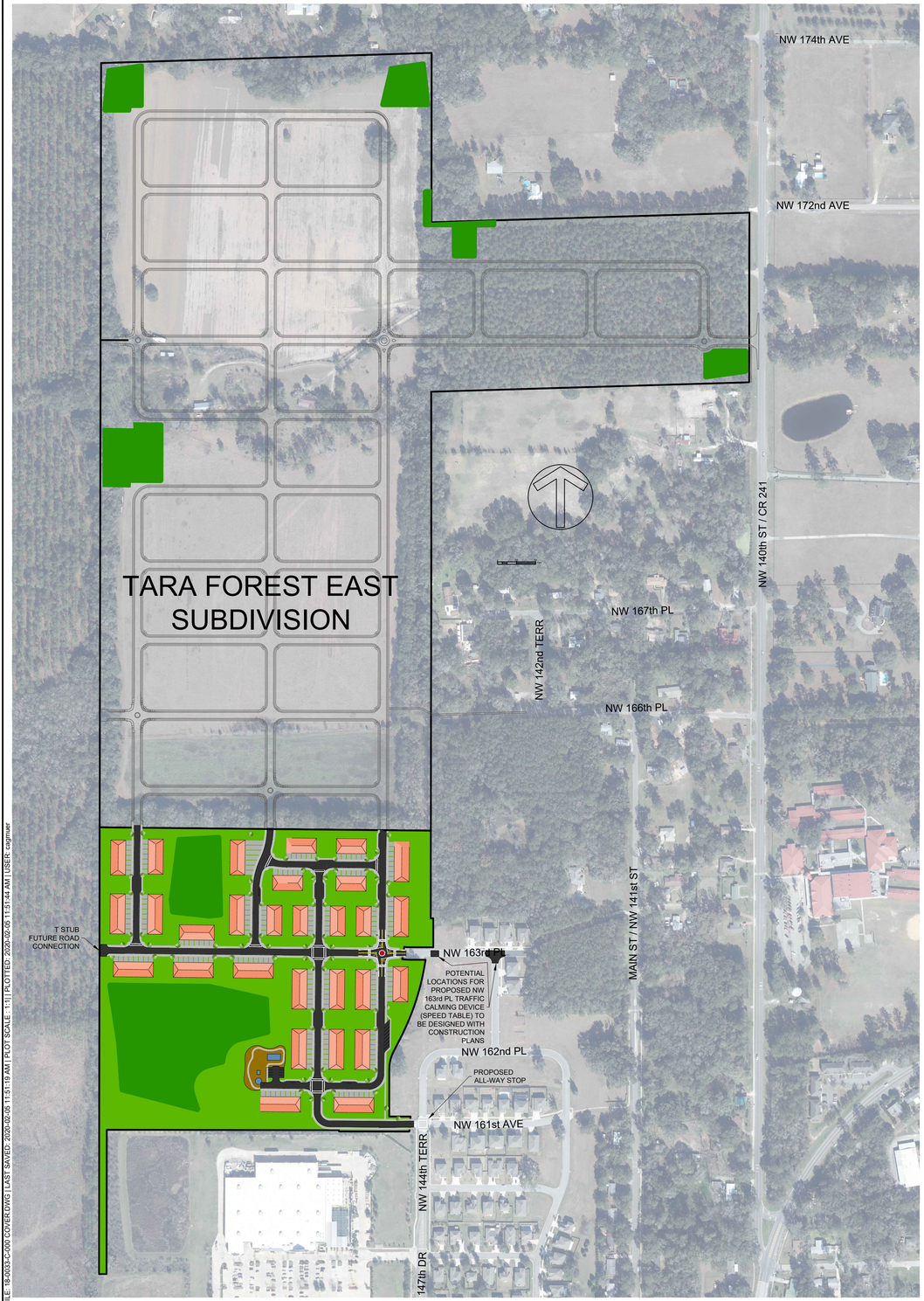

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TARA BAYWOOD

CITY OF ALACHUA
TOWNHOUSE RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

PROJECT INFORMATION

PROJECT NAME: TARA BAYWOOD
TOWNHOUSE RESIDENTIAL SUBDIVISION

LOCATION: TP# 03067-006-000
GENERALLY NW OF NW 147TH TERR AND NW 161ST AVE
±35.26 ACRES

PROPERTY OWNER: TP# 03067-006-000
ALACHUA DEVELOPMENT CO, LLC
16469 BRIDLEWOOD CIRCLE
DELRAY BEACH, FL 33445

CIVIL ENGINEER: CHRISTOPHER A. GMUER, PE
GMUER ENGINEERING, LLC
(352) 281-4928 - chrisg@gmuereng.com
2603 NW 13th ST BOX 314
GAINESVILLE, FL 32609

SURVEYOR: TRAVIS P. BARRINEAU, PSM
BARRINEAU AND ASSOCIATES
1309 S.E. 25TH LOOP, STE #103
OCALA, FL 34471
352-622-3133
travis@rmbarrineau.com

LANDSCAPE ARCH / IRRIGATION DESIGN: ELISABETH MANLEY
Manley Design, LLC
(352) 363-7412
emanley@manleydesign.net
3462 NW 13th AVE
GAINESVILLE, FL 32605

TP# 03067-006-000

ZONING	RSF-6
LAND USE	MEDIUM DENSITY RESIDENTIAL
PROPOSED USE	TOWNHOUSE
AREA OF PROJECT	±35.26 ACRES
MAX UNITS	211 UNITS (NONE PROPOSED WITH THIS APPLICATION)
LOT AREA	6,000 SF PER UNIT FOR FIRST 2 UNITS 2,000 SF PER UNIT FOR EACH ADDITIONAL UNIT
LOT WIDTH	MIN 40'
FRONT SETBACK	15'
SIDE SETBACK	5' FOR EACH BUILDING SIDE
REAR SETBACK	10'
MAX HEIGHT	65'
TOWNHOUSE HEIGHT	MAX 2-STORIES WHEN WITHIN 100' OF SINGLE-FAMILY RESIDENTIAL DISTRICT (RSF-1, RSF-3, RSF-4, AND RSF-6) AND EXISTING SINGLE-FAMILY ATTACHED DEVELOPMENT
TOWNHOUSE FACADE	BUILDING FACADES FACING SINGLE-FAMILY DISTRICTS OR SINGLE-FAMILY DETACHED DEVELOPMENT SHALL INCORPORATE A MIN OF 2 DESIGN FEATURES LISTED IN SECTION 4.3.1(A)(3)(d)
LOT COVERAGE	MAX 60%
GROSS DENSITY	MAX 6 DWELLING UNITS / ACRE
OPEN SPACE	MIN 10% OF GROSS SITE AREA
PERIMETER BUFFER	ADJACENT TO SINGLE-FAMILY DETACHED: 10' TYPE C SEMI-OPAQUE ADJACENT TO VACANT LAND: HALF OF 10' TYPE C SEMI-OPAQUE ADJACENT TO SINGLE-FAMILY DETACHED: 15' ADJACENT TO RETAIL MORE THAN 50K SF: NONE
REQUIRED PARKING	2 SPACES PER UNIT (GARAGE AND DRIVEWAY) = 211 SPACES PLUS TWO OFF-STREET PARKING SPACES FOR EACH ADDITIONAL 50 DWELLING UNITS ABOVE THE INITIAL 50 DWELLING UNITS, OR MAJOR FRACTION THEREOF = (211 - 50) X 2 PER 50 = 7 SPACES OFF-STREET PARKING NEXT TO A BUILDING SHALL PROVIDE A MINIMUM OF 50% OF OFF-STREET PARKING ON THE SIDE OR REAR OF THE BUILDING OFF-STREET PARKING ADJACENT TO ROW SHALL BE SCREENED WITH A COMPLETELY OPAQUE VEGETATIVE SCREEN, FENCE OR WALL, A MINIMUM OF 3' HIGH
GARAGE DESIGN	TOWNHOUSE GARAGES DOORS FACING A STREET: MAX 10' WIDE; MAX 2 DOORS PER UNIT, MIN 2' BETWEEN DOORS, MAX TWO GARAGE DOORS IN A GROUP FROM ANOTHER GROUP BY A DISTANCE OF 10'; ATTACHED GARAGES TO BE RECESSED MIN 2' BEHIND FRONT FACADE OR FLUSH WITH FRONT FACADE WHEN MIN 3' BEHIND A PORCH OR WHEN UPPER STORY OVERHANGS MIN 2'
PROPOSED PARKING	GARAGE AND DRIVEWAY PER UNIT = 211 7 PARKING LOT SPACES

