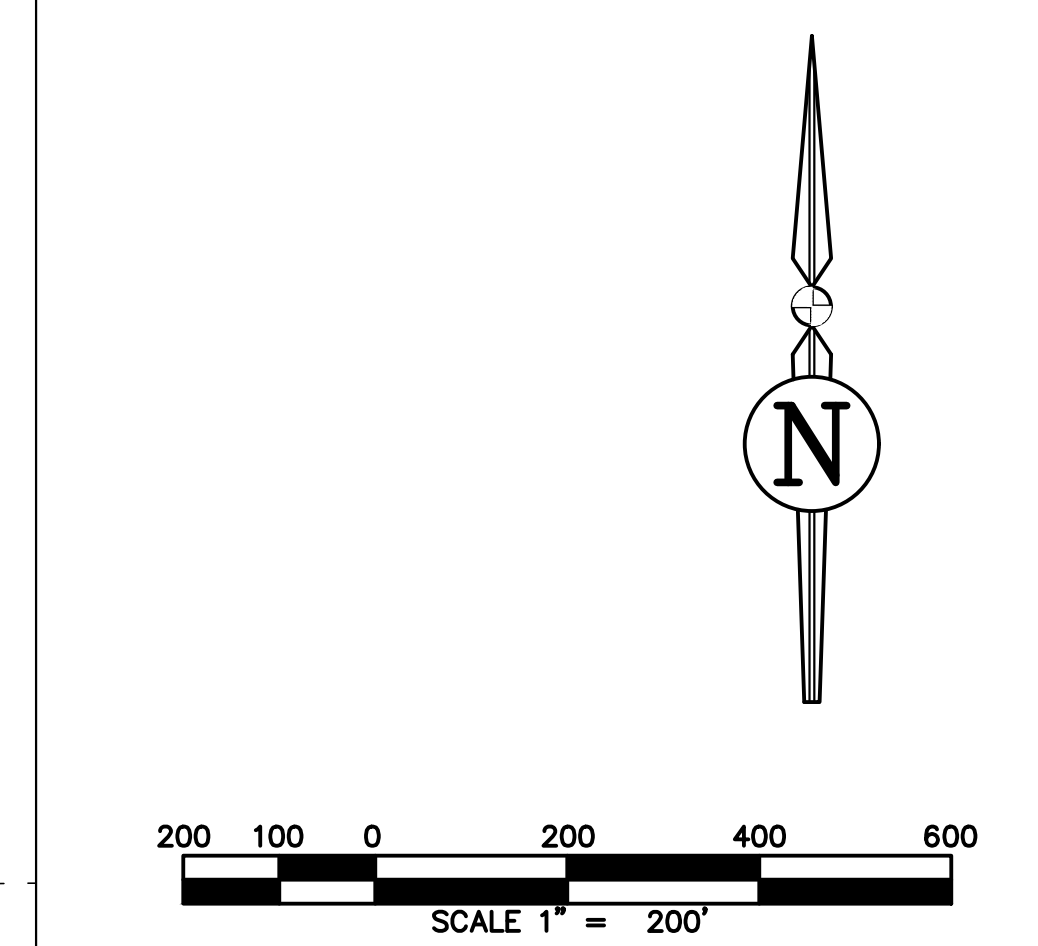


**GENERAL NOTES:**  
 1. THIS EXISTING CONDITIONS MAP IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JBROWN PROFESSIONAL GROUP INC. ON OR BEFORE AUGUST 17, 2022.  
 2. SEE EXISTING TREES ON SHEET C1.1 EXISTING TREE CONDITIONS

- LEGEND**
- BOUNDARY LINE
  - - - EASEMENT LINE
  - - - RIGHT-OF-WAY CENTERLINE
  - - - RIGHT-OF-WAY LINE
  - - - TAX PARCEL LINE
  - ⊙ BENCHMARK
  - △ IRON ROD - CAPPED
  - CONCRETE MONUMENT
  - 9 SYC TREE-SIZE(INCHES) AND SPECIES
  - 132.2 SPOT ELEVATION - SOFT SURFACE
  - 132.21 SPOT ELEVATION - HARD SURFACE
  - 132 CONTOUR LINES
  - ▨ ASPHALT PAVEMENT

- TREE ABBREVIATIONS**
- CE = CEDAR
  - CH = CHERRY LAUREL
  - HI = HICKORY
  - OA = OAK
  - PA = PALM
  - PI = PINE
  - RM = RED MAPLE
  - SB = SUGARBERRY
  - SY = SYCAMORE
  - UNK = UNKNOWN



REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/ APPR

ENGINEER OF RECORD:  
 LOGAN B. PETERS, PE  
 FLORIDA LICENSE NO. 88516

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 Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:  
**TOWN OF TIOGA, LLC**

CLIENT:

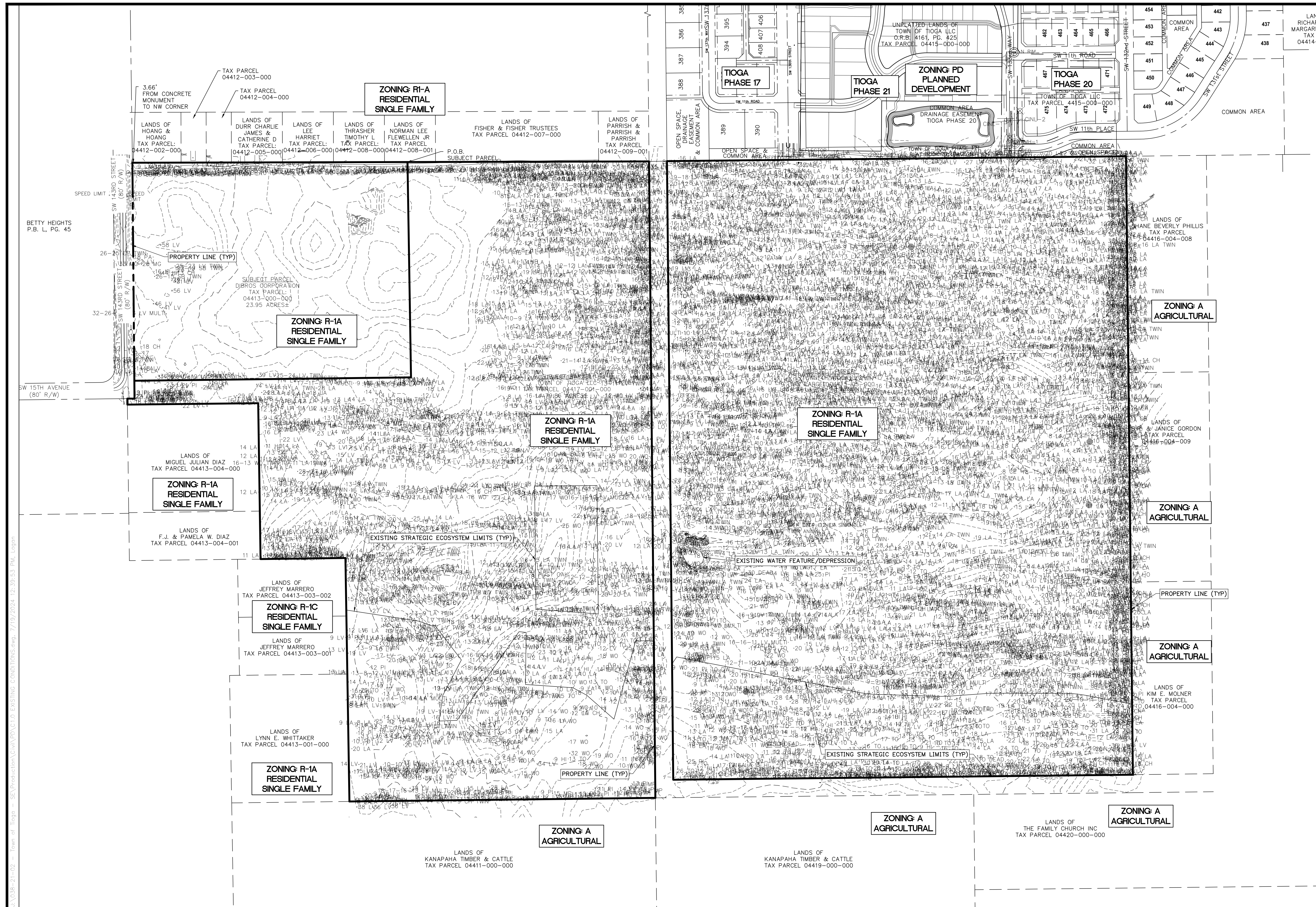
**EXISTING CONDITIONS**

PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

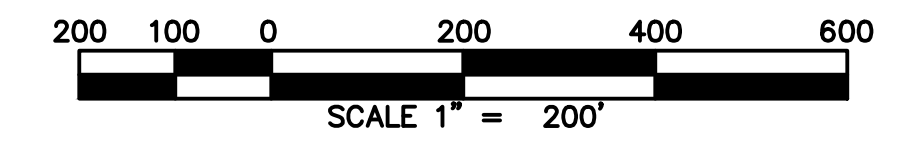
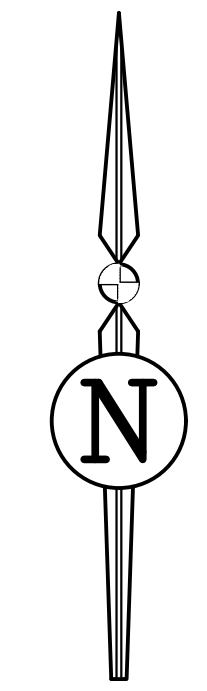
SHEET NO:  
**C1.0**



**GENERAL NOTES:**  
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 2. SEE TREE CANOPY SHEETS C3.0 THROUGH C3.10 FOR TREE PRESERVATION AND REMOVAL.

- LEGEND**
- BOUNDARY LINE
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  - - - RIGHT-OF-WAY LINE
  - - - TAX PARCEL LINE
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REVISIONS			DRWN	APPR
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 Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:  
**EXISTING TREE CONDITIONS**

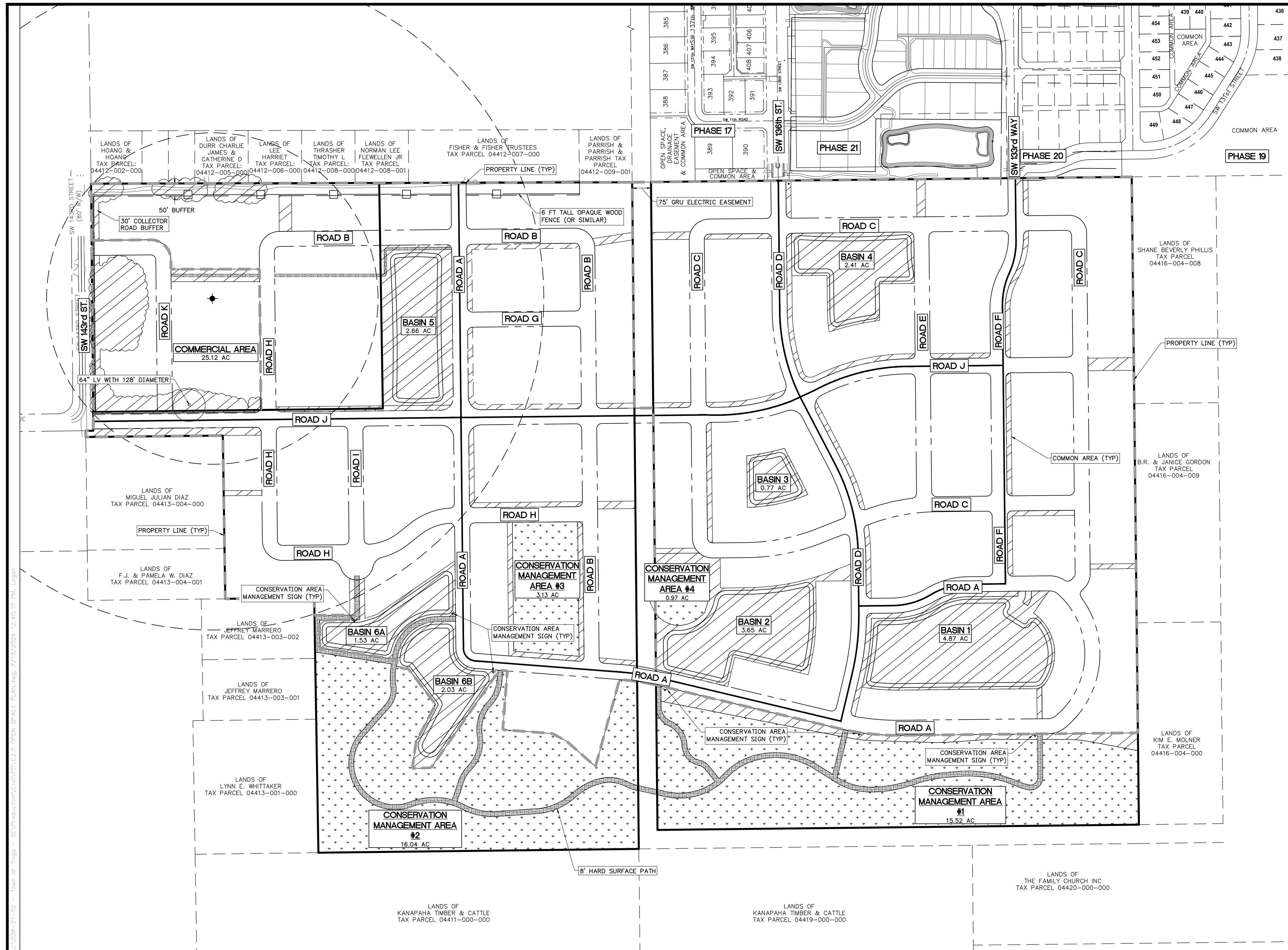
CLIENT:  
**TOWN OF TIOGA, LLC**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

