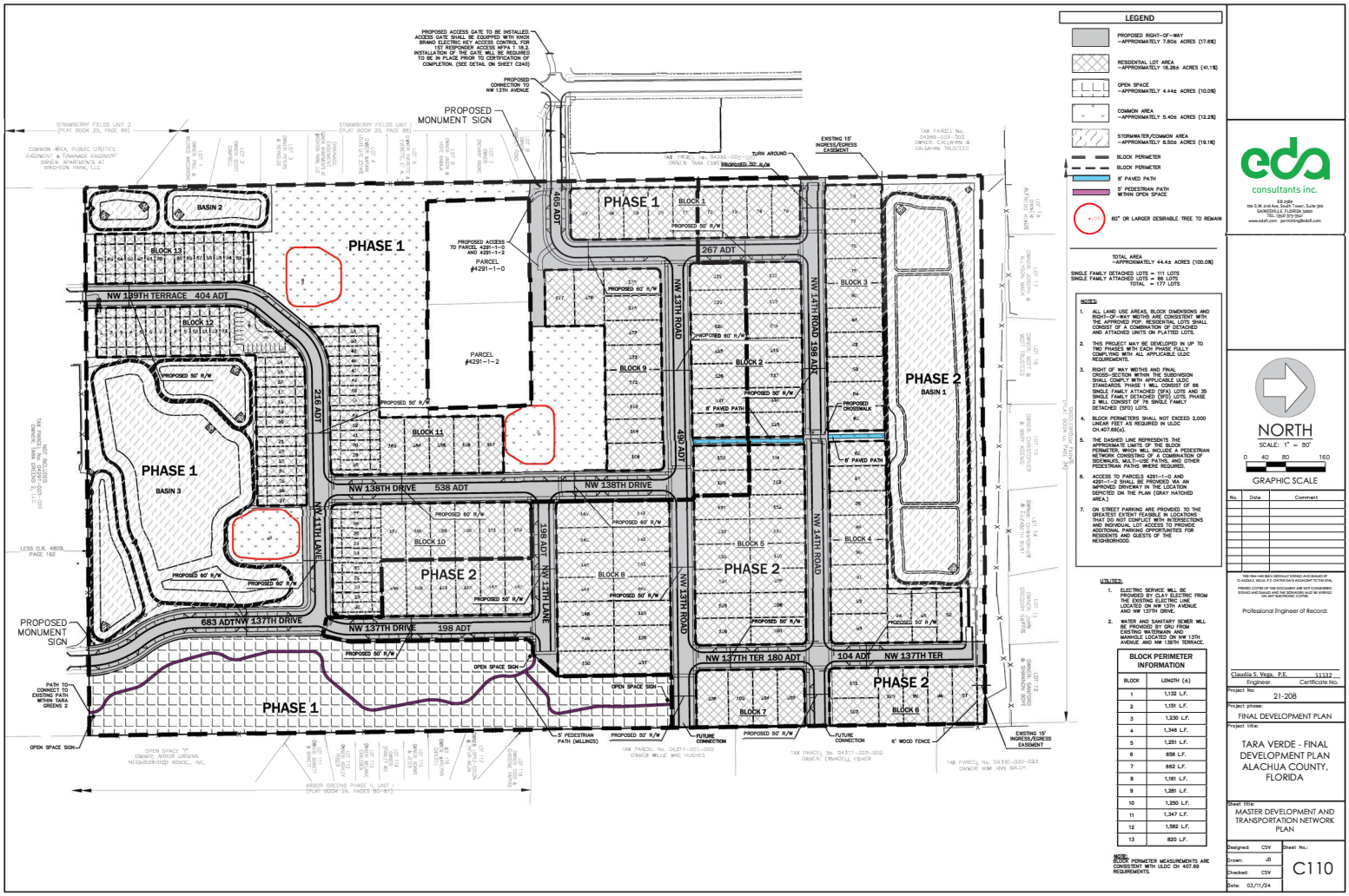

LEGEND

- PROPOSED RIGHT-OF-WAY –APPROXIMATELY 7.80± ACRES (17.6%)
- RESIDENTIAL LOT AREA –APPROXIMATELY 18.28± ACRES (41.1%)
- OPEN SPACE –APPROXIMATELY 4.44± ACRES (10.0%)
- COMMON AREA –APPROXIMATELY 5.40± ACRES (12.2%)
- STORMWATER/COMMON AREA –APPROXIMATELY 8.50± ACRES (19.1%)
- BLOCK PERIMETER
- BLOCK PERIMETER
- 8' PAVED PATH
- 5' PEDESTRIAN PATH WITHIN OPEN SPACE
- 60" OR LARGER DESIRABLE TREE TO REMAIN