UTILITY INFORMATION

SEE C-300 AND C-301

POTABLE WATER	CITY OF ALACHUA IS THE PROVIDER AND CONNECTIONS WILL BE MADE TO THE EXISTING DISTRIBUTION SYSTEM LOCATED ADJACENT TO THE SITE IN THREE LOCATIONS; NW 163rd PL, NW 161st AVE, AND TO THE NORTH FROM TARA FOREST EAST
WASTEWATER	CITY OF ALACHUA IS THE PROVIDER AND THE SUBDIVISION WILL GRAVITY FEED TO SOUTHWEST ALONG THE WESTERN EDGE OF LOWES TO THE CITY LIFT STATION
ELECTRIC	CITY OF ALACHUA IS DETERMINING HOW THIS SUBDIVISION WILL BE SERVICED
STORMWATER	ALL RUNOFF WILL BE CONVEYED FROM THE ROW, RESIDENTIAL LOTS, OPEN SPACE, ETC. TO THE STORMWATER MANAGEMENT FACILITIES BY PIPE AND STORM STRUCTURES. THE PIPE AND STRUCTURES LOCATED WITHIN THE ROW WILL BE MAINTAINED BY THE CITY OF ALACHUA. THE PIPE AND STRUCTURES LOCATED WITHIN LOTS AND OPEN AREAS WILL BE MAINTAINED BY THE HOA. THE OPEN AREAS AND STORMWATER MANAGEMENT FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA.
CABLE	COX WILL BE THE PROVIDER
TELEPHONE	WINDSTREAM WILL BE THE PROVIDER

LEGAL DESCRIPTION:

TP# 03067-006-000
A PORTION OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF BAYWOOD PHASE 1C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGES 17 AND 18 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.89°56'50"E., ALONG THE SOUTH BOUNDARY OF SAID BAYWOOD PHASE 1C, A DISTANCE OF 85.50 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.04°52'19"W., A DISTANCE OF 60.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3823, PAGE 513 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING FIVE (5) CALLS: N.89°54'58"W. A DISTANCE OF 280.91 FEET; THENCE N.01°14'31"W., A DISTANCE OF 4.97 FEET; THENCE N.89°55'41"W., A DISTANCE OF 421.90 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 03°47'06" AND A CHORD BEARING AND DISTANCE OF N.88°15'26"W., 7.60 FEET. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND NORTHERLY BOUNDARY, A DISTANCE OF 7.60 FEET TO THE END OF SAID CURVE; THENCE N.89°54'28"W., A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3823, PAGE 513, ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT AND THE SOUTHERLY PROJECTION THEREOF, S.00°04'34"W., A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTRE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT, ALONG THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, S.89°57'21"W., A DISTANCE OF 29.75 FEET TO A POINT ON THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF SAID BAYWOOD CENTRE, ALONG SAID WEST BOUNDARY, N.00°04'30"E., A DISTANCE OF 1786.13 FEET TO THE N.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2082, PAGE 2132 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°26'48"E., A DISTANCE OF 1324.74 FEET TO THE N.E. CORNER OF SAID LANDS AND A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID EAST BOUNDARY, S.00°01'22"W., A DISTANCE OF 351.01 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 15, OF ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'A', PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 15 OF SAID ALACHUA REALTY CO.S' ADDITION TO THE CITY OF ALACHUA, N.88°22'19"E., A DISTANCE OF 9.89 FEET TO THE N.W. CORNER OF AFOREMENTIONED BAYWOOD PHASE 1C; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BAYWOOD PHASE 1C, THE FOLLOWING TEN (10) COURSES: S.00°03'52"W., A DISTANCE OF 115.81 FEET; THENCE N.89°55'23"W., A DISTANCE OF 87.57 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 05°55'28" AND A CHORD BEARING AND DISTANCE OF N.87°00'29"W., 28.42 FEET. THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 28.44 FEET TO THE END OF SAID CURVE; THENCE S.08°59'15"W., A DISTANCE OF 50.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 06°18'13" AND A CHORD BEARING AND DISTANCE OF S.86°50'30"E., 35.74 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 35.76 FEET TO THE END OF SAID CURVE; THENCE S.89°55'23"E., A DISTANCE OF 57.15 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1012.50 FEET, A CENTRAL ANGLE OF 18°41'51" AND A CHORD BEARING AND DISTANCE OF S.17°43'23"W., 328.95 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 330.41 FEET TO THE END OF SAID CURVE; THENCE S.27°12'36"W., A DISTANCE OF 60.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 154.50 FEET, A CENTRAL ANGLE OF 27°04'06" AND A CHORD BEARING AND DISTANCE OF S.13°38'50"W., 72.31 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 72.99 FEET TO THE END OF SAID CURVE; THENCE S.00°04'10"W., A DISTANCE OF 189.27 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 35.26 ACRES, MORE OR LESS.