SHEET NO:  
**C1.1**

L:\308-21-02 - Town of Tioga - Civil\Production\Civil\DWG\1.Dwg - Existing Conditions.dwg - 7/19/2024 12:35:53 PM.dwg



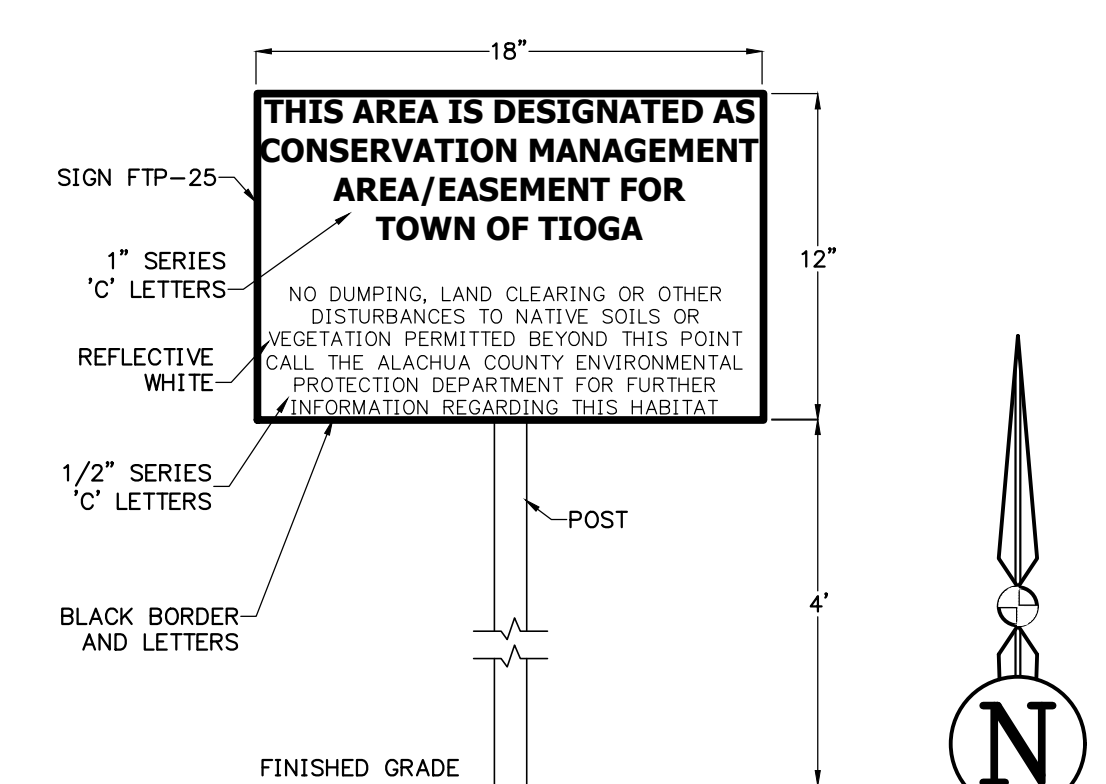
- OPEN SPACE NOTES**
- THERE IS NO CONSERVATION OR NATURAL AREA PRESENT WITHIN THE LIMITS OF THE PROPOSED PROJECT THAT WOULD QUALIFY AS PRIMARY OPEN SPACE.
  - THE PROPOSED OPEN SPACE CONSISTS OF 35.66 AC. OF PROPERTY, WHICH IS COMPRISED OF A "STRATEGIC ECOSYSTEM". THE AREA IS ON THE SITE PERIMETER AND IS MOSTLY CONTIGUOUS.
  - A NATURAL RESOURCE ASSESSMENT WAS PERFORMED BY ECOSYSTEM RESEARCH CORPORATION IN NOVEMBER 2019. THE FOLLOWING OBSERVATIONS WERE MADE:
    - SURFACE WATERS: ONE SURFACE WATER BOUNDARY EXISTS WITHIN OR ADJACENT TO THE PROJECT AREA.
    - WETLANDS: NO WETLANDS ARE WITHIN OR ADJACENT TO THE PROJECT AREA.
    - FLOODPLAINS (100-YEAR): NO FLOODPLAIN EXISTS ON OR ADJACENT TO THE SITE.
    - LISTED SPECIES: GOPHER TORTOISE BURROWS ARE LOCATED ON THE SUBJECT PROPERTY. THE PROPERTY OWNER/APPLICANT SHALL FOLLOW ALL FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION GUIDELINES AND OBTAIN ANY REQUIRED STATE PERMITS REGARDING GOPHER TORTOISE PROTECTION, PRIOR TO CLEARING VEGETATION, GRADING OR FILLING THE SITE. COPIES OF THE GOPHER TORTOISE RELOCATION PERMITS WILL BE PROVIDED BY THE APPLICANT TO EPD.
    - STRATEGIC ECOSYSTEMS: THE SITE IS WITHIN A STRATEGIC ECOSYSTEM.
    - SIGNIFICANT GEOLOGICAL FEATURES: ONE SIGNIFICANT GEOLOGICAL FEATURE WAS OBSERVED ON OR ADJACENT TO THE SITE. THE EXISTING SINK HOLE IS PROTECTED BY A PROPOSED SOFT BUFFER.
    - HIGH AQUIFER RECHARGE AREA: THIS SITE IS LOCATED WITHIN A HIGH AQUIFER RECHARGE AREA.
  - TREE CANOPY RETENTION CALCULATIONS WERE PERFORMED PER ULDC SECTION 406.12 (c) 3,4,5 (g-k) UTILIZING A GOOGLE EARTH AERIAL DATED 2019 AND A SITE VISIT. THE EXISTING TREE CANOPY IS DELINEATED ON THE TREE CANOPY PLAN - SHEET C3.0.
  - ENVIRONMENTAL DATA

CRITERIA	REQUIRED	PROVIDED
OPEN SPACE	22.18 AC	35.66 AC
BUFFER	N/A	N/A
TREE CANOPY	9.67 AC	42.78 AC

CONSERVATION OPEN SPACE TYPES (ACRES)	EXISTING	PROVIDED	% TOTAL AREA
WETLANDS	0.0 AC	0.0 AC	0.00%
WETLAND BUFFERS	0.0 AC	0.0 AC	0.00%
SURFACE WATERS	0.11 AC	0.11 AC	0.05%
SURFACE WATER BUFFERS	0.86 AC	0.86 AC	0.40%
SIGNIFICANT GEOLOGICAL FEATURES	0.0 AC	0.0 AC	0.00%
SIGNIFICANT GEOLOGICAL FEATURES BUFFERS	0.0 AC	0.0 AC	0.00%
STRATEGIC ECOSYSTEM	34.69 AC	34.69 AC	15.64%
LISTED SPECIES HABITAT	0.0 AC	0.0 AC	0.00%
100 YEAR FLOODPLAIN	0.0 AC	0.0 AC	0.00%
SIGNIFICANT HABITAT	0.0 AC	0.0 AC	0.00%
<b>NON-CONSERVATION OPEN SPACE (ACRES)</b>		<b>PROVIDED</b>	<b>% TOTAL AREA</b>
NON-CONSERVATION OPEN SPACE		0.0 AC	0.00%

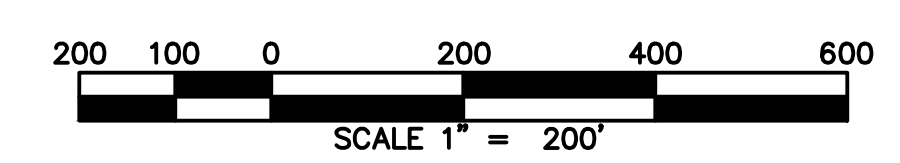
**OPEN SPACE PLAN LEGEND**

- Proposed Open Space (Conservation Area)
- Proposed Common Area
- Existing Tree w/ Size & Species



**SIGN NOTES:**  
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

**CMA SIGN DETAIL**



**REVISIONS**

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:  
**LOGAN B. PETERS, PE**  
FLORIDA LICENSE NO. 88516

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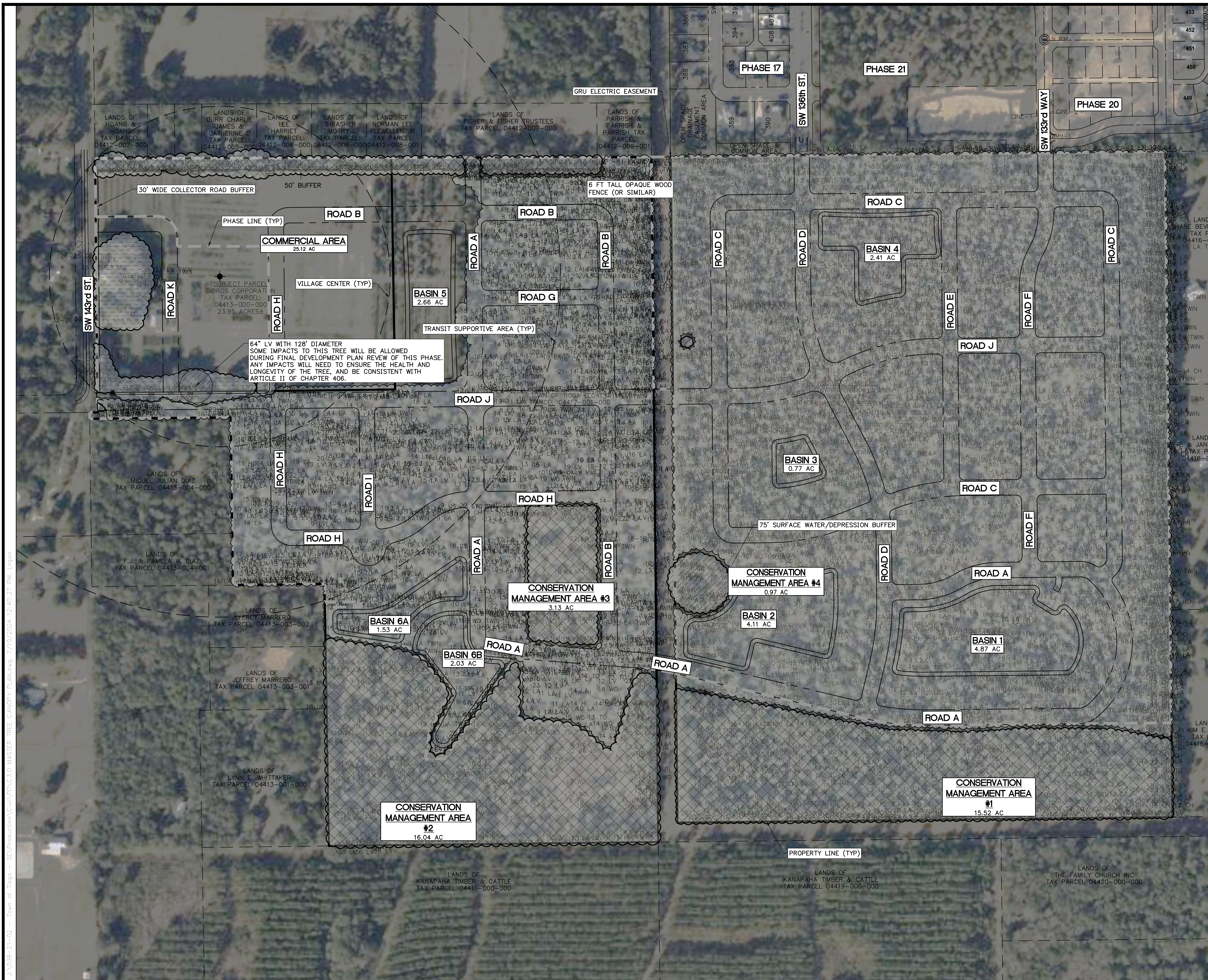
SHEET TITLE:  
**OPEN SPACE PLAN**

CLIENT:  
**TOWN OF TIOGA, LLC**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

SHEET NO:  
**C2.0**



**TREE CANOPY NOTES**

1. THE REGULATED TREE CANOPY IS REPRESENTED BY THE SHADING HATCH ON THIS SHEET. THE CANOPY WAS IDENTIFIED USING A 2022 GOOGLE EARTH AERIAL IMAGE COMBINED WITH THE TOPOGRAPHIC TREE SURVEY TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY.
2. TOTAL SITE AREA = 9,660,736.80 SF (221.78 AC)
3. REGULATED TREE CANOPY = 8,427,350.32 SF (193.47 AC)
4. REQUIRED MINIMUM TREE CANOPY IS 5% OF EXISTING = 8,427,350.32 SF x 0.05 = 421,367.52 SF (9.67 AC)
5. ESTIMATED EXISTING TREE CANOPY TO BE PRESERVED = 1,863,393.51 SF (42.78 AC)
6. PERCENT CANOPY RETAINED = 42.78 AC / 193.47 AC x 100 = 22.11%
7. REQUIRED MINIMUM 30% MATURE TREE CANOPY OVER SITE (@ 20 YEARS) = 9,660,736.80 SF x 0.30 = 2,898,221.04 SF (66.53 AC)

**TREE CANOPY PLAN LEGEND**

- EXISTING REGULATED TREE CANOPY TO BE REMOVED
- EXISTING REGULATED TREE CANOPY TO BE SAVED
- EXISTING TREE CANOPY THAT MAY BE IMPACTED/REDUCED DURING FINAL DEVELOPMENT PLAN
- OTHER EXISTING HIGH QUALITY TREE CANOPY TO BE SAVED
- EXISTING TREE W/ SIZE & SPECIES

