

I:\projects\Tara St. Augustine\Plans\Current\DMG\PRELIMINARY DEVELOPMENT PLAN\19079DP1.dwg, CD-10-DEV & TRANS, 10/17/2019 9:13:51 AM



LEGEND

- PROPOSED RIGHT-OF-WAY
-APPROXIMATELY 1.5± ACRES (16%)
- RESIDENTIAL LOT AREA
-APPROXIMATELY 3.4± ACRES (37%)
- COMMON AREAS
-APPROXIMATELY 2.0± ACRES (22%)
- OPEN SPACE/COMMUNITY GREEN SPACE
-APPROXIMATELY 0.9± ACRES (11%)
- OPEN SPACE/STORMWATER AREA
-APPROXIMATELY 1.3± ACRES (14%)
- EXISTING TREE TO REMAIN
pi20
- DESIRABLE TREE TO REMAIN
pi20
- BLOCK PERIMETER

TOTAL AREA
-APPROXIMATELY 9.1± ACRES (100%)

TRIP GENERATION

PER I.T.E. MANUAL, 10TH EDITION
LAND USE: (MULTI-FAMILY HOUSING, LOW RISE) (ITE CODE 220)
PROPOSED = 73 LOTS

AVERAGE DAILY TRIPS:
73 UNITS x 7.32 TRIPS/UNIT = 535 TRIPS
50% ENTERING, 50% EXITING

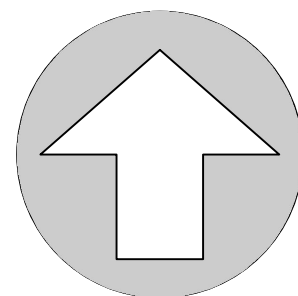
P.M. PEAK:
73 UNITS x 0.56 TRIPS/UNIT = 41 TRIPS
63% ENTERING, 37% EXITING

- NOTES:**
- ALL LAND USE AREAS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTAL(S).
 - THIS PROJECT MAY BE PHASED CONSISTENT WITH THE OVERALL ULDC REQUIREMENTS.
 - RIGHT OF WAY WIDTHS WITHIN THE SUBDIVISION SHALL BE DETERMINED AT THE TIME OF FINAL DEVELOPMENT PLAN SUBMITTAL AND SHALL COMPLY WITH APPLICABLE ULDC STANDARDS.
 - BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH.407.69(c).
 - SUBDIVISION SHALL INCLUDE PEDESTRIAN CONNECTIONS WITHIN THE INTERIOR ROAD NETWORK AT LEAST EVERY 600 FEET, AS REQUIRED IN ULDC 407.142(c)(3).
 - RIGHT-OF-WAY DEDICATION AND UPGRADED STREET DESIGN OF NW 63RD STREET SHALL RECEIVE MMTM CREDITS.
 - THE DASHED LINE REPRESENTS THE APPROXIMATE LIMITS OF THE BLOCK PERIMETER, WHICH WILL INCLUDE A PEDESTRIAN NETWORK CONSISTING OF A COMBINATION OF SIDEWALKS, MULTI-USE PATHS, AND OTHER PEDESTRIAN PATHS.

BLOCK PERIMETER LAYOUTS	
BLOCK	LENGTH (±)
1	1,167 L.F.
2	1,284 L.F.
3	1,491 L.F.

NOTE:
BLOCK PERIMETER MEASUREMENTS ARE APPROXIMATE AND MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN REVIEW. PROVIDED ADJUSTMENTS ARE CONSISTENT WITH ULDC CH.407.69 REQUIREMENTS.

- UTILITIES:**
- WATER AND ELECTRIC SERVICE WILL BE PROVIDED FROM N.W. 39TH AVE. SOUTH WITHIN THE RIGHT-OF-WAY OF N.W. 63RD STREET AND WITHIN THE INTERNAL RIGHT-OF-WAY OF THE DEVELOPMENT.
 - SANITARY SEWER WILL BE PROVIDED FROM GRU LIFT STATION LOCATED SOUTH OF THE PROPERTY LINE RUNNING NORTH AND WITHIN THE INTERNAL RIGHT-OF-WAY OF THE DEVELOPMENT.



NORTH

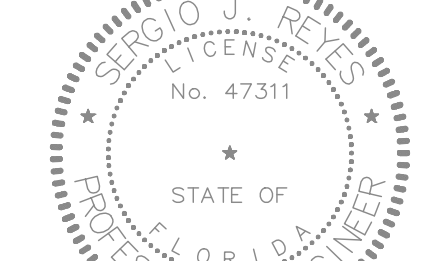
SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 19-079

Project phase:

PRELIMINARY DEVELOPMENT PLAN

Project title:

TARA ST. AUGUSTINE
ALACHUA COUNTY

Sheet title:
GENERAL DEVELOPMENT &
TRANSPORTATION NETWORK
PLAN

Designed: SJR

Sheet No.:

Drawn: JJB

Checked: CV

Date: 10/07/2019

C0.10