TOTAL AREA –APPROXIMATELY 44.4± ACRES (100.0%)

SINGLE FAMILY DETACHED LOTS = 111 LOTS
SINGLE FAMILY ATTACHED LOTS = 66 LOTS
TOTAL = 177 LOTS

NOTES:

1. ALL LAND USE AREAS, BLOCK DIMENSIONS AND RIGHT-OF-WAY WIDTHS ARE CONSISTENT WITH THE APPROVED PDP. RESIDENTIAL LOTS SHALL INCLUDE SINGLE FAMILY DETACHED UNITS AND ATTACHED UNITS ON PLATTED LOTS.
2. THIS PROJECT MAY BE DEVELOPED IN UP TO TWO PHASES WITH EACH PHASE FULLY COMPLYING WITH ALL APPLICABLE ULDC REQUIREMENTS.
3. RIGHT OF WAY WIDTHS AND FINAL CROSS-SECTION WITHIN THE SUBDIVISION SHALL COMPLY WITH APPLICABLE ULDC STANDARDS. PHASE 1 WILL CONSIST OF 66 SINGLE FAMILY ATTACHED (SFA) LOTS AND 35 SINGLE FAMILY DETACHED (SFD) LOTS. PHASE 2 WILL CONSIST OF 76 SINGLE FAMILY DETACHED (SFD) LOTS.
4. BLOCK PERIMETERS SHALL NOT EXCEED 2,000 LINEAR FEET AS REQUIRED IN ULDC CH 407.89(G).
5. THE DASHED LINE REPRESENTS THE APPROXIMATE LIMITS OF THE BLOCK PERIMETER, WHICH WILL INCLUDE A PEDESTRIAN NETWORK CONSISTING OF A COMBINATION OF SIDEWALKS AND/OR 5' PATHS WITHIN PEDESTRIAN PATHS WHERE REQUIRED.
6. ACCESS TO PARCELS 4291-1-0 AND 4291-1-2 SHALL BE PROVIDED VIA AN APPROVED DRIVEWAY IN THE LOCATION DEPICTED ON THE PLAN (GRAY HATCHED AREA.)
7. ON STREET PARKING ARE PROVIDED TO THE GREATEST EXTENT FEASIBLE IN LOCATIONS THAT DO NOT CONFLICT WITH INTERSECTIONS AND INDIVIDUAL LOT ACCESS TO PROVIDE ADDITIONAL PARKING OPPORTUNITIES FOR RESIDENTS AND GUESTS OF THE NEIGHBORHOOD.

UTILITIES:

1. ELECTRIC SERVICE WILL BE PROVIDED BY GRU ELECTRIC FROM THE EXISTING ELECTRIC LINE LOCATED ON NW 13TH AVENUE AND NW 137TH DRIVE.
2. WATER AND SANITARY SEWER WILL BE PROVIDED BY GRU FROM EXISTING LOCATIONS IN THE MANHOLE LOCATED ON NW 13TH AVENUE AND NW 139TH TERRACE.

BLOCK PERIMETER INFORMATION	
BLOCK	LENGTH (±)
1	1,132 L.F.
2	1,191 L.F.
3	1,230 L.F.
4	1,348 L.F.
5	1,251 L.F.
6	858 L.F.
7	662 L.F.
8	1,181 L.F.
9	1,281 L.F.
10	1,250 L.F.
11	1,347 L.F.
12	1,582 L.F.
13	820 L.F.

NOTE: BLOCK PERIMETER MEASUREMENTS ARE CONSISTENT WITH ULDC CH 407.89 REQUIREMENTS.

NORTH
SCALE: 1" = 80'
0 40 80 160
GRAPHIC SCALE

No.	Date	Comment

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAUDIA S. VEGA, P.E. ON THE DATE ADJACENT TO THE SEAL.
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Professional Engineer of Record:

Claudia S. Vega, P.E. 51332
Engineer Certificate No.

Project No: 21-208

Project phase: FINAL DEVELOPMENT PLAN

Project title: TARA VERDE - FINAL DEVELOPMENT PLAN ALACHUA COUNTY, FLORIDA

Sheet title: MASTER DEVELOPMENT AND TRANSPORTATION NETWORK PLAN

Designed: CSV
Drawn: JB
Checked: CSV
Date: 03/11/24

Sheet No.: C110

eda consultants inc.
ED ADEN
720 S.W. 2nd Ave., Penthouse Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com permits@edafl.com

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