**TREE ABBREVIATIONS**

- CE = CEDAR
- CH = CHERRY LAUREL
- HI = HICKORY
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SHEET TITLE: **MASTER TREE CANOPY PLAN**

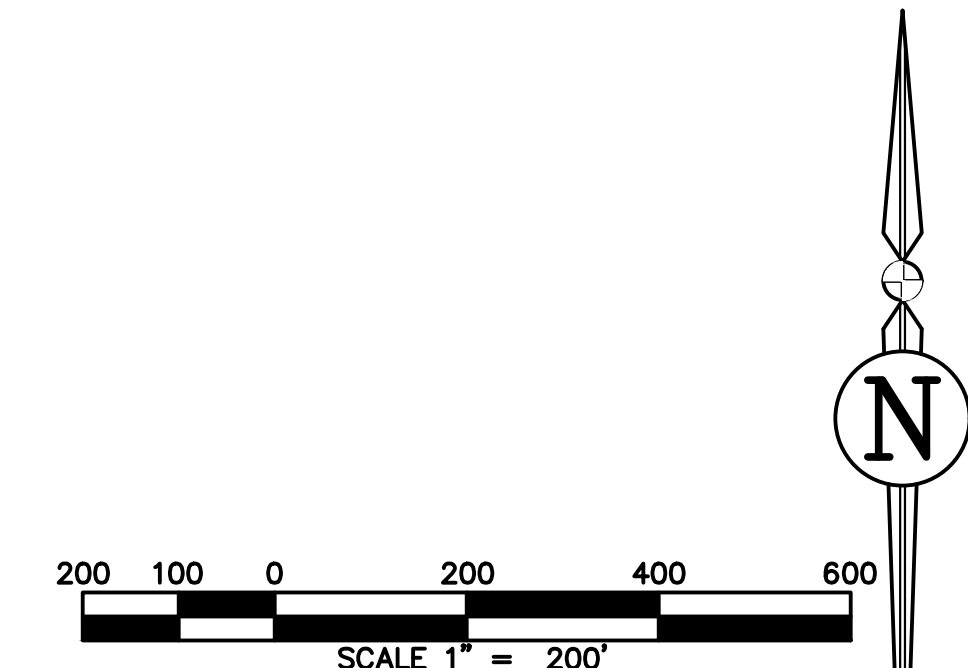
CLIENT: **TOWN OF TIOGA, LLC**

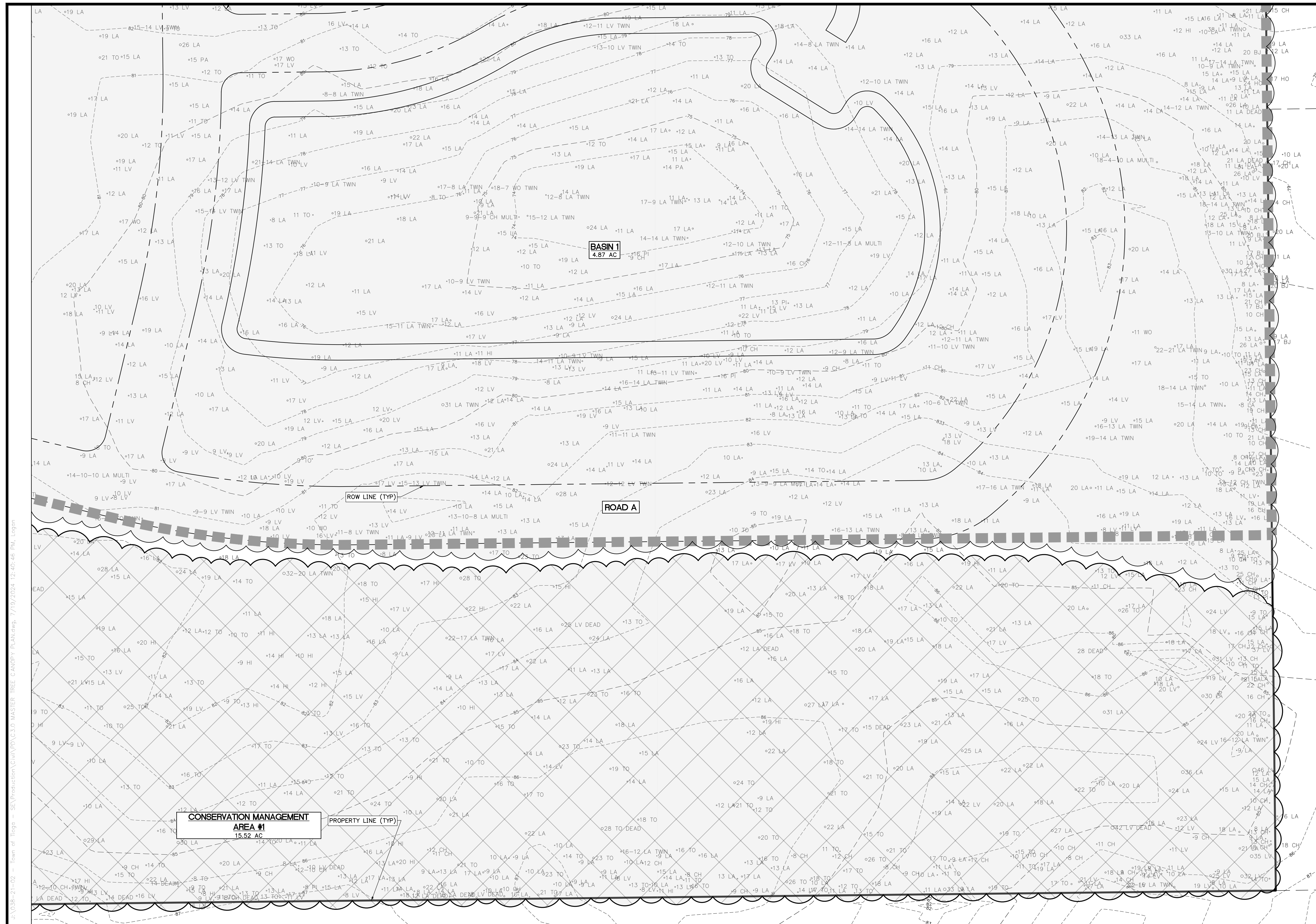
PROJECT: **TOWN OF TIOGA - SOUTH ANNEX**

DATE: **JULY 2024**

PROJECT NO: **038-21-02**

SHEET NO: **C3.0**

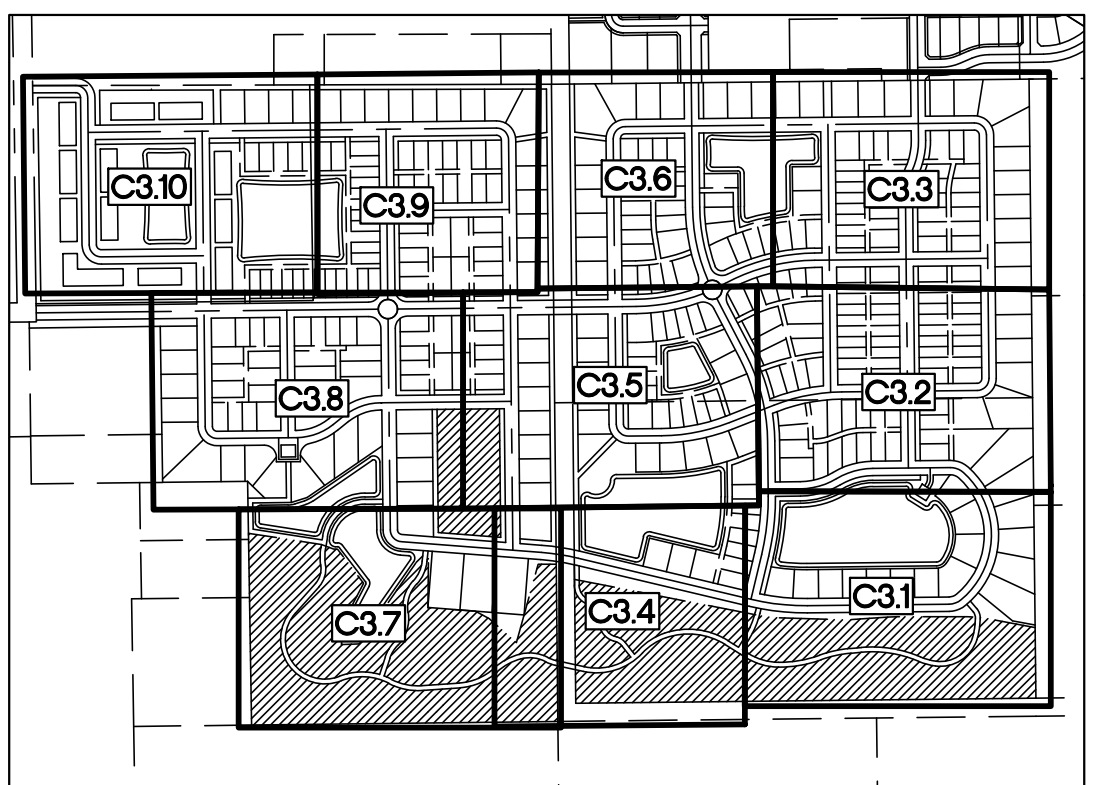




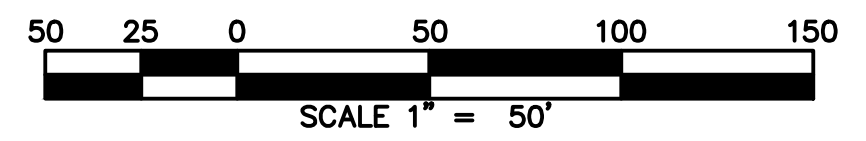
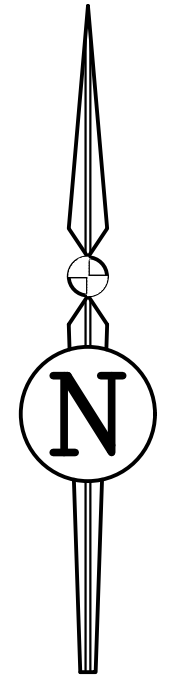
**TREE CANOPY PLAN LEGEND**

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  - UNK = UNKNOWN



KEY SHEET INDEX  
NTS



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Toll Free: (844) Go-JBPro | E-mail: [contact@jbpro.com](mailto:contact@jbpro.com)

SHEET TITLE:  
**TREE CANOPY PLAN - SOUTHEAST**

CLIENT:  
**TOWN OF TIOGA, LLC**

DATE:  
**JULY 2024**





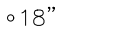
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**038-21-02**

PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

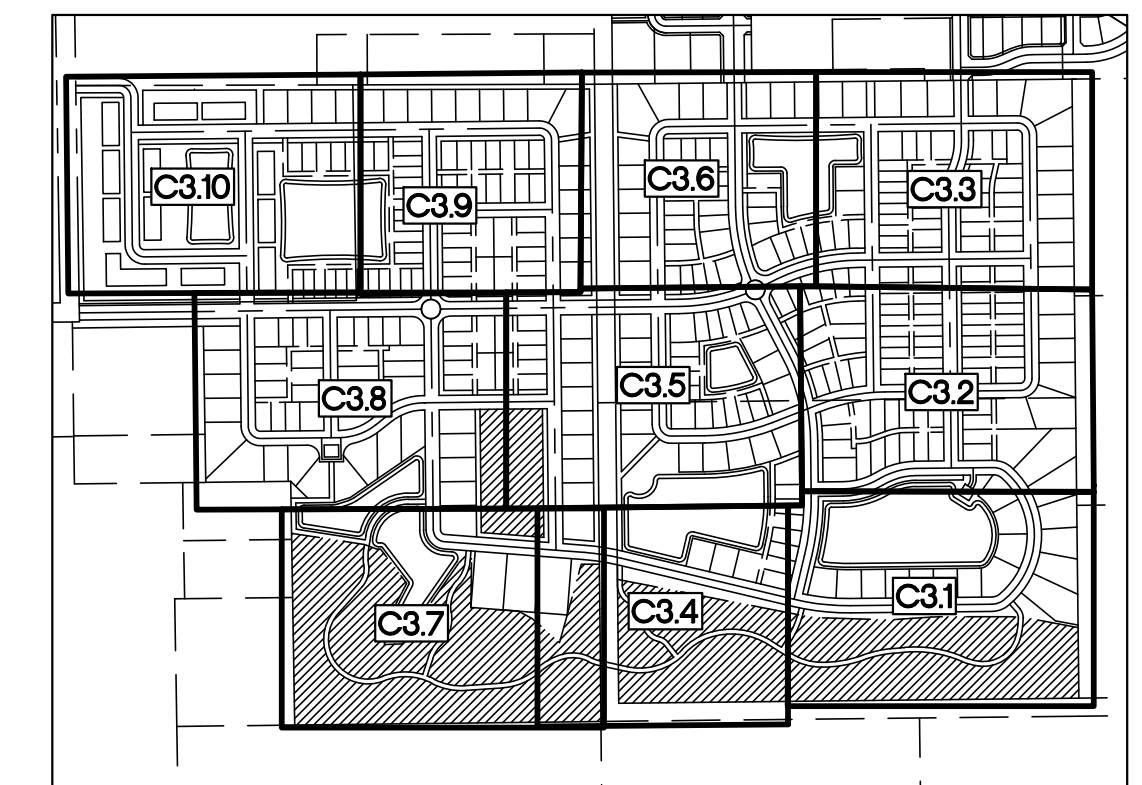
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**C3.1**