SHEET INDEX

C-000	COVER & SHEET INDEX
C-001	MASTER DEVELOPMENT PLAN & AERIAL
C-005	VICINITY MAP
C-021	PRE-DEVELOPMENT DRAINAGE MAP
C-022	POST-DEVELOPMENT DRAINAGE MAP
C-031	TYPICAL LOTS & SETBACKS
C-032	TYPICAL MINI-ROUNDABOUT & INTERSECTIONS
C-033	TYPICAL RIGHT-OF-WAY & ROAD SECTIONS
C-070	MASTER PRELIMINARY PLAT & PHASING
C-071 to C-072	DETAILED PRELIMINARY PLAT & PHASING
C-253	STORMWATER MANAGEMENT FACILITY PLAN
C-300	MASTER UTILITY PLAN
V-1	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
V-2	BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PRICING: PRELIMINARY
CONSTRUCTION: BUDGETING

PERMITTING / DESIGN REVISIONS:
2019-05-24 SRWMD SUBMITTAL
2019-10-24 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
2020-01-16 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
2020-02-05 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL

ENGINEER OF RECORD:
CHRISTOPHER A. GMUER
FL PE # 71599
2020-02-05

NOT FOR FINAL RECORDING

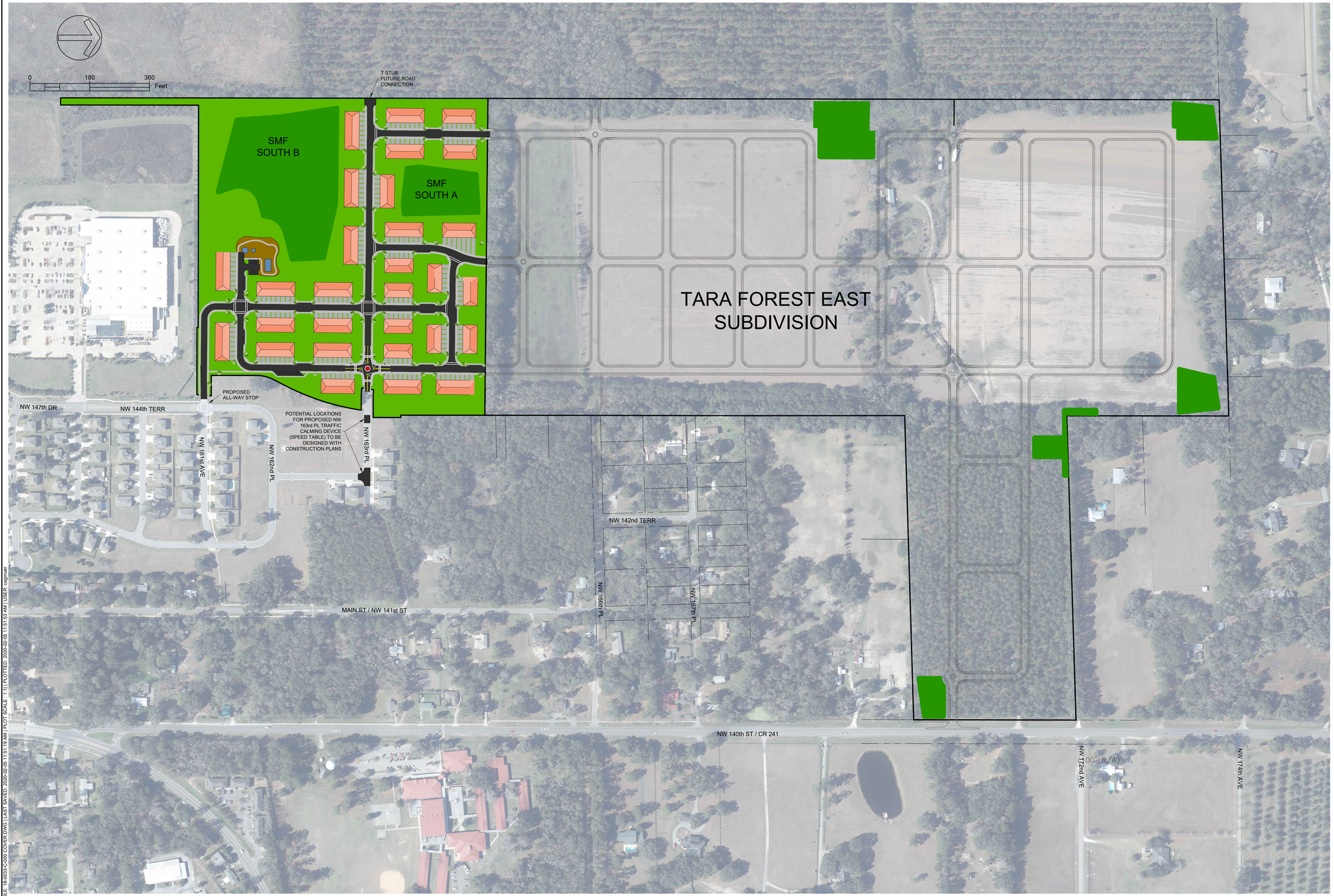
Gmuer ENGINEERING
FL CA # 31533
2603 NW 13th ST, Box 314
gmuereng.com
Gainesville, FL 32609
(352) 281-4928

CLIENT: TARA FOREST, INC.
DESIGN: C.A. GMUER, PE
QUALITY CONTROL: C.A. GMUER, PE
CITY OF ALACHUA PRELIM PLAT # TBD
SRWMD APP # ERP-001-234749-1
GEng PROJECT # 18-0033

TARA BAYWOOD
TOWNHOUSE SUBDIVISION

COVER & SHEET INDEX

C-000



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PRELIMINARY

BUDGETING

PRICING :

CONSTRUCTION :

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TARA BAYWOOD

TOWNHOUSE
SUBDIVISION

MASTER
DEVELOPMENT
PLAN & AERIAL

C-001

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PRELIMINARY

BUDGETING

PRICING :

CONSTRUCTION :

PERMITTING / DESIGN REVISIONS:

2019-05-24 SRWMD SUBMITTAL
2019-11-24 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
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ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71509
2020-02-05

NOT FOR FINAL RECORDING

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CLIENT : TARA FOREST, INC.

DESIGN: C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE

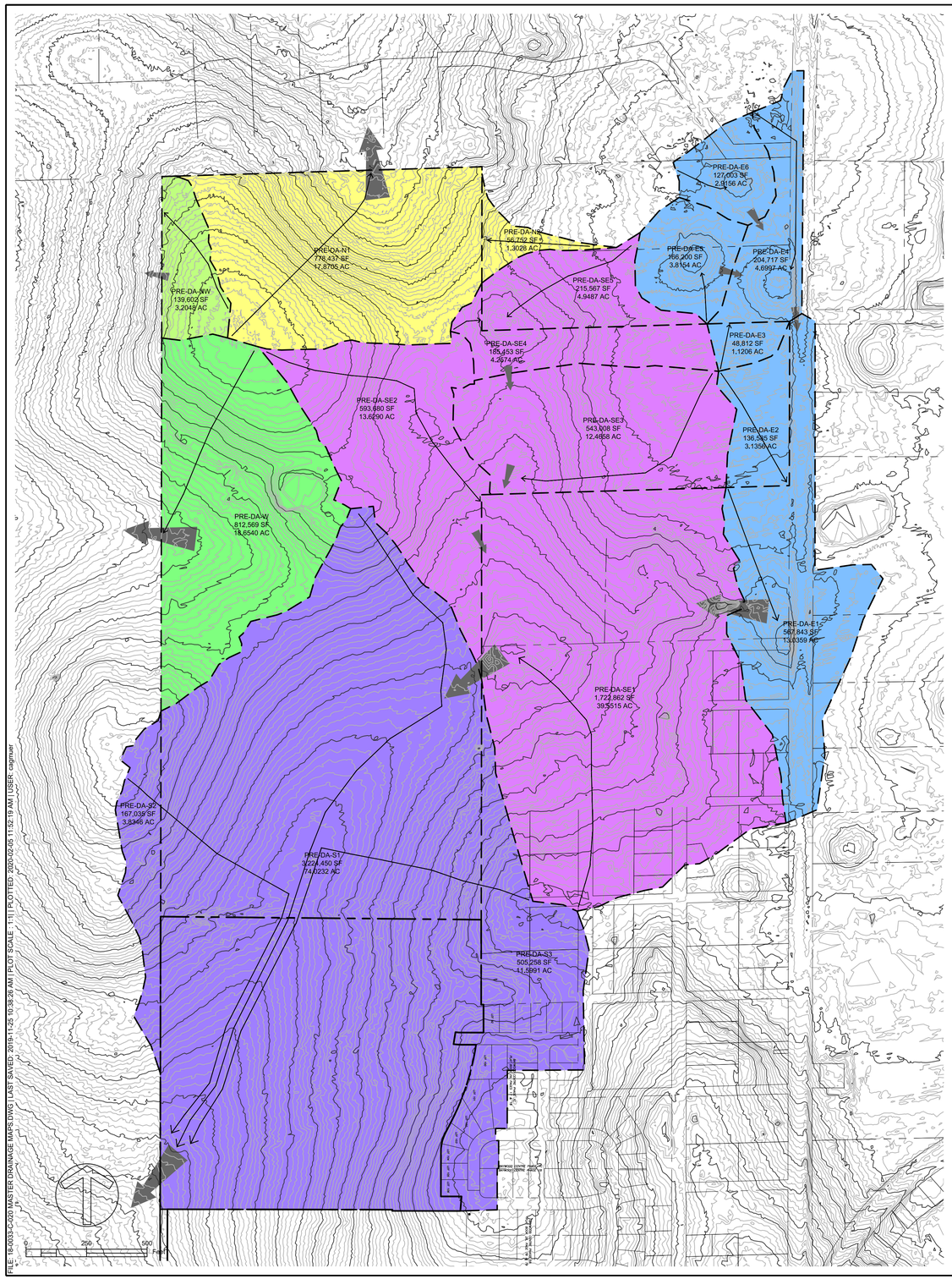
CITY OF ALACHUA PRELIM PLAT # TBD
SRWMD APP # ERP-001-234749-1
GEng PROJECT # 18-0033

