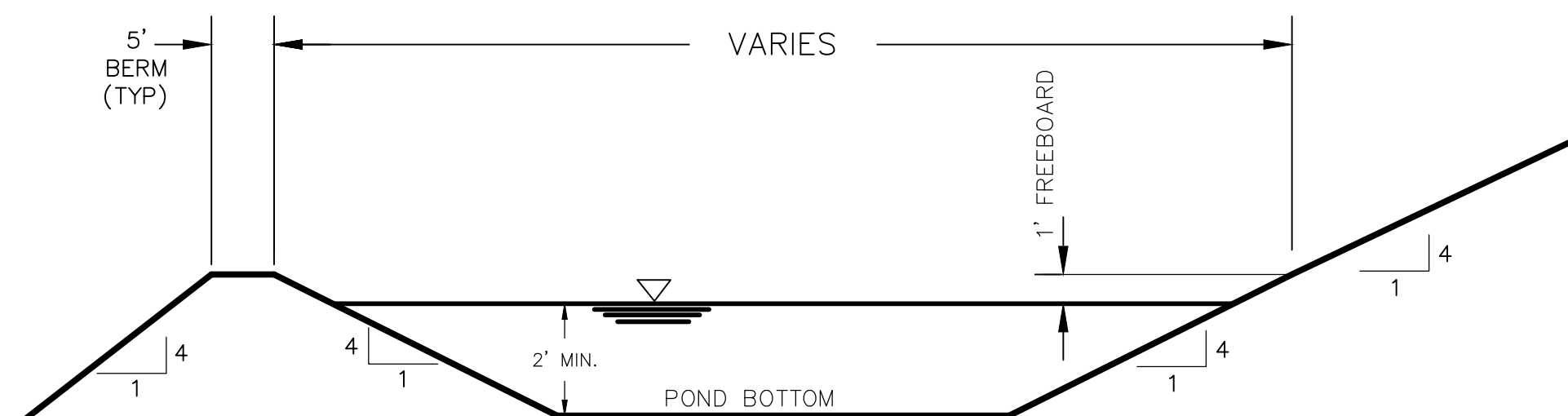
907 CONCRETE WALK
C4 N.T.S.



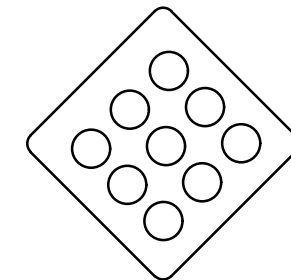
300a TYPE A CURB
N.T.S.



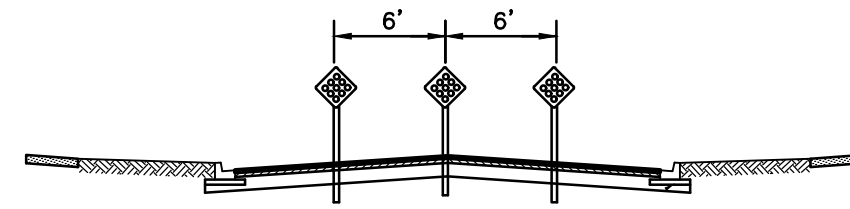
300f TYPE F CURB AND GUTTER
N.T.S.