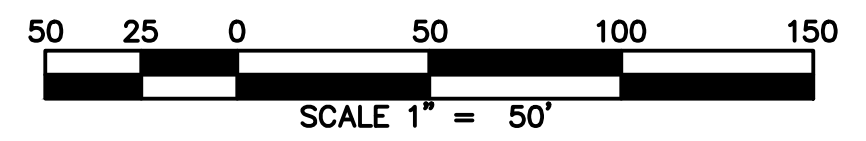
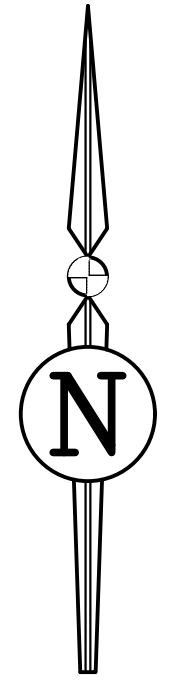
**TREE CANOPY PLAN LEGEND**

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SHEET TITLE:  
**TREE CANOPY PLAN - CENTRAL EAST**

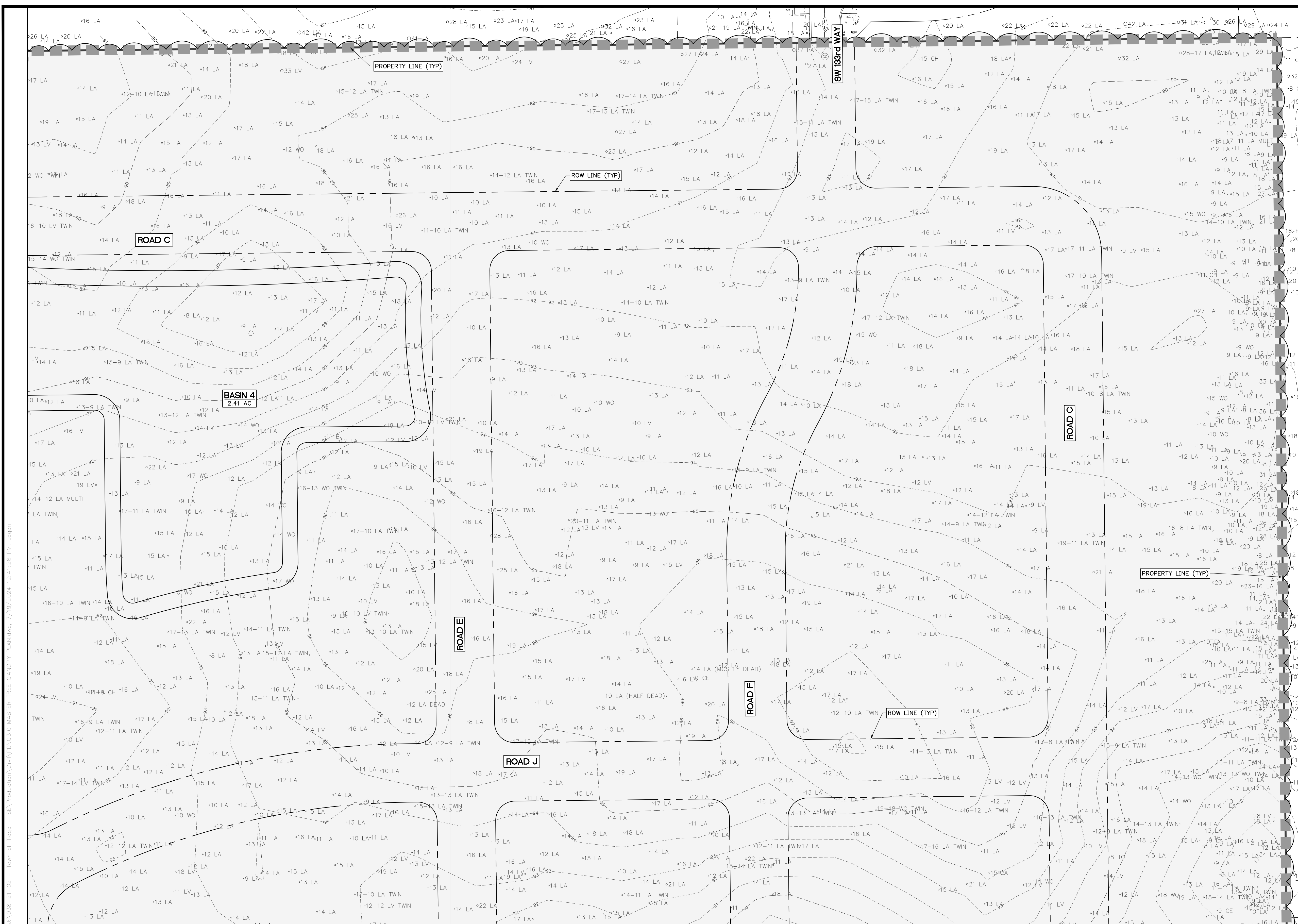
CLIENT:  
**TOWN OF TIOGA, LLC**

PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

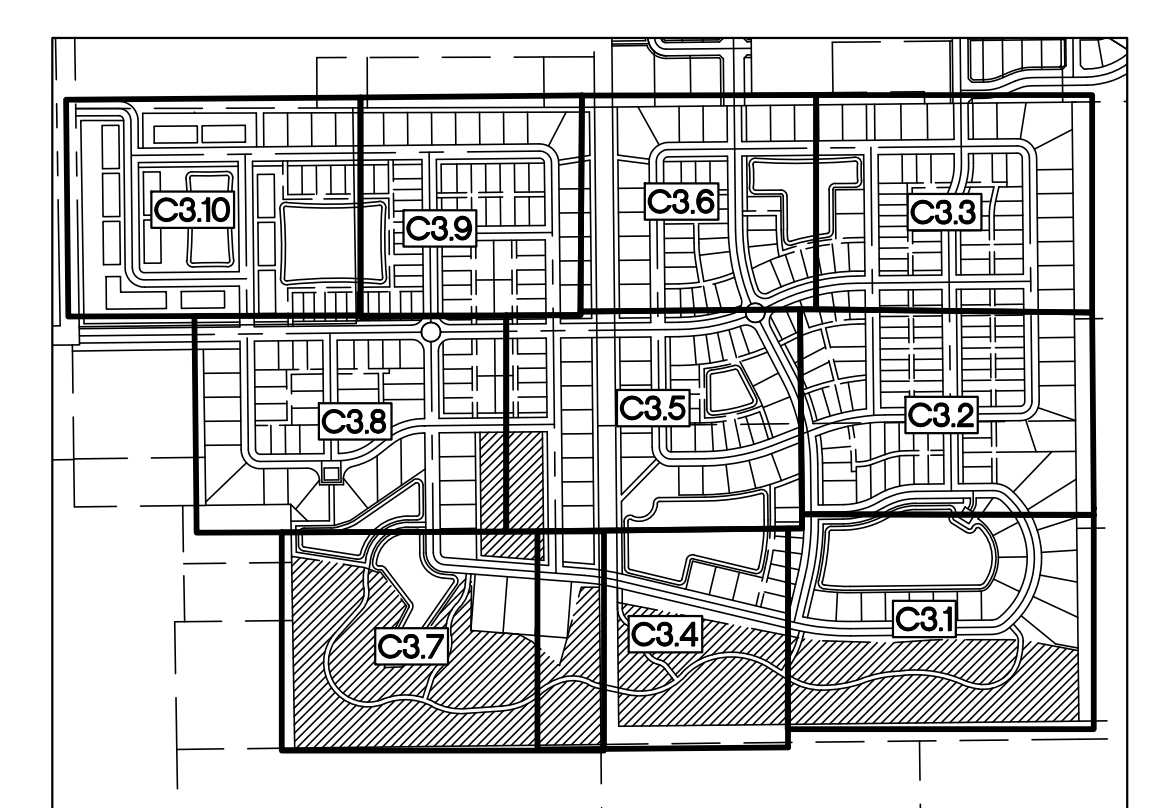
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**C3.2**



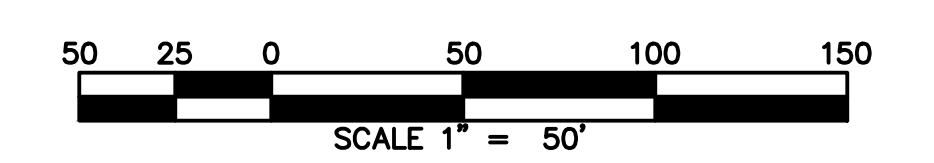
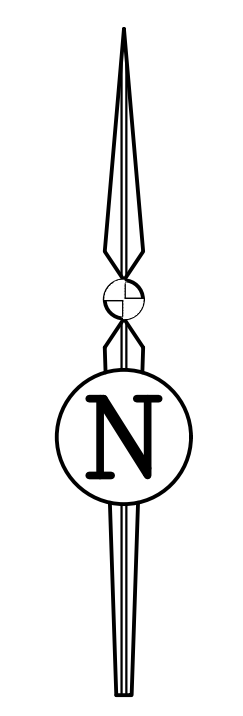
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SHEET TITLE:  
**TREE CANOPY PLAN - NORTHEAST**

CLIENT:  
**TOWN OF TIOGA, LLC**

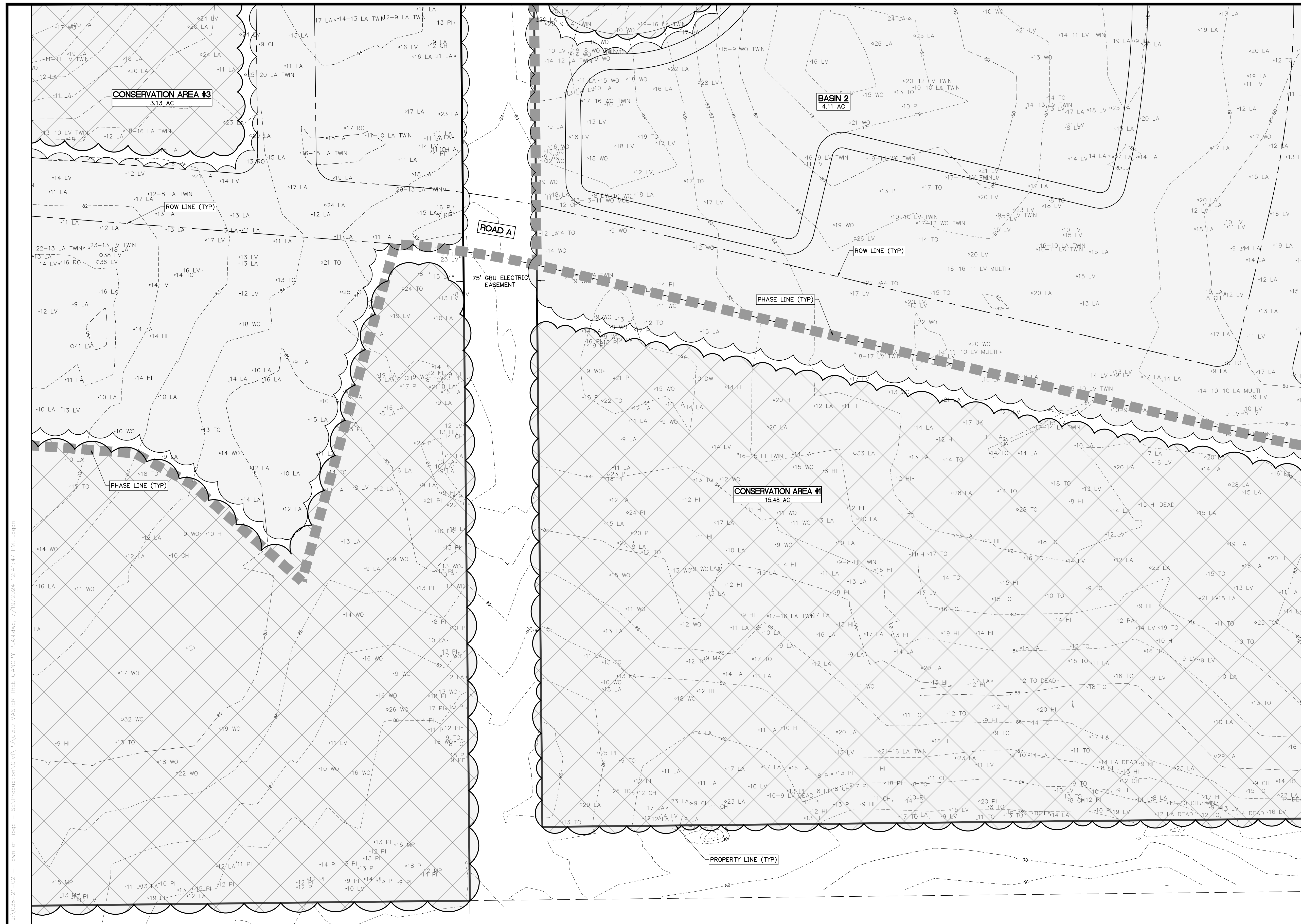
PROJECT:  
**TOWN OF TIOGA -  
SOUTH ANNEX**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