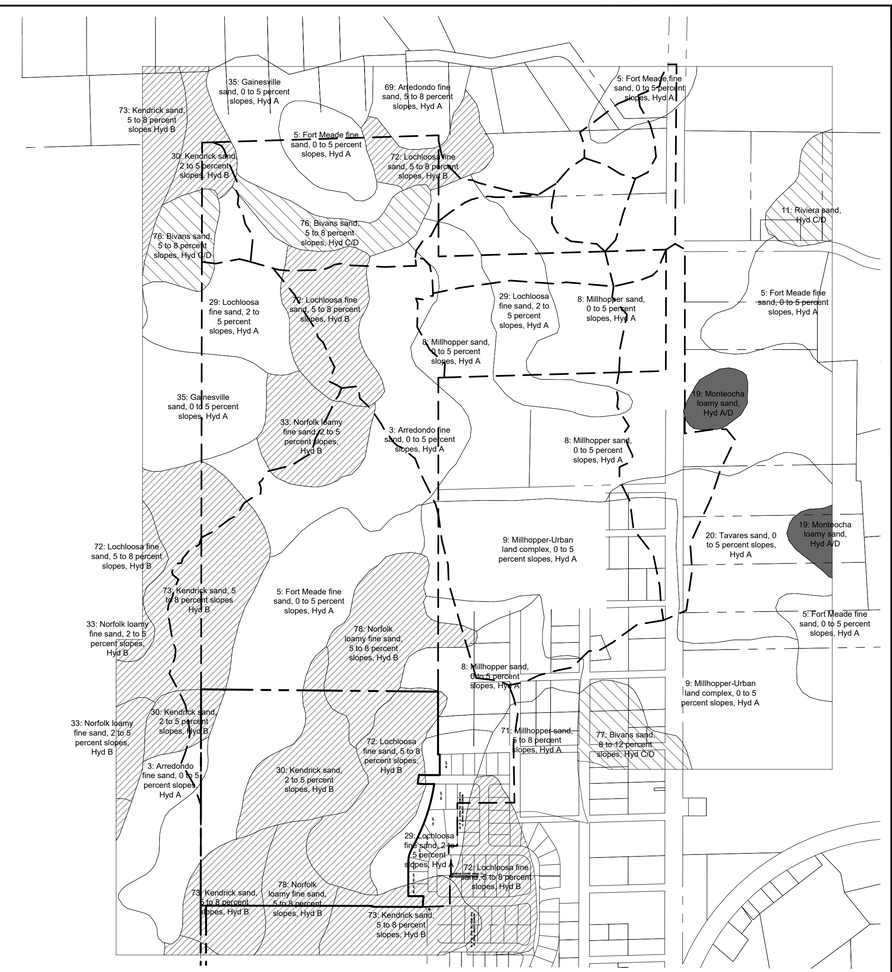
TARA BAYWOOD

TOWNHOUSE SUBDIVISION

VICINITY MAP

C-005





NRCS SOIL MAP AND PRE-DEV DRAINAGE AREAS

PRELIMINARY
BUDGETING

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS:
2019-05-24 SRWMD SUBMITTAL
2019-11-25 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
2020-01-16 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
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FL PE # 71599
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QUALITY CONTROL : C.A. GMUER, PE
CITY OF ALACHUA PRELIM PLAT # TBD
SRWMD APP # ERP-001-234745-1
GEng PROJECT # 18-0033