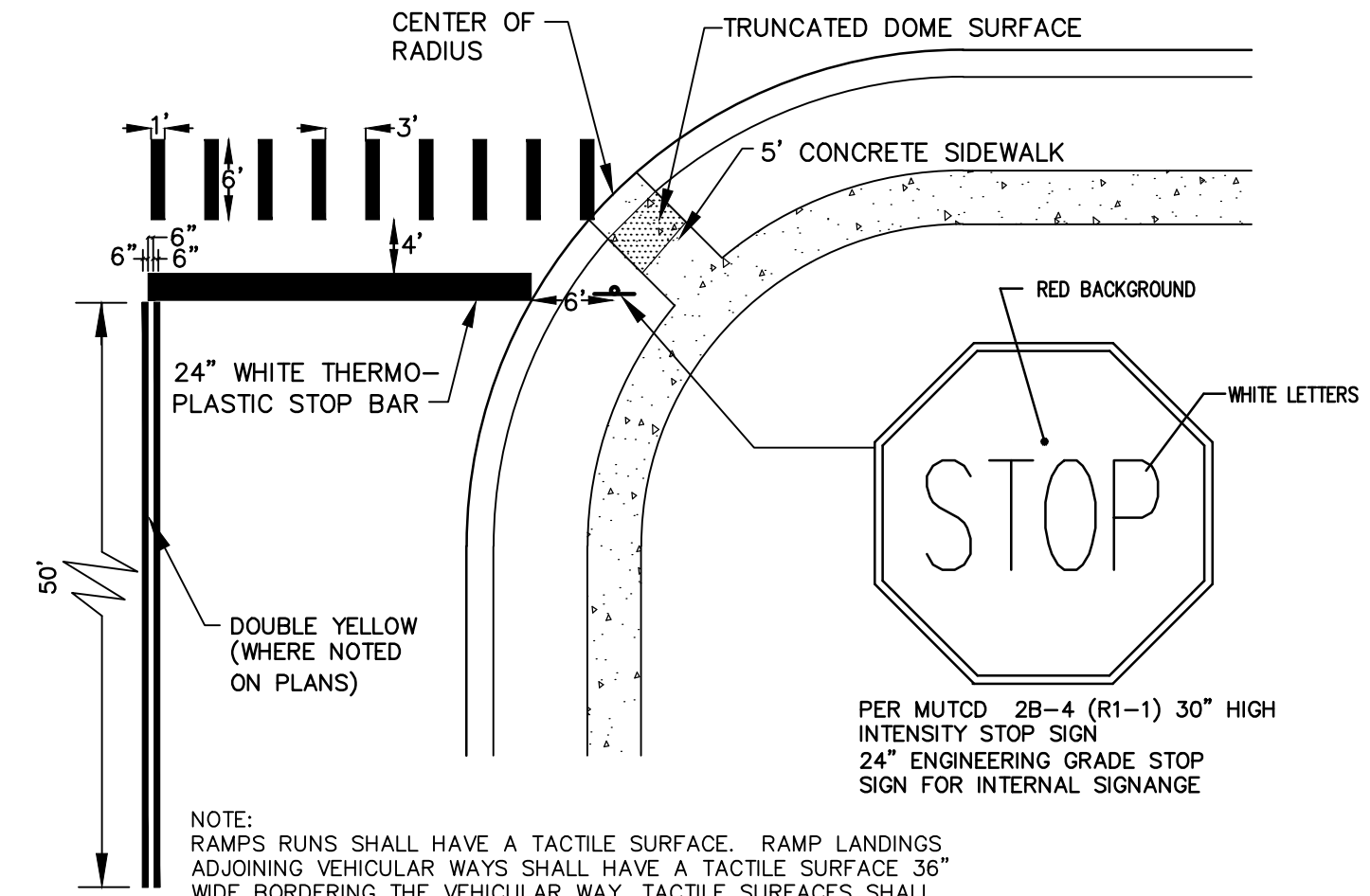
903B TYPICAL DRY RETENTION POND SECTION



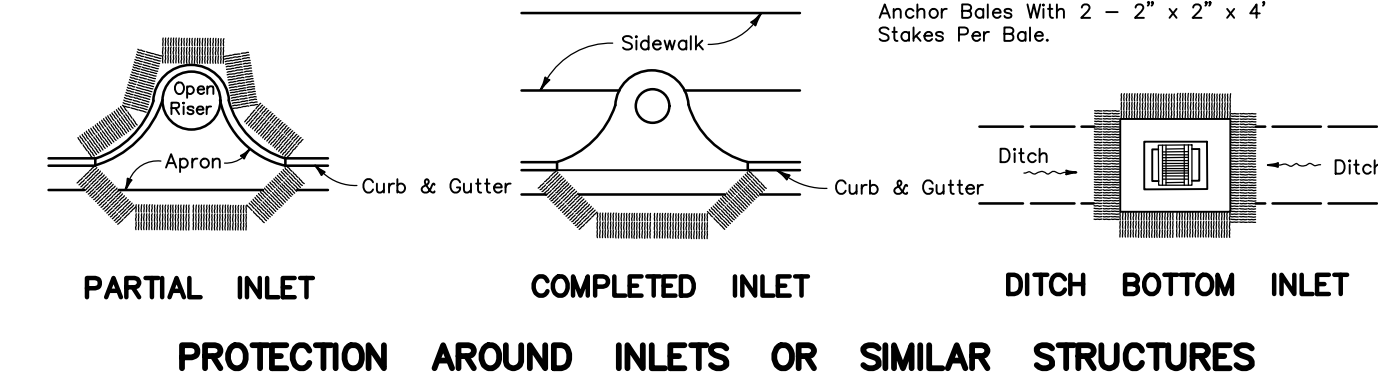
328 END OF ROADWAY MARKERS
N.T.S.



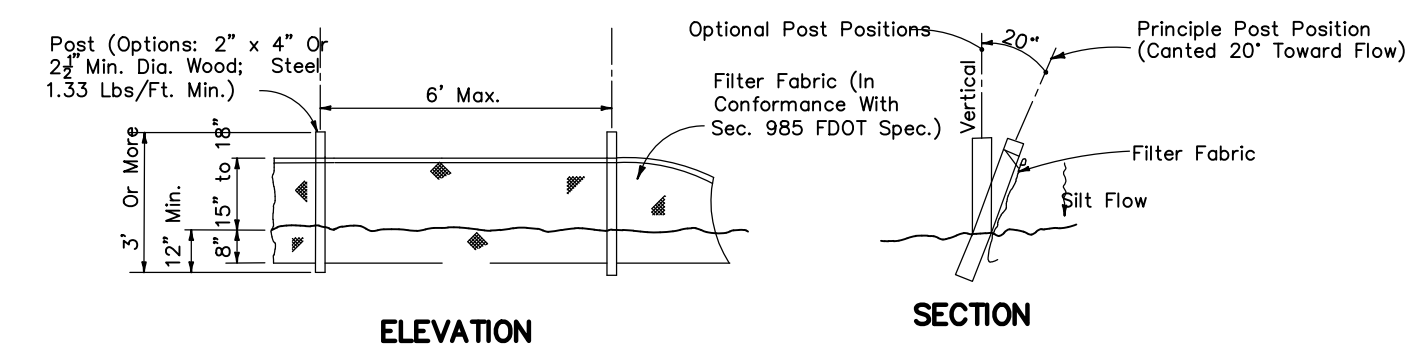
328 END OF ROADWAY MARKERS
N.T.S.



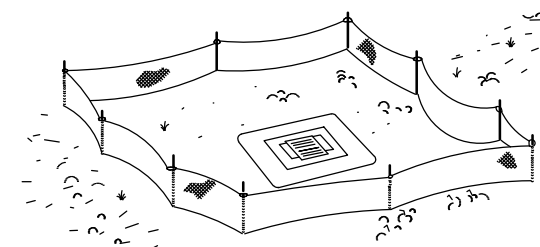
212 STOP SIGN, BAR AND CROSSWALK
C3 N.T.S.



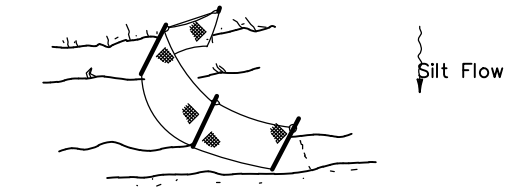
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



TYPE III SILT FENCE



Type III Silt Fence Protection Around Ditch Bottom Inlets.