SHEET NO:  
**C3.3**

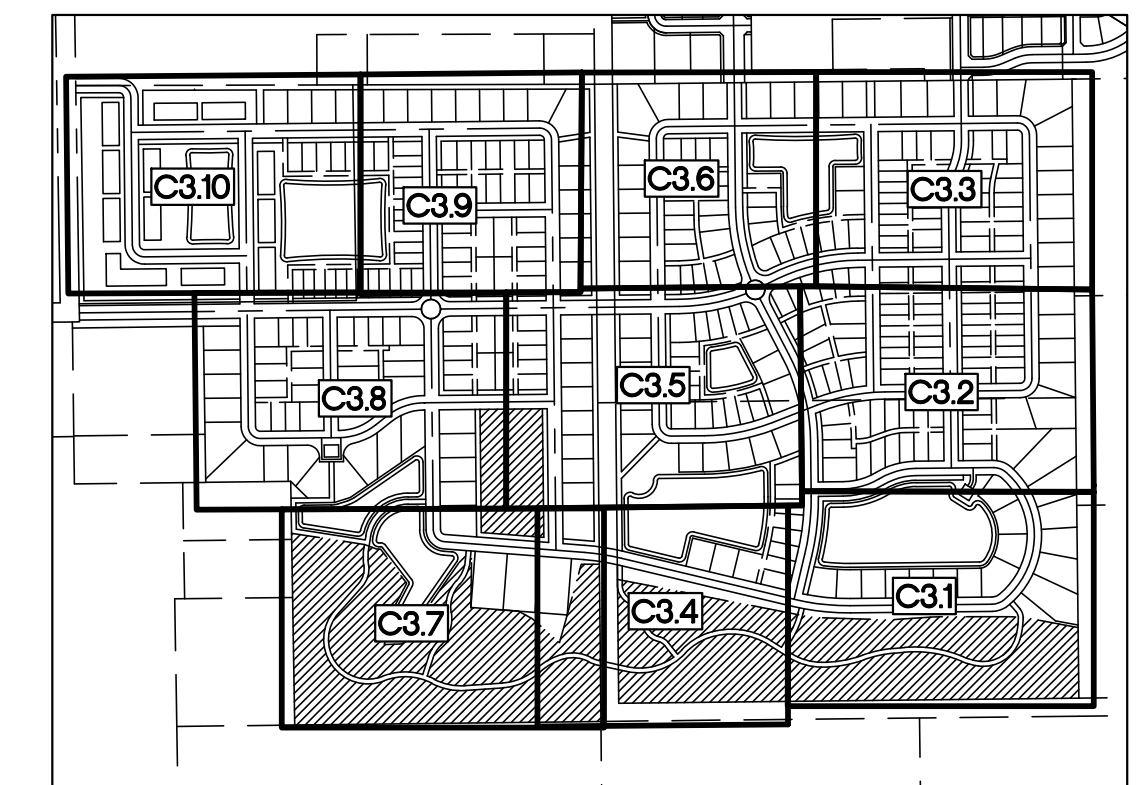




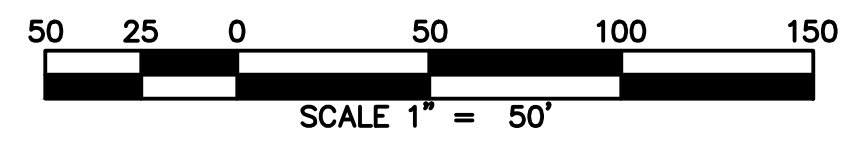
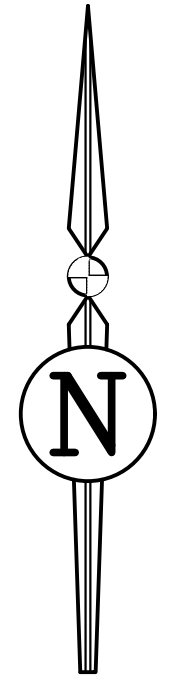
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SHEET TITLE:  
**TREE CANOPY PLAN - SOUTH CENTRAL**

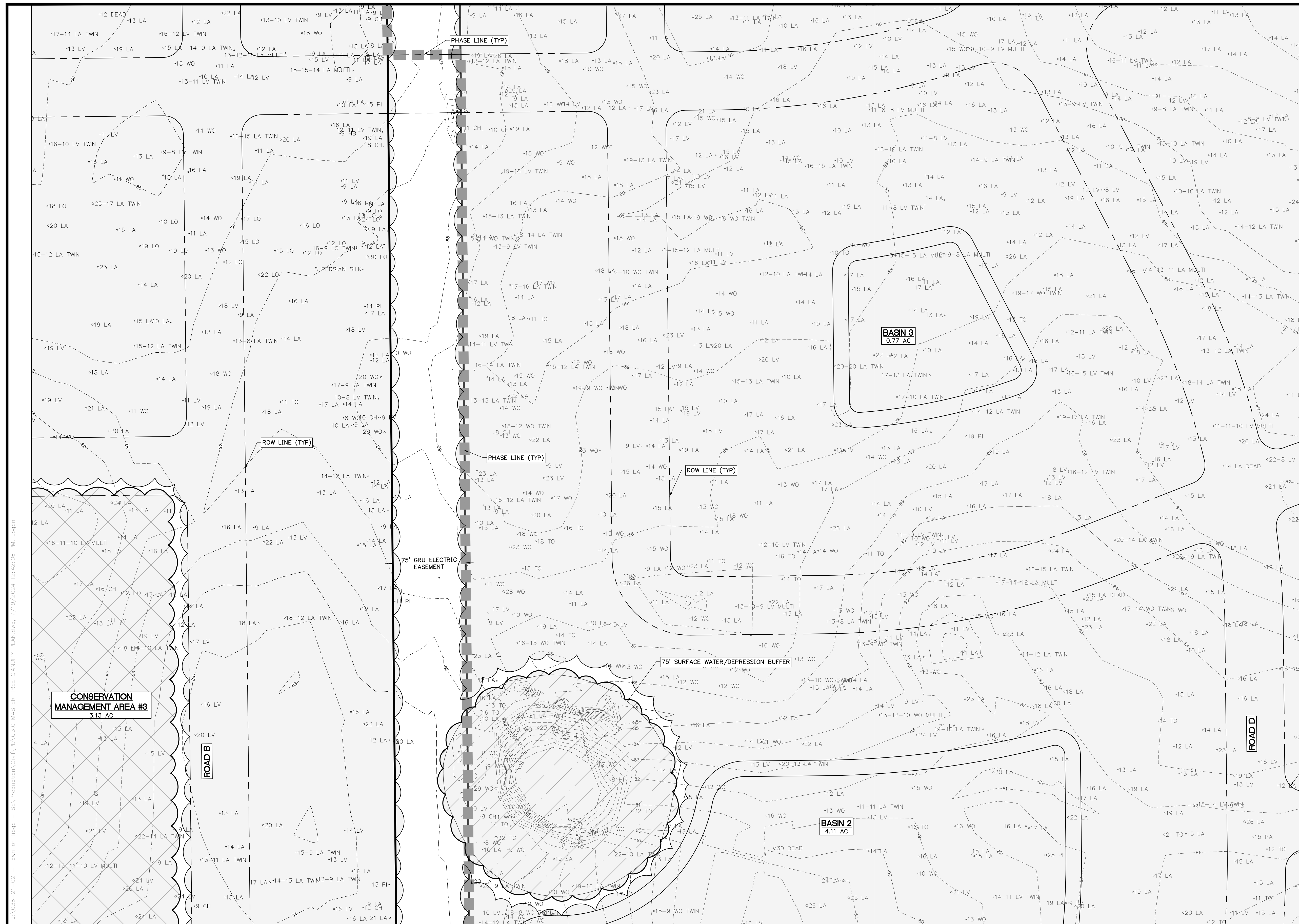
CIENT:  
**TOWN OF TIOGA, LLC**

PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

SHEET NO:  
**C3.4**

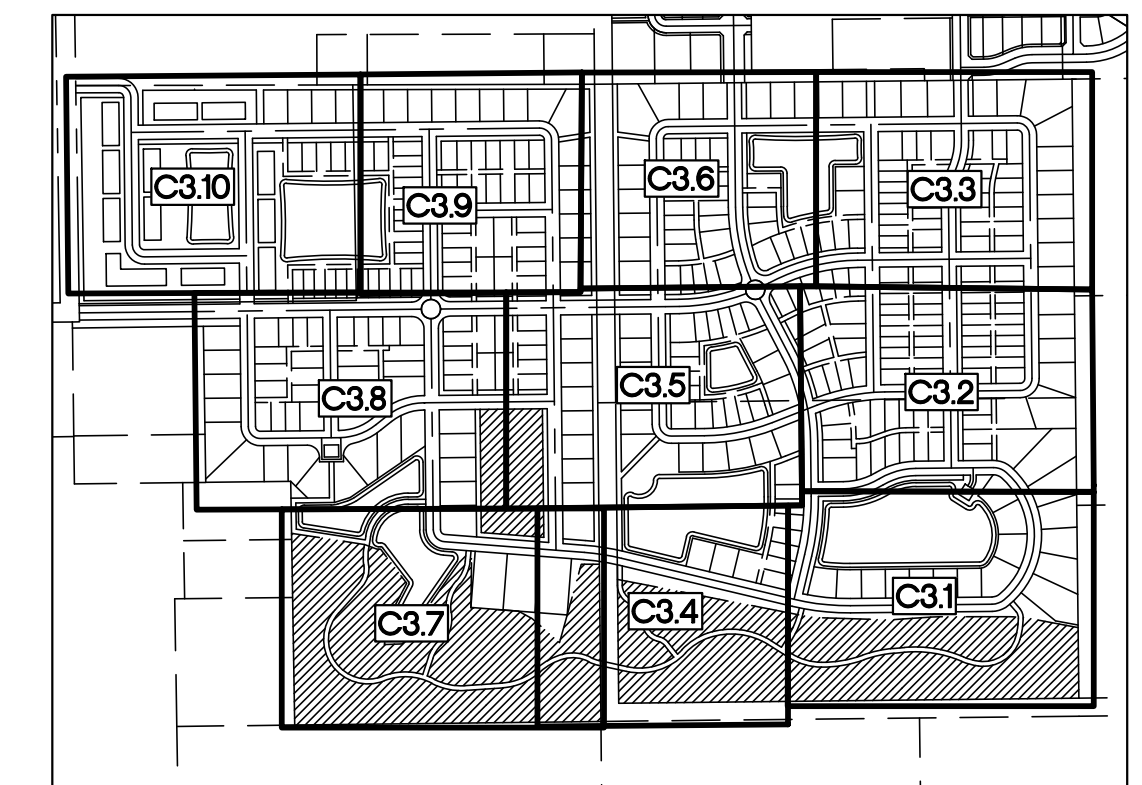


**TREE CANOPY PLAN LEGEND**

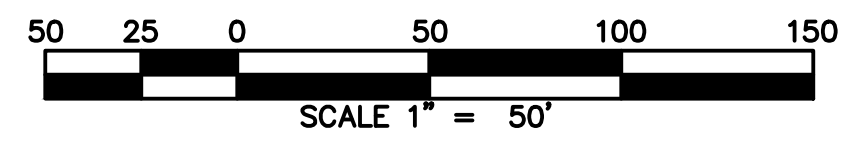
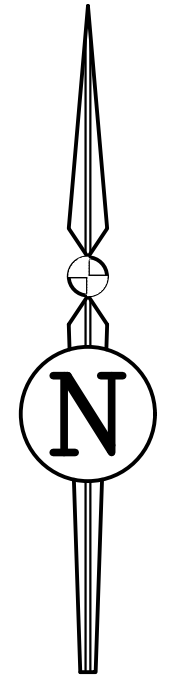
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KEY SHEET INDEX  
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ENGINEER OF RECORD:  
**LOGAN B. PETERS, PE**  
FLORIDA LICENSE NO. 88516