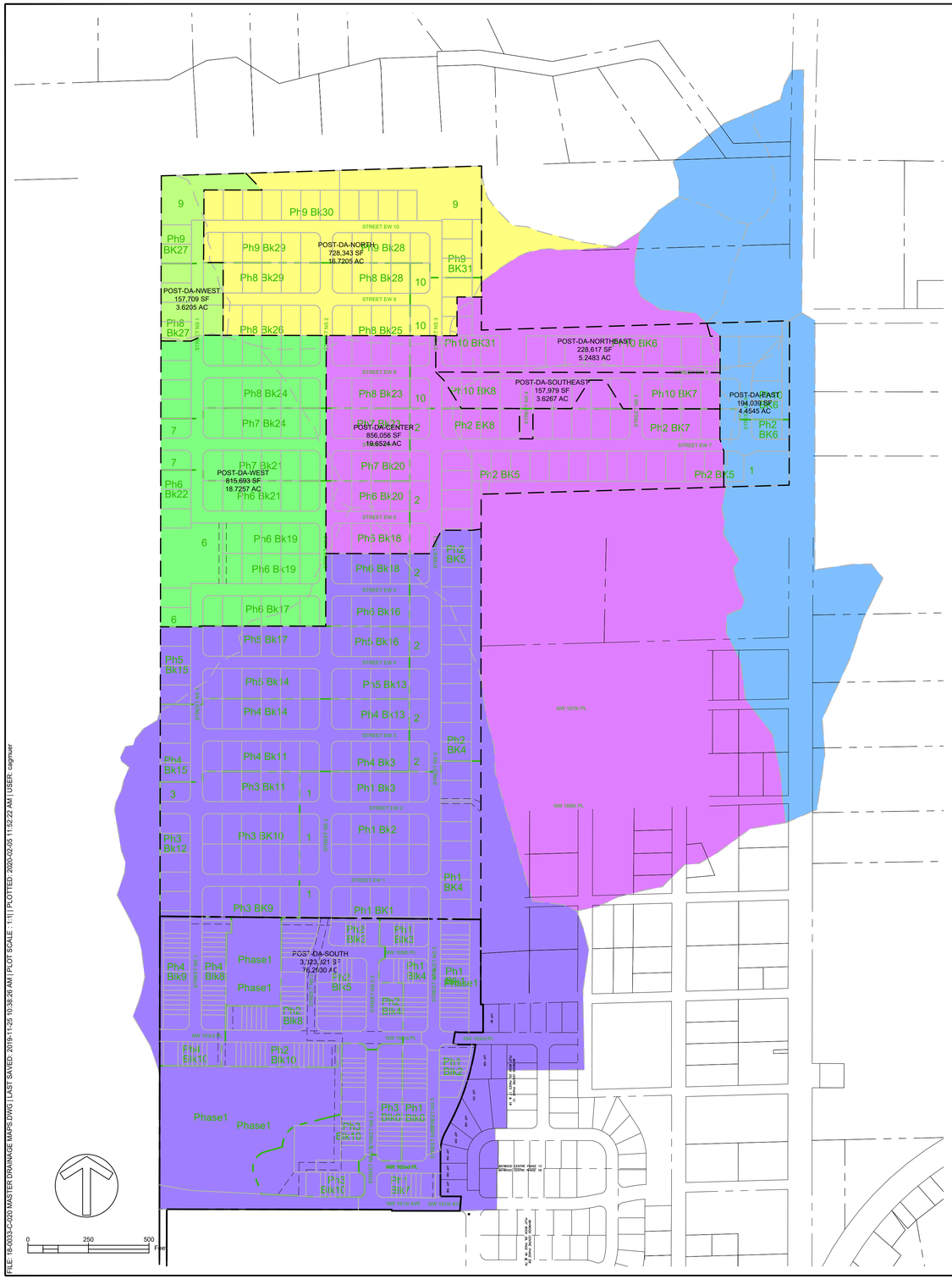
TARA BAYWOOD

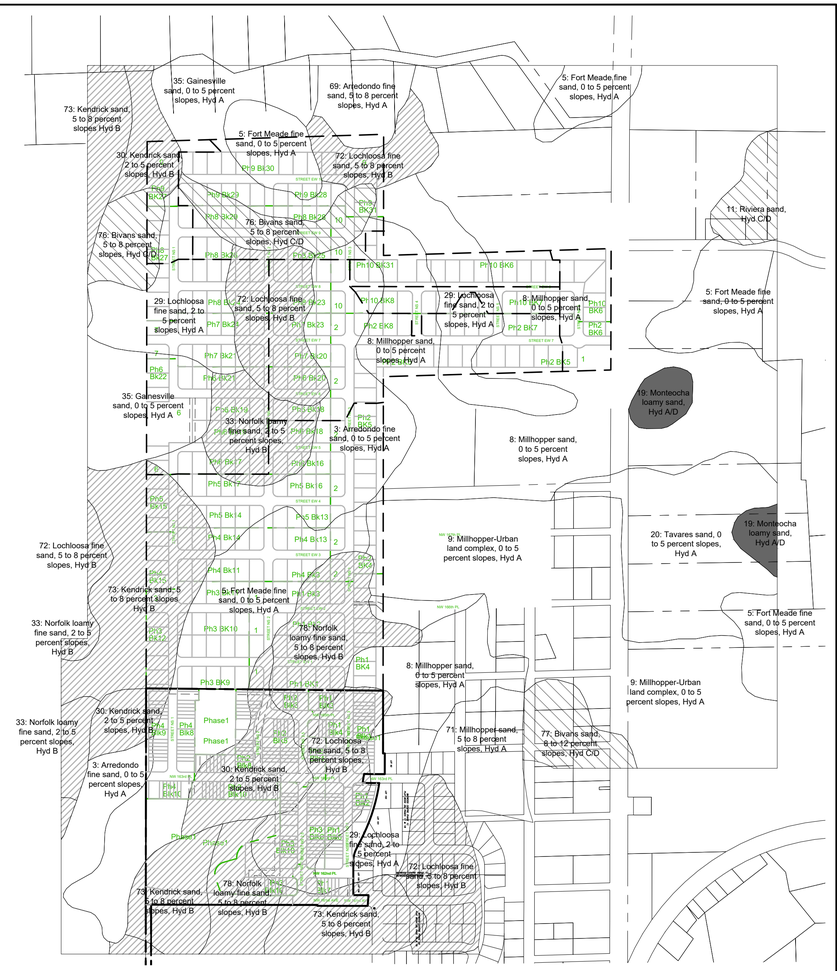
TOWNHOUSE SUBDIVISION

PRE-DEVELOPMENT DRAINAGE MAP

C-021

FILE: 18-0033-C-020 MASTER DRAINAGE MAPS.DWG | LAST SAVED: 2019-11-25 10:39:28 AM | PLOT SCALE: 1:1 | PLOTTED: 2020-02-05 11:58:19 AM | USER: cagmuer





NRCS SOIL MAP AND PRE-DEV DRAINAGE AREAS

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CITY OF ALACHUA PRELIM PLAT # TBD
SRWMD APP # ERP-001-234749-1
GEng PROJECT # 18-0033