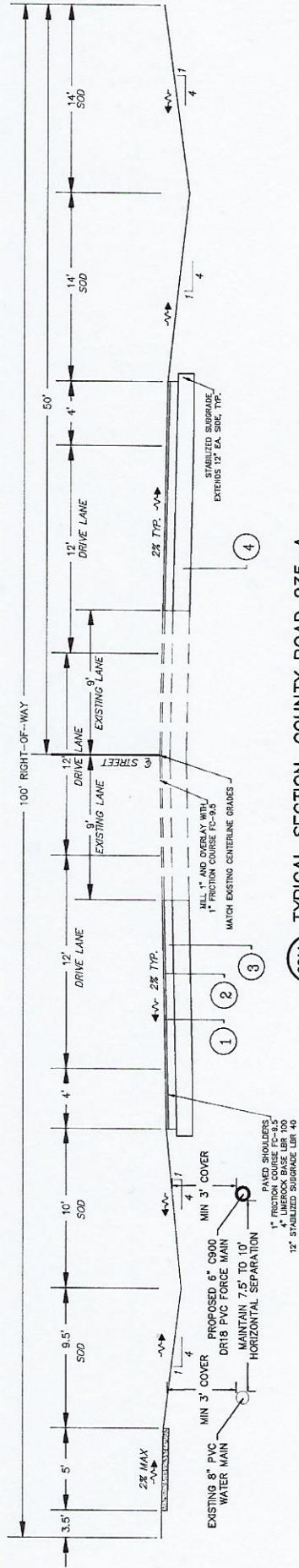
Note: Spacing for Type III Fence to be in accordance with Chart 1, Sheet 1 of 3 and ditch installations at drainage structures Sheet 2 of 3.

SILT FENCE APPLICATIONS

102 BALED HAY OR STRAW BARRIERS AND SILT FENCES
N.T.S.

NOTE: RAMP RUNS SHALL HAVE A TACTILE SURFACE. RAMP LANDINGS ADJOINING VEHICULAR WAYS SHALL HAVE A TACTILE SURFACE 36" WIDE BORDERING THE VEHICULAR WAY. TACTILE SURFACES SHALL BE CONSTRUCTED BY TEXTURING TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINTING SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRIMP), #6 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING. TRANSITION SLOPES ARE NOT TO HAVE TACTILE SURFACES.

304 RAMP FOR PEDESTRIAN TRAFFIC
N.T.S.



901A TYPICAL SECTION, COUNTY ROAD 235-A
NOT TO SCALE

LIMEROCK BASE:
LOCAL LIMEROCK, OR ITS EQUIVALENT, WITH A MINIMUM
LIMEROCK BEARING RATIO (LBR) OF 100, COMPACTED TO
98 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE
WITH AASHTO METHOD T-180.

- 1 1" FRICTION COURSE FC-9.5
- 2 2" TYPE SP-9.5 STRUCTURAL COURSE
- 3 10" LIMEROCK BASE
- 4 STABILIZED TO A MINIMUM DEPTH OF 12 INCHES
UNLESS INDICATED OTHERWISE. COMPACTED TO MAXIMUM
DENSITY IN ACCORDANCE WITH AASHTO METHOD
T-180 WITH A LIMEROCK BEARING RATIO (LBR) OF
40

**SPRUCE
CREEK**

Civil Engineering, Inc

1986 STATE ROAD 44, SUITE 360 NEW SMYRNA BEACH, FL 32168 (407) 325-5579

JOB NO.	00000
SEC: XX TWP: XX RANGE: XX	
DRAWN BY:	DFG
APPROVED:	DFG
DATE	09/27/2019
SCALE:	NTS

ENGINEER IN CHARGE:
DAVID F. GLUNT
No. 57459
STATE OF FLORIDA
CIVIL ENGINEER
EXPIRATION DATE: 09/27/2021

**BRIARWOOD
SUBDIVISION**

CROSS SECTION
CR-235-A

E-01