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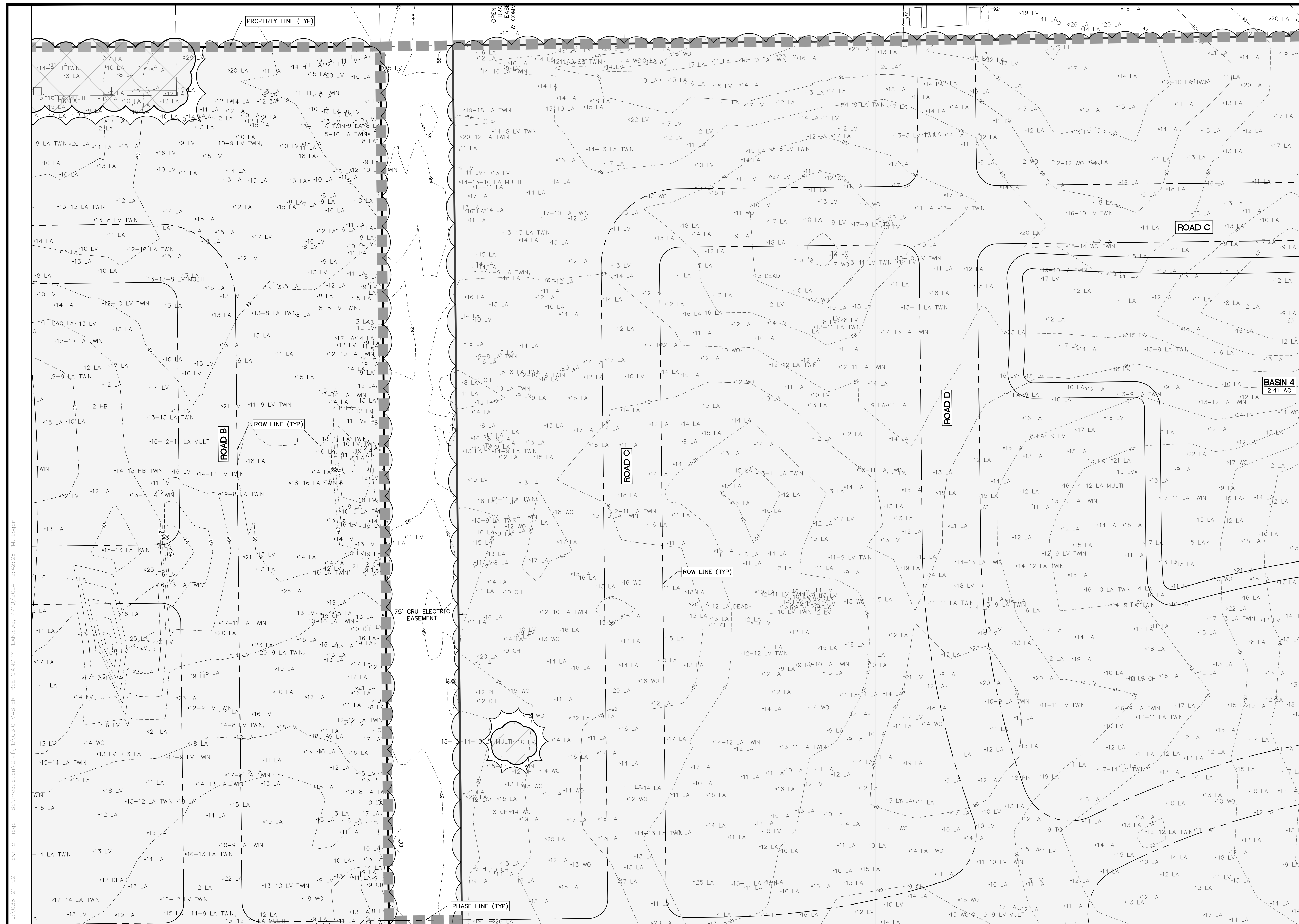
SHEET TITLE:  
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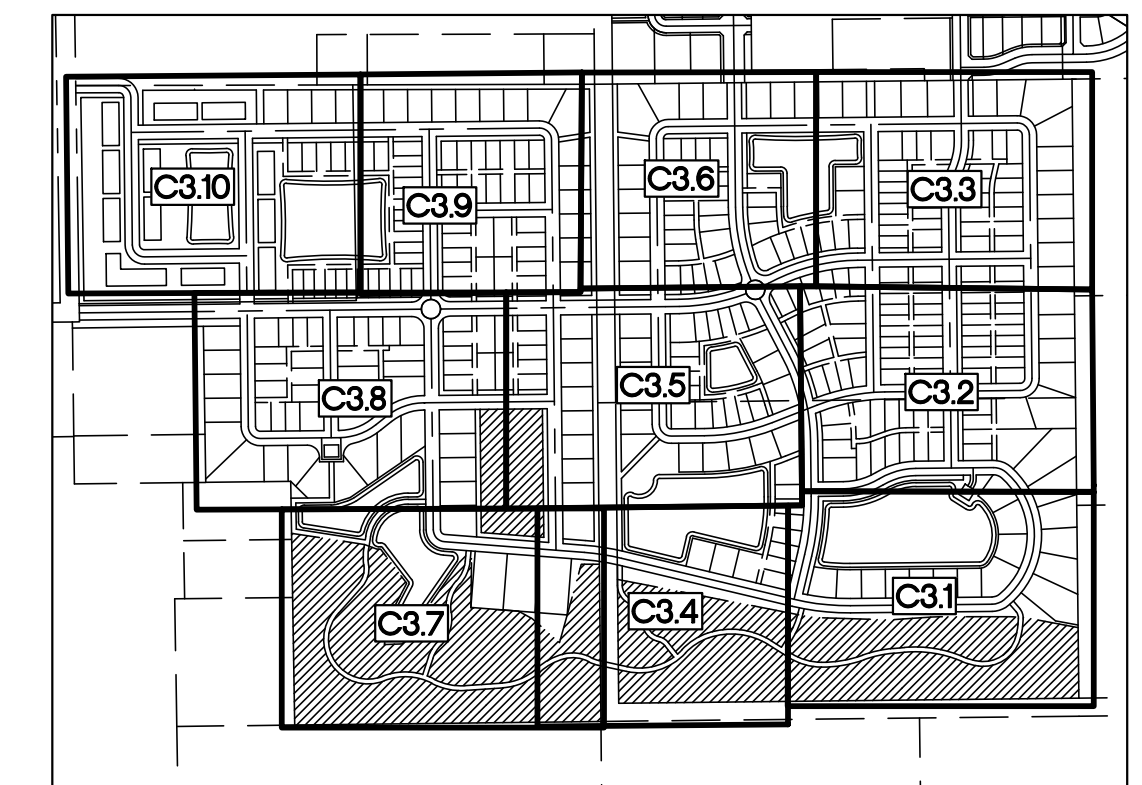
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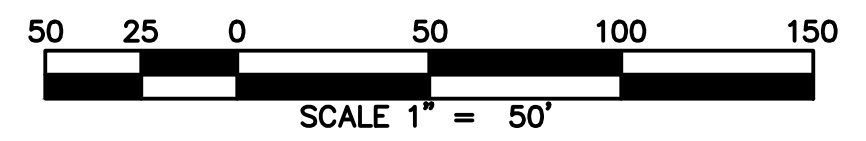
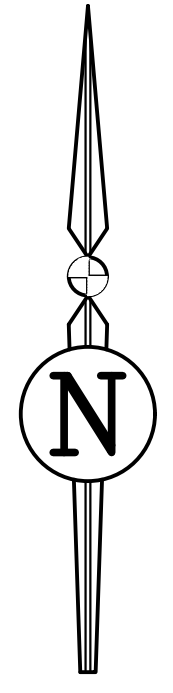
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SHEET TITLE:  
**TREE CANOPY PLAN - NORTH CENTRAL**

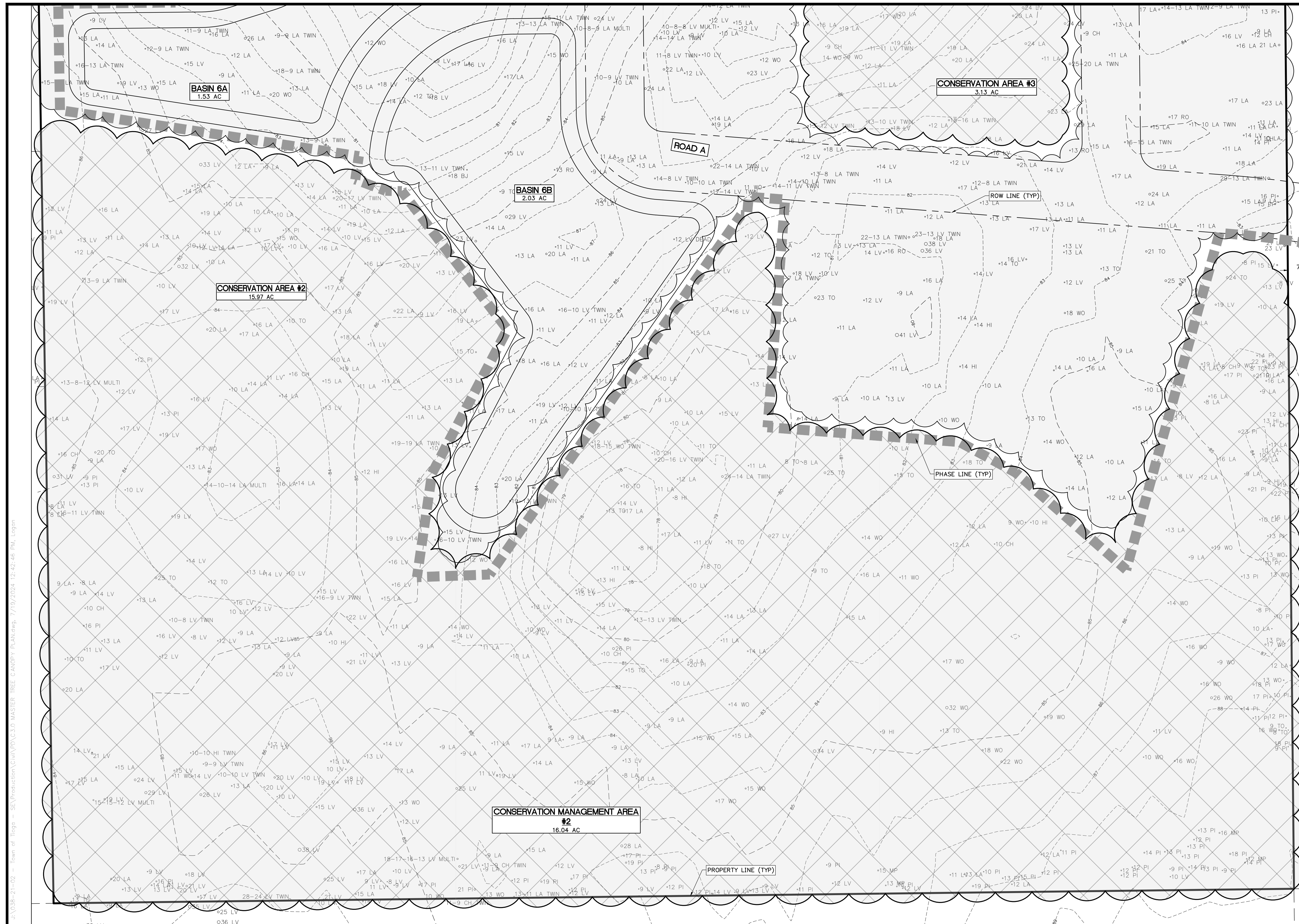
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**TOWN OF TIOGA, LLC**

PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

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**JULY 2024**

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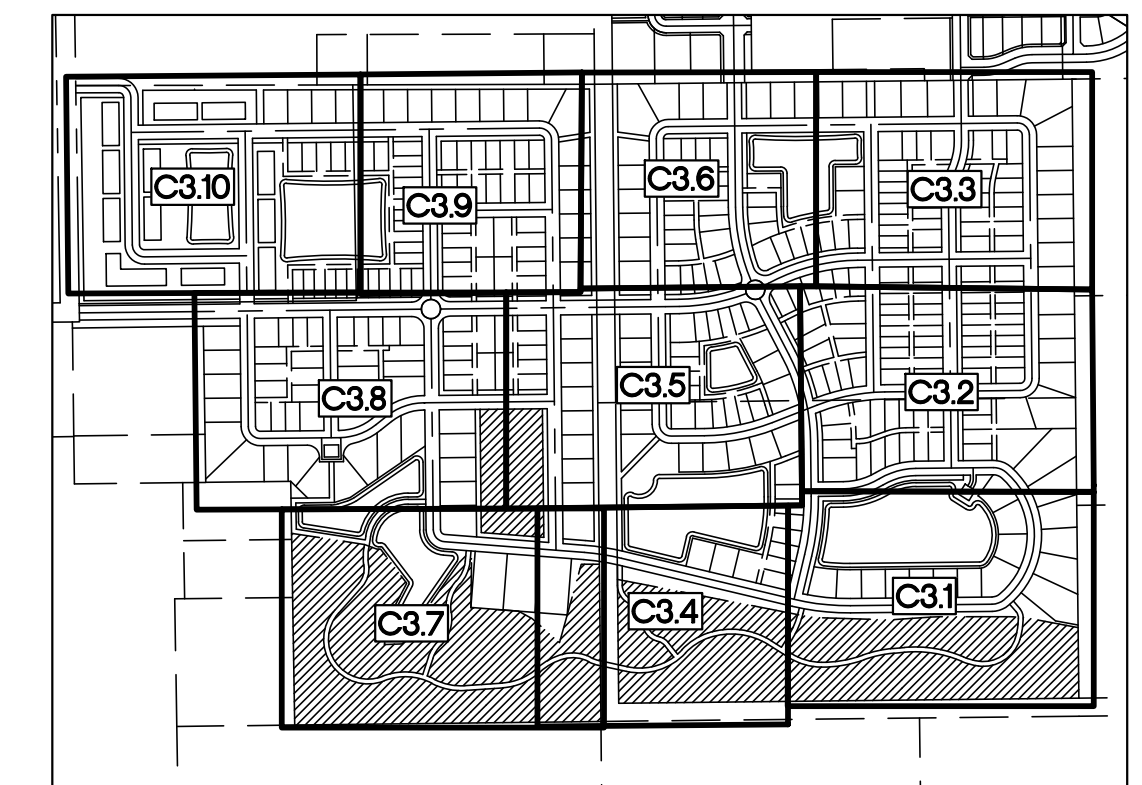
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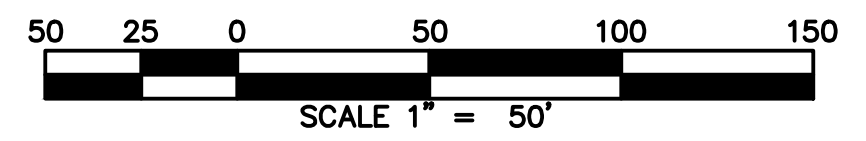
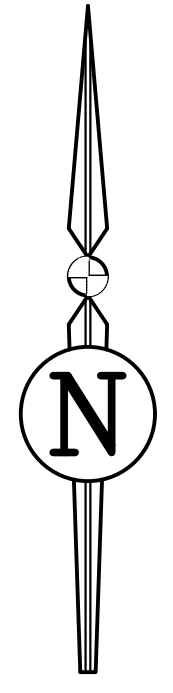
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SHEET TITLE:  
**TREE CANOPY PLAN - SOUTHWEST**