TARA BAYWOOD

TOWNHOUSE SUBDIVISION

POSTE-DEVELOPMENT DRAINAGE MAP

C-022

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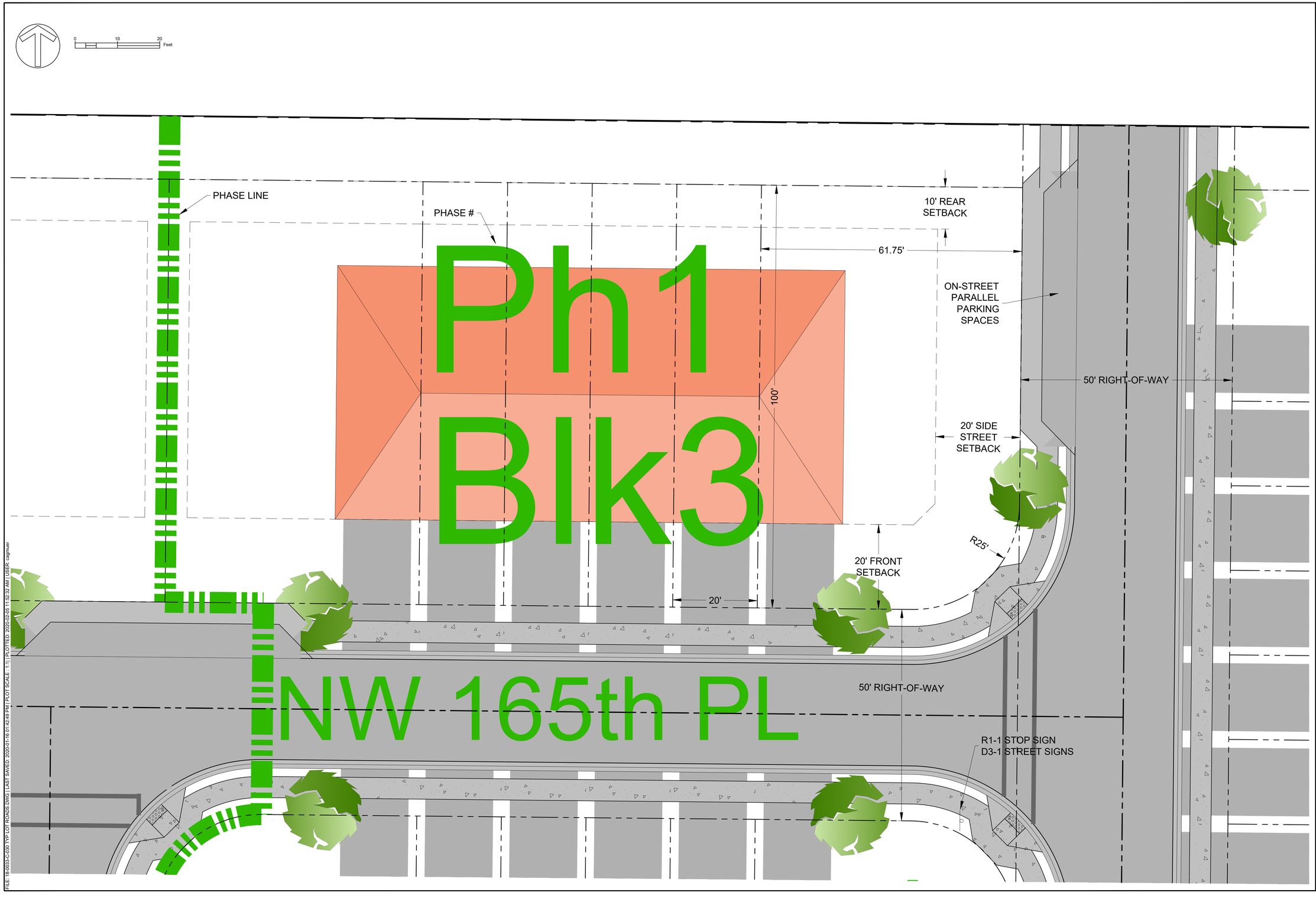

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PRELIMINARY
BUDGETING

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS:
2019-05-24 SRWMD SUBMITTAL
2019-11-26 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
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ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2020-02-05

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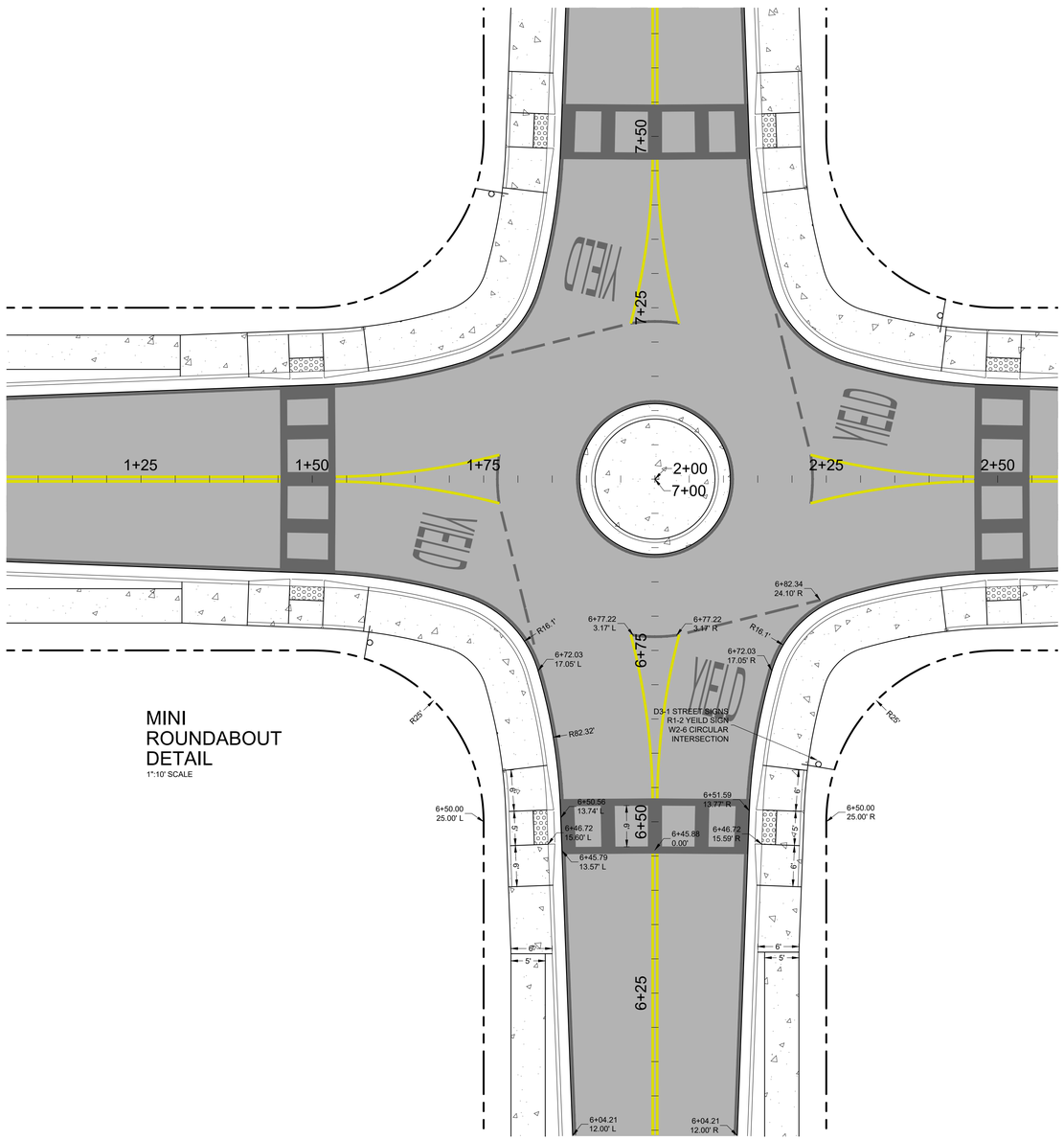
SRWMD APP # ERP-001-234749-1
GEng PROJECT # 18-0033

