

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%)

• pi20

EXISTING TREE TO REMAIN

• pi20

DESIRABLE TREE TO REMAIN

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:

1. ALL LAND USE AREAS AND RIGHT-OF-WAY WIDTHS ARE APPROXIMATE AND MAY BE ADJUSTED WITH FINAL DEVELOPMENT PLAN SUBMITTAL(S).

2. THIS PROJECT MAY BE PHASED CONSISTENT WITH THE OVERALL ULDC REQUIREMENTS.

3. 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.

4. BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH.407.69(d).

5. SUBDIVISION SHALL INCLUDE PEDESTRIAN CONNECTIONS WITHIN THE INTERIOR ROAD NETWORK AT LEAST EVERY 600 FEET, AS REQUIRED IN ULDC 407.142(c)(3).

6. RIGHT-OF-WAY DEDICATION AND UPGRADED STREET DESIGN OF NW 63RD STREET SHALL RECEIVE MMTM CREDITS.

7. 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:
1. 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.

2. 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.

eda

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NORTH

SCALE: 1" = 40'

0 20 40 80

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

SRG LICENSE REVIEW
No. 47311
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

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

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: JB	C0.10
Checked: CV	
Date: 10/07/2019	