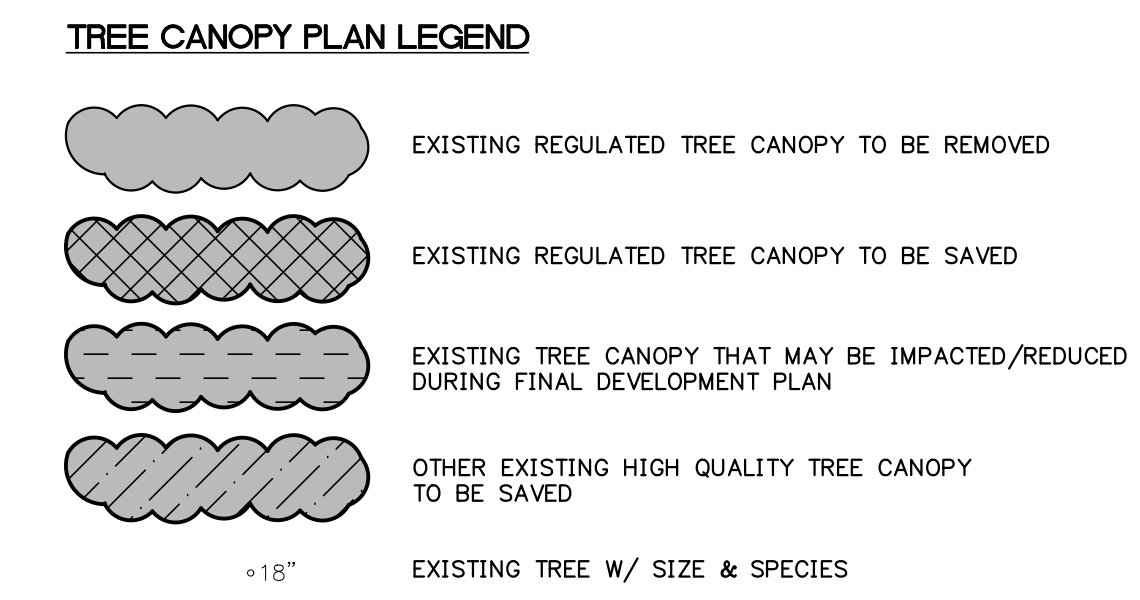
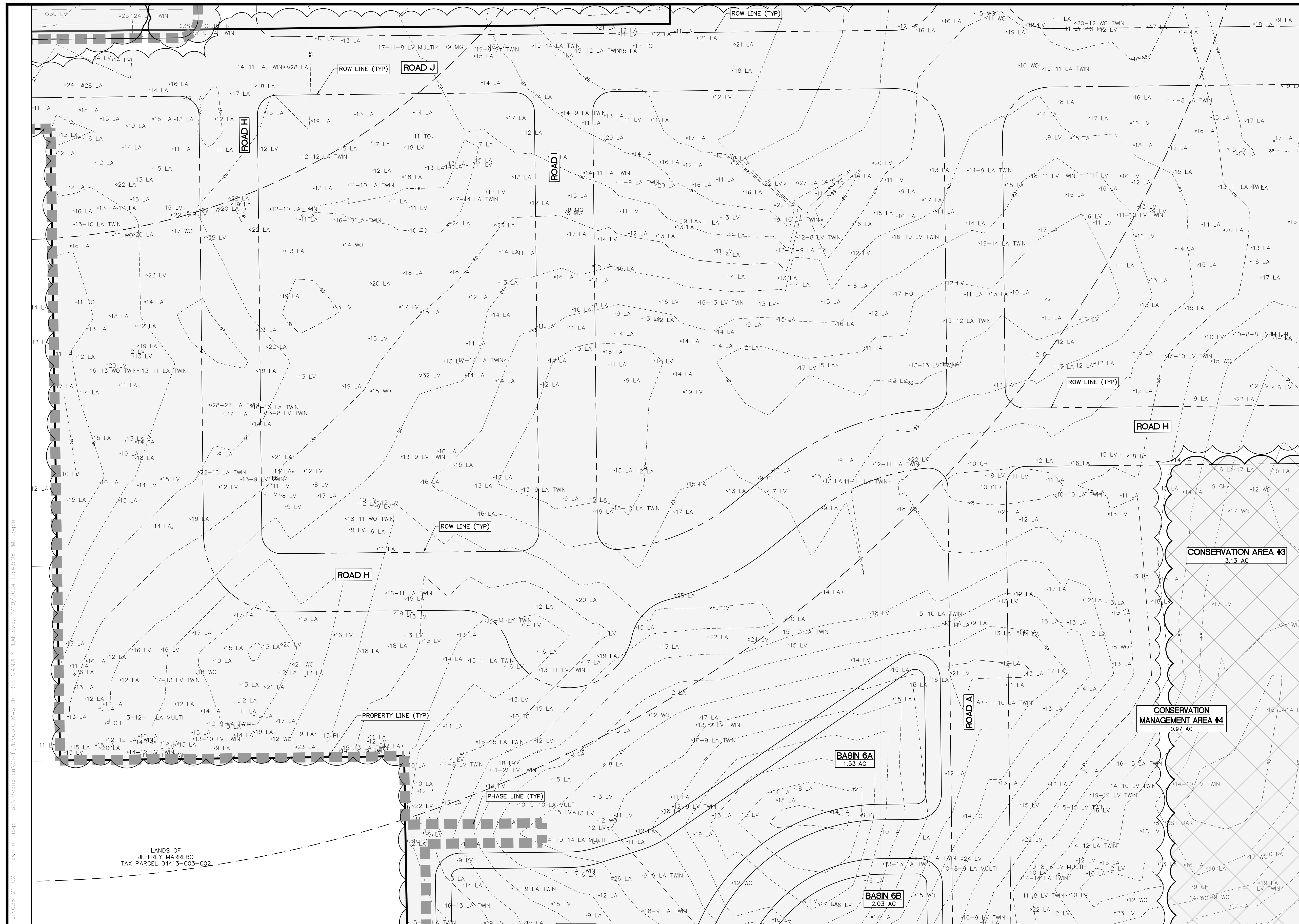
CLIENT:  
**TOWN OF TIOGA, LLC**

PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

DATE:  
**JULY 2024**

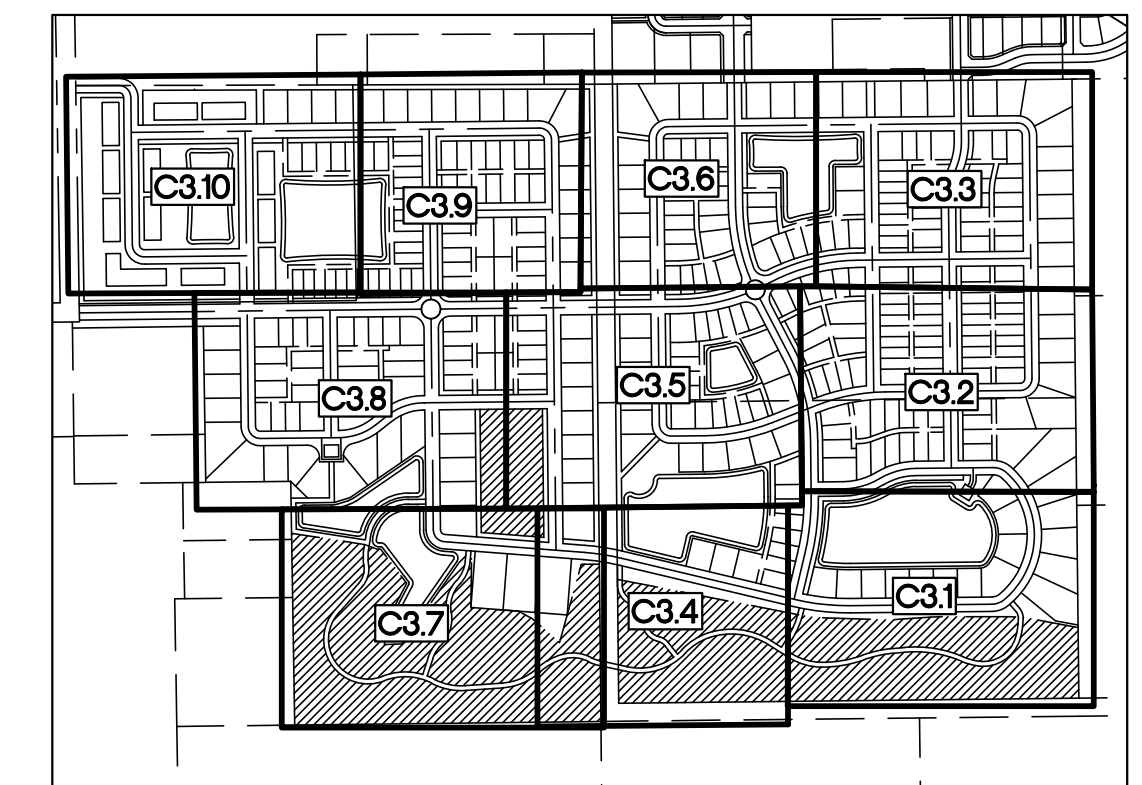
PROJECT NO:  
**038-21-02**

SHEET NO:  
**C3.7**

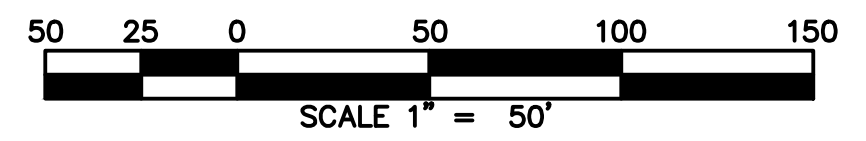
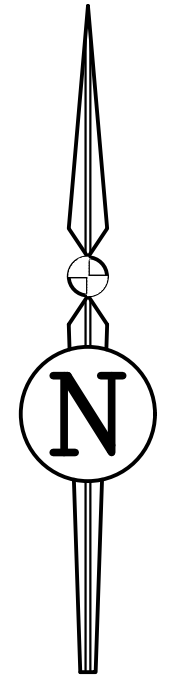


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SHEET TITLE:  
**TREE CANOPY PLAN - CENTRAL WEST**