TARA BAYWOOD

TOWNHOUSE SUBDIVISION

TYPICAL LOTS & SETBACKS

C-031



MINI ROUNDABOUT DETAIL
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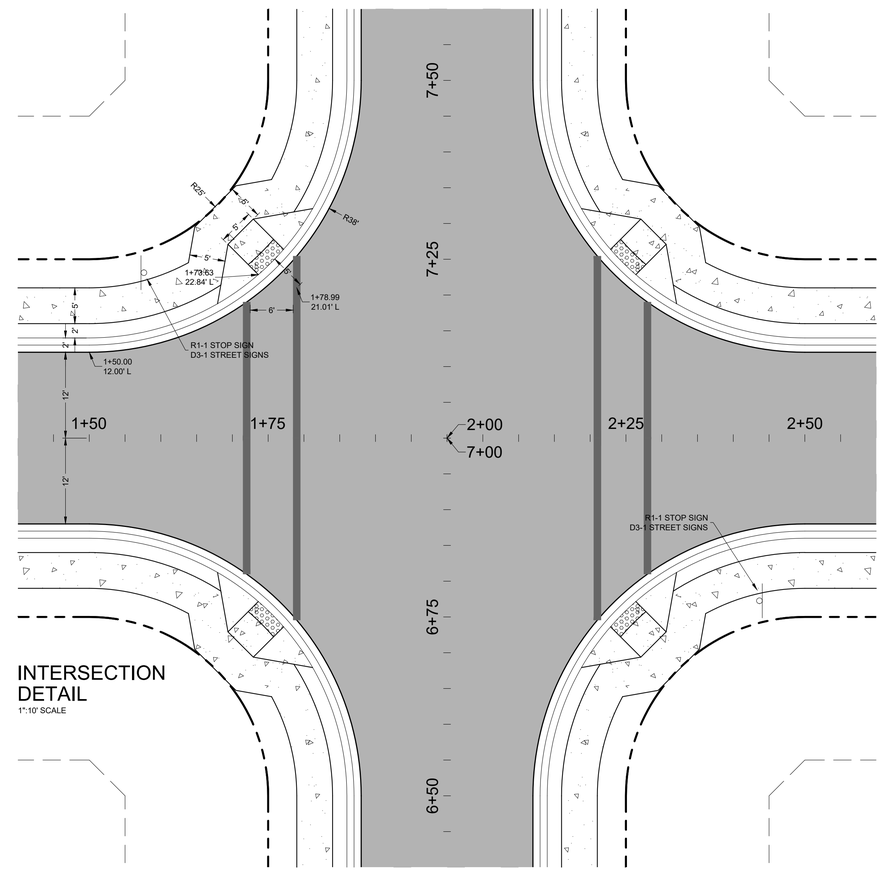

INTERSECTION DETAIL
1":10' SCALE

PRELIMINARY
BUDGETING

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS:
2019-05-24 SRWMD SUBMITTAL
2019-11-26 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
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2020-02-05 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2020-02-05

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2603 NW 13th ST, Box 314 Gainesville, FL 32609

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DESIGN: C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE
CITY OF ALACHUA PRELIM PLAT # TBD
SRWMD APP # ERP-001-234748-1
GEng PROJECT # 18-0033

TARA BAYWOOD

TOWNHOUSE SUBDIVISION

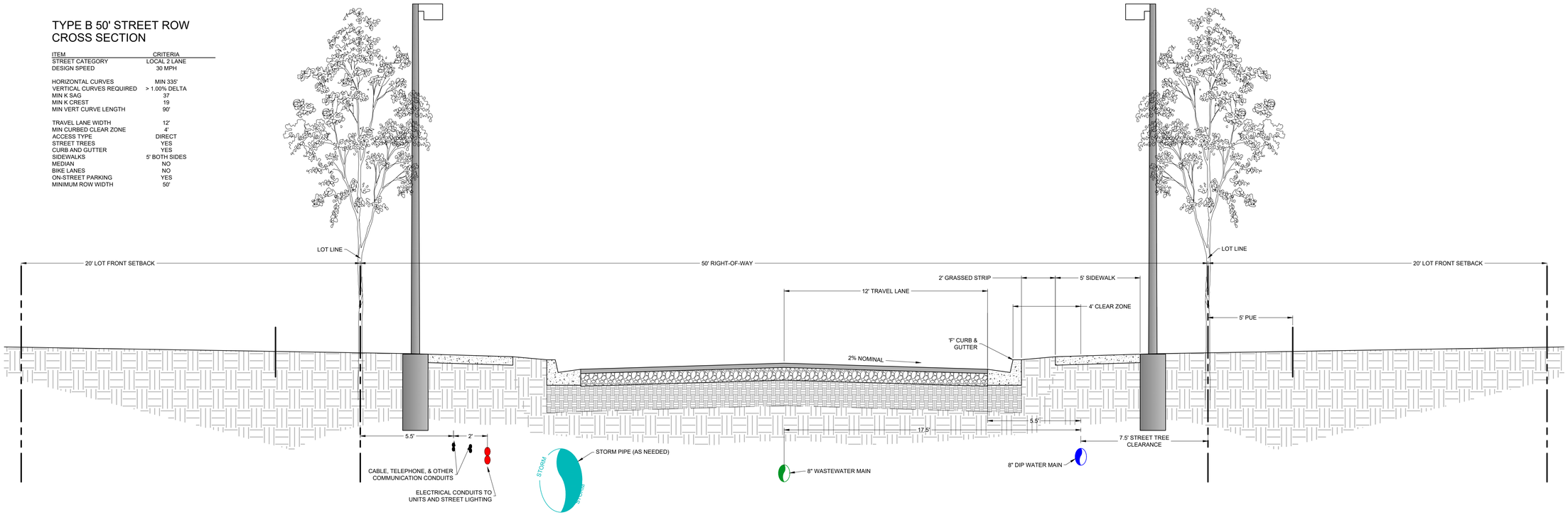
TYPICAL MINI-ROUND ABOUT, INTERSECTIONS

C-032

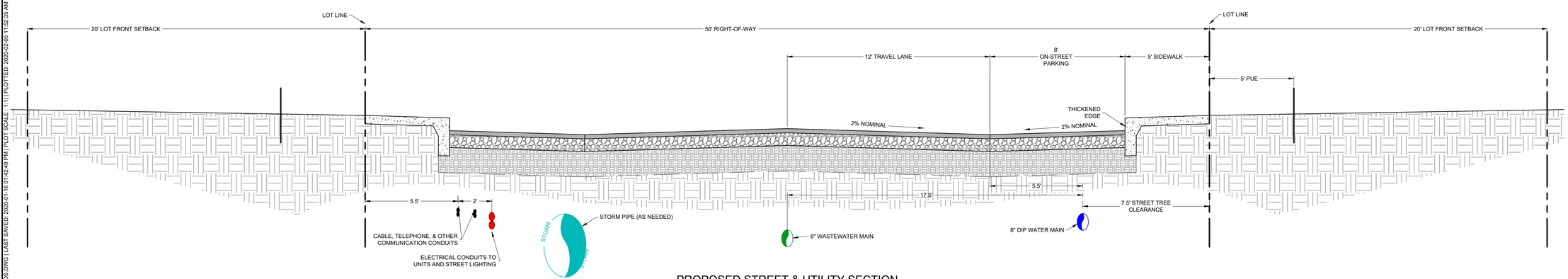
FILE: 18-0033-C-030 TYP LOT ROADS.DWG | LAST SAVED: 2020-01-16 01:42:49 PM | PLOT SCALE : 1:1 | PLOTTED: 2020-02-05 11:52:34 AM | USER: cagmuer

TYPE B 50' STREET ROW CROSS SECTION

ITEM	CRITERIA
STREET CATEGORY	LOCAL 2 LANE
DESIGN SPEED	30 MPH
HORIZONTAL CURVES	MIN 335'
VERTICAL CURVES REQUIRED	> 1.00% DELTA
MIN K SAG	37
MIN K CREST	19
MIN VERT CURVE LENGTH	90'
TRAVEL LANE WIDTH	12'
MIN CURBED CLEAR ZONE	4'
ACCESS TYPE	DIRECT
STREET TREES	YES
CURB AND GUTTER	YES
SIDEWALKS	5' BOTH SIDES
MEDIAN	NO
BIKE LANES	NO
ON-STREET PARKING	YES
MINIMUM ROW WIDTH	50'



PROPOSED STREET & UTILITY SECTION
NOT TO SCALE



PROPOSED STREET & UTILITY SECTION
WITH ON-STREET PARKING
NOT TO SCALE

PRELIMINARY
BUDGETING

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS:
2019-05-24 SRWMD SUBMITTAL
2019-10-24 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
2020-01-16 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL
2020-02-05 CITY OF ALACHUA PRELIM PLAT & SPECIAL EXCEP SUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2020-02-05

NOT FOR FINAL RECORDING

Gmuer ENGINEERING
FL CA # 31533 gmueneng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT : TARA FOREST, INC.
DESIGN: C.A. GMUER, PE
QUALITY CONTROL: C.A. GMUER, PE
CITY OF ALACHUA PRELIM PLAT # TBD
SRWMD APP # ERP-001-234749-1
GEng PROJECT # 18-0033

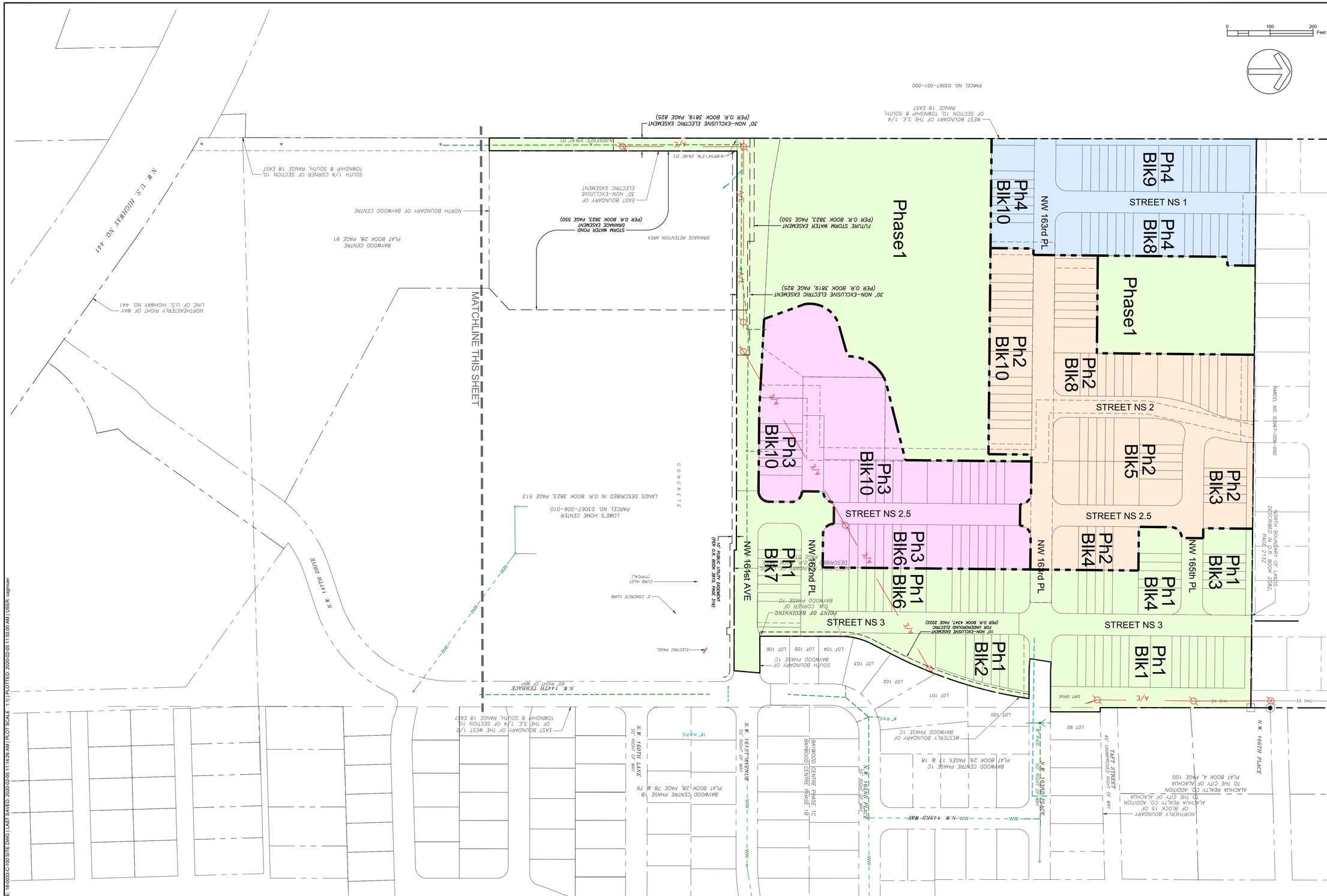
TARA BAYWOOD

TOWNHOUSE SUBDIVISION

TYPICAL RIGHT-OF-WAY & ROAD SECTIONS

C-033

FILE: 18-0033-C-030 TYP-LOT ROADS.DWG | LAST SAVED: 2020-01-16 01:42:49 PM | PLOT SCALE: 1:1 | PLOTTED: 2020-02-05 11:32:35 AM | USER: cagmuer



PRELIMINARY
BUDGETING

PRICING :
CONSTRUCTION :

PERMITTING / DESIGN REVISIONS:
2019-05-01 ACTIVE ROAD CONNECTION SUBMITTAL
2019-05-24 SRWMD SUBMITTAL
2019-05-28 CITY OF ALACHUA PRELIM PLAT SUBMITTAL
2019-06-03 CITY OF ALACHUA PRELIM PLAT RESUBMITTAL
2019-10-01 CITY OF ALACHUA PRELIM PLAT RESUBMITTAL
2019-11-12 EXPANDED DEVELOPMENT PLAN SUBMITTAL
2019-12-12 CITY OF ALACHUA RESUBMITTAL
2020-01-06 CITY OF ALACHUA RESUBMITTAL
2020-01-23 MINOR CITY OF ALACHUA RESUBMITTAL

ENGINEER OF RECORD :
CHRISTOPHER A. GMUER
FL PE # 71599
2020-02-05

NOT FOR FINAL RECORDING

Gmuer ENGINEERING
FL CA # 31533 gmuereng.com (352) 281-4928
2603 NW 13th ST, Box 314 Gainesville, FL 32609

CLIENT : TARA FOREST, INC.
DESIGN : C.A. GMUER, PE
QUALITY CONTROL : C.A. GMUER, PE
CITY OF ALACHUA PRELIM PLAT # TFE
SRWMD APP # ERP-001-234749-1
ALACHUA COUNTY DRIVEWAY # 2018-0135
GEng PROJECT # 18-0046

TARA FOREST EAST

SINGLE-FAMILY SUBDIVISION

MASTER PRELIMINARY PLAT & PHASING

C-070

FILE: 18-0033-C-100 SITE.DWG | LAST SAVED: 2020-02-06 11:14:26 AM | PLOT SCALE: 1=1 | PLOTTED: 2020-02-05 11:53:00 AM | USER: cagmuer