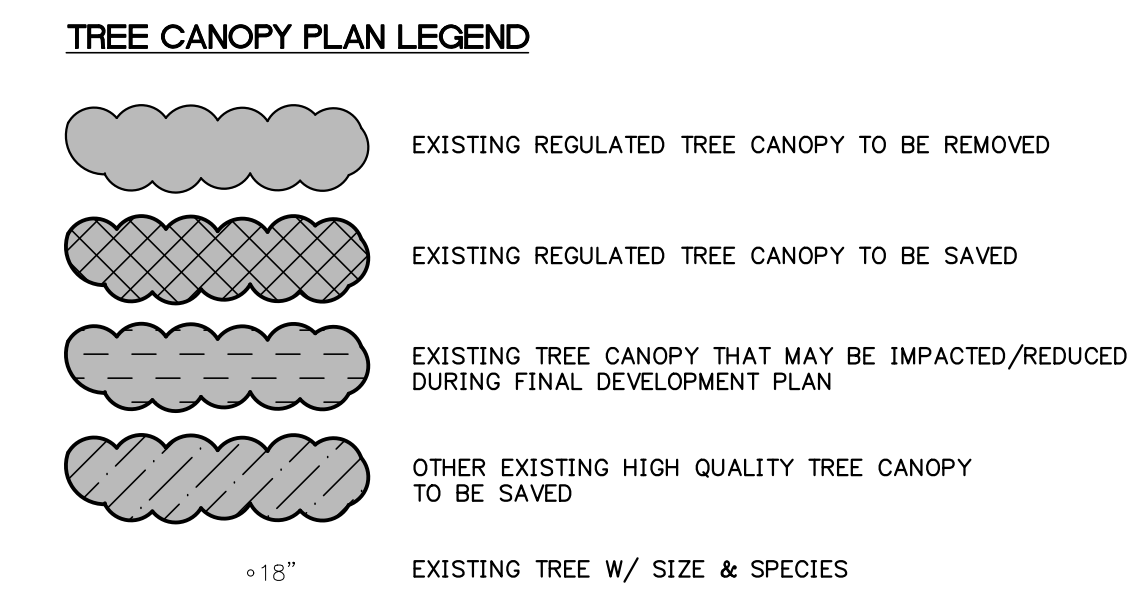
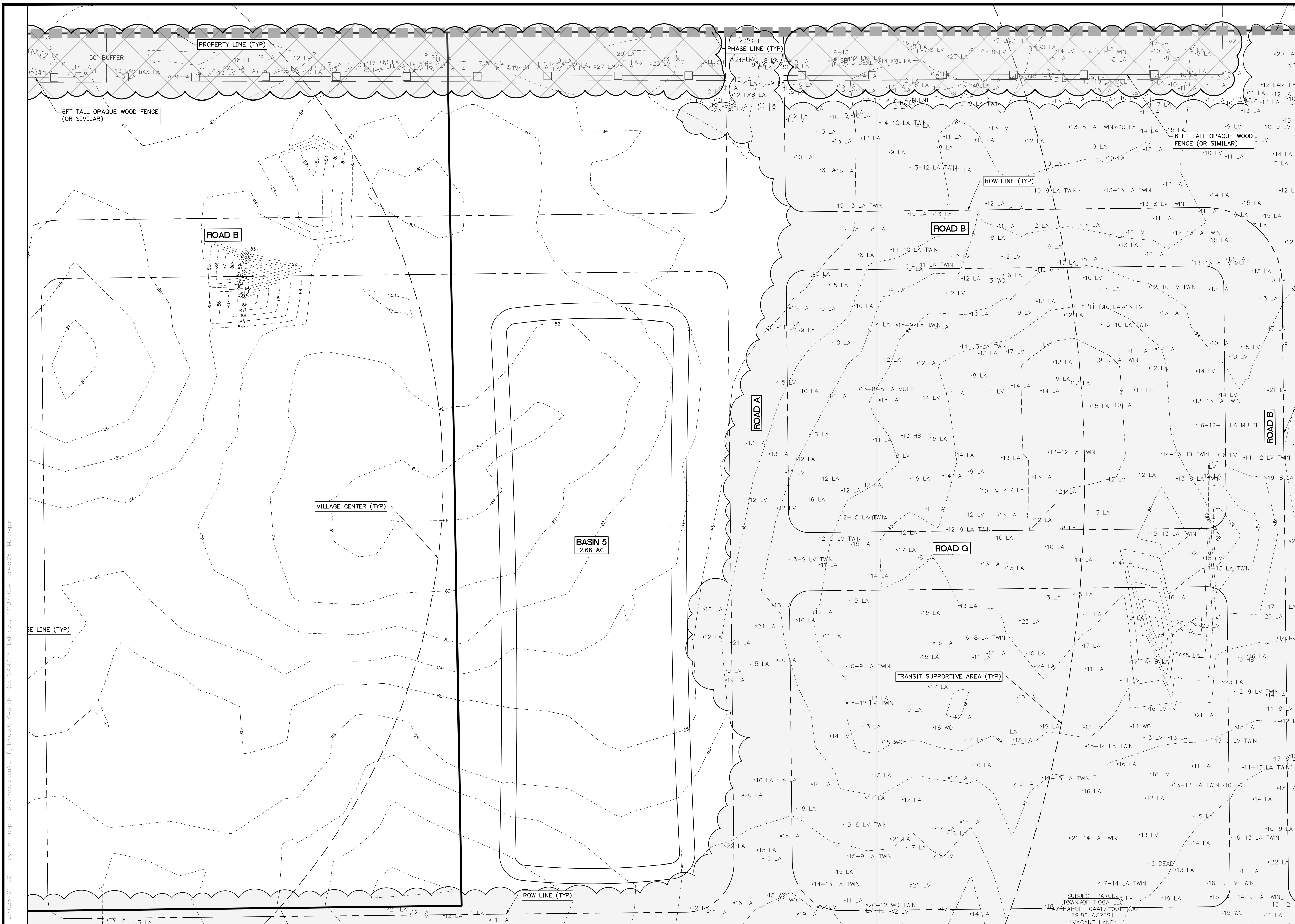
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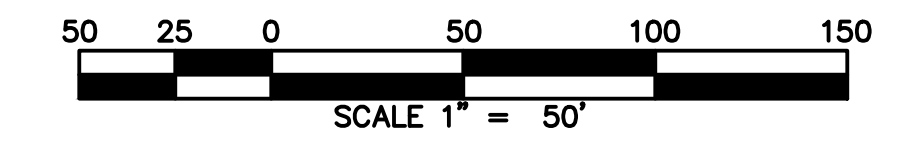
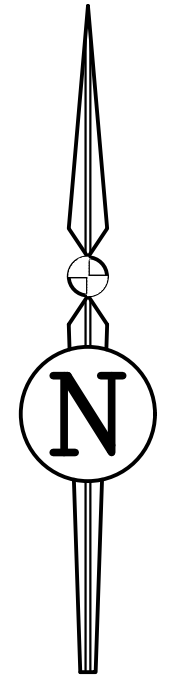
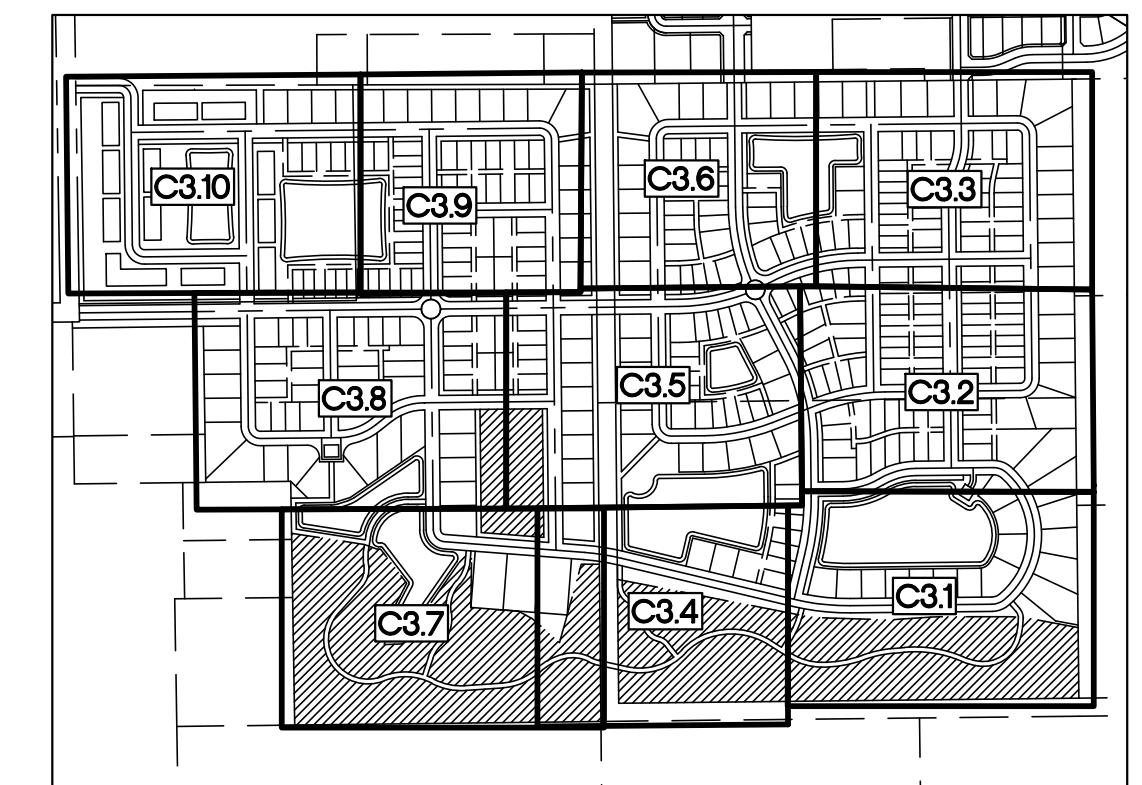
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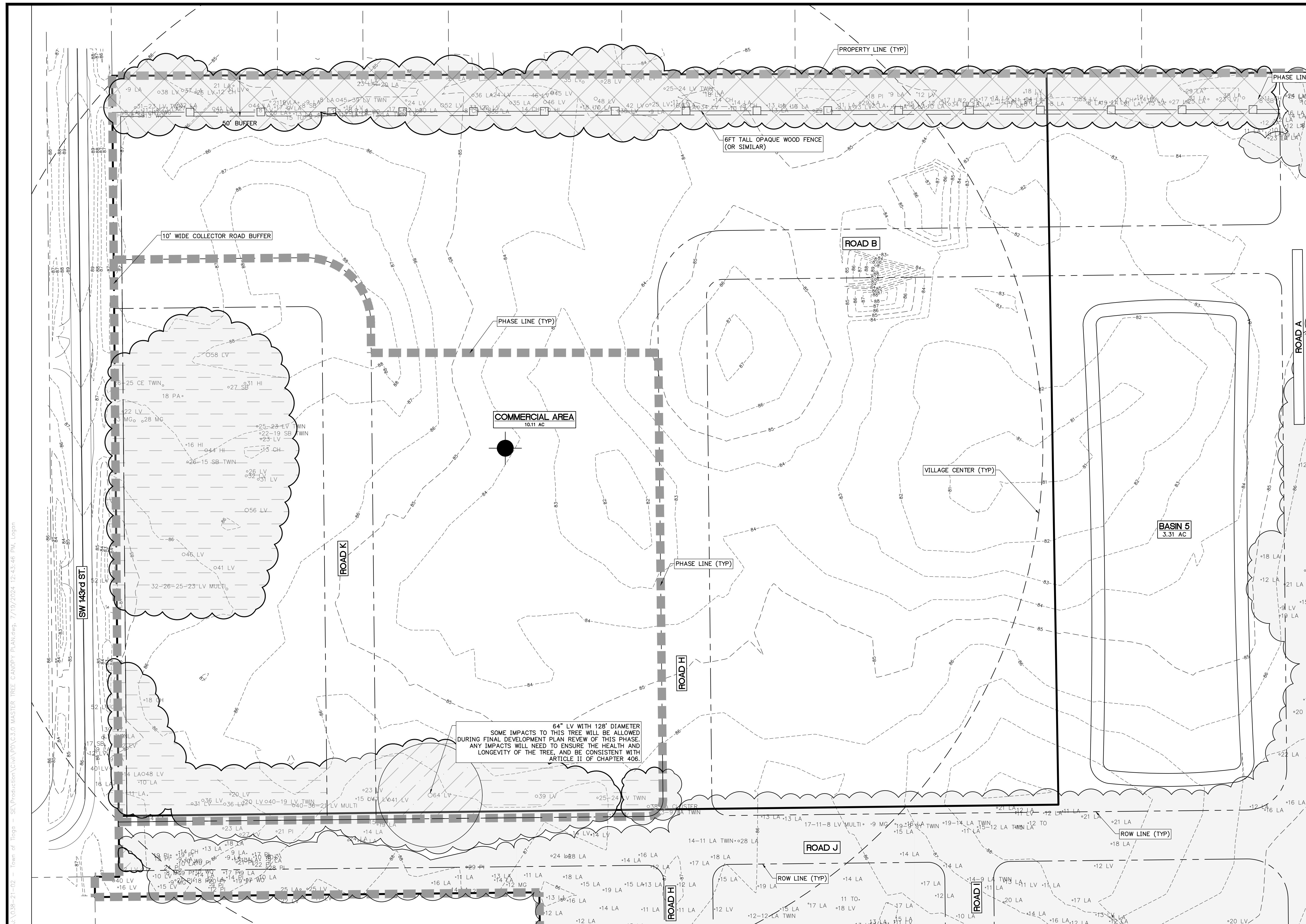
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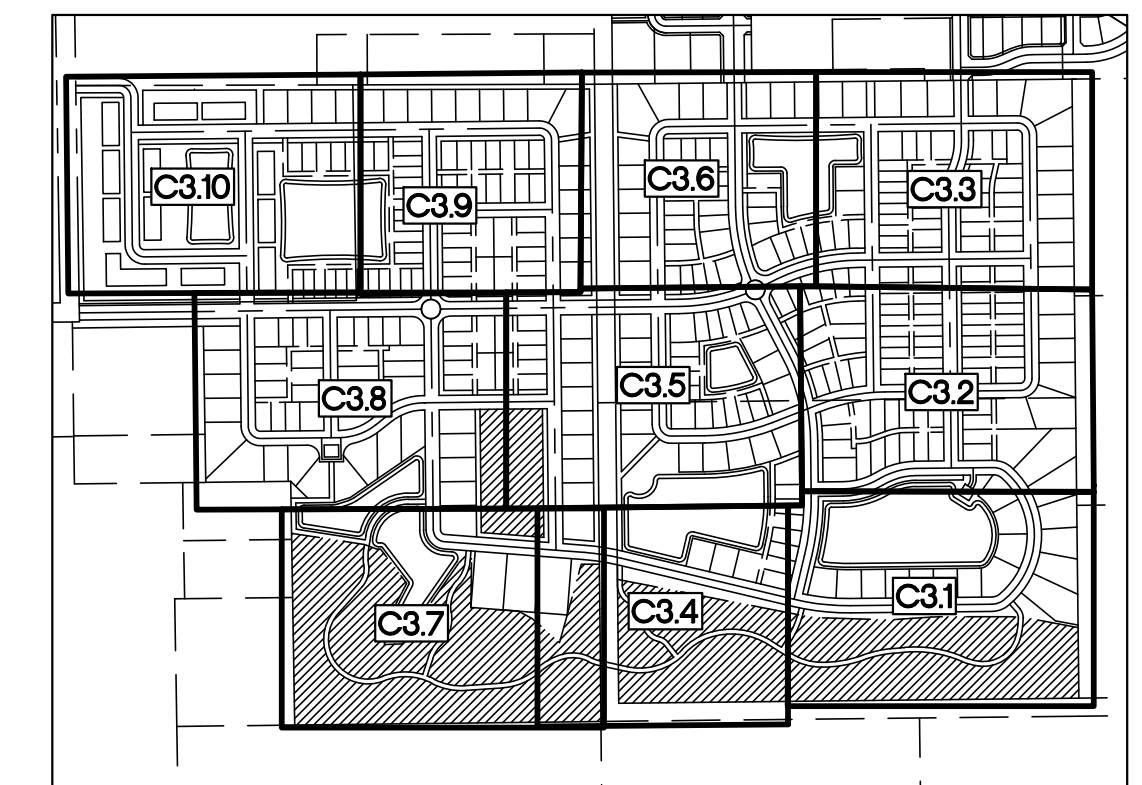


**TREE CANOPY PLAN LEGEND**

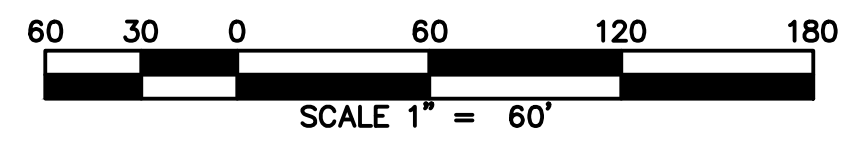
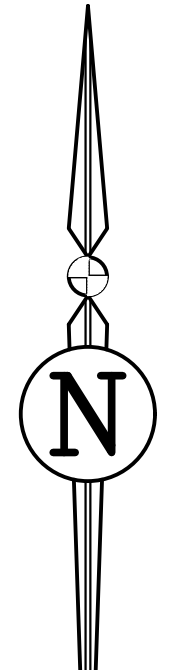
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SHEET TITLE:  
**TREE CANOPY PLAN - COMMERCIAL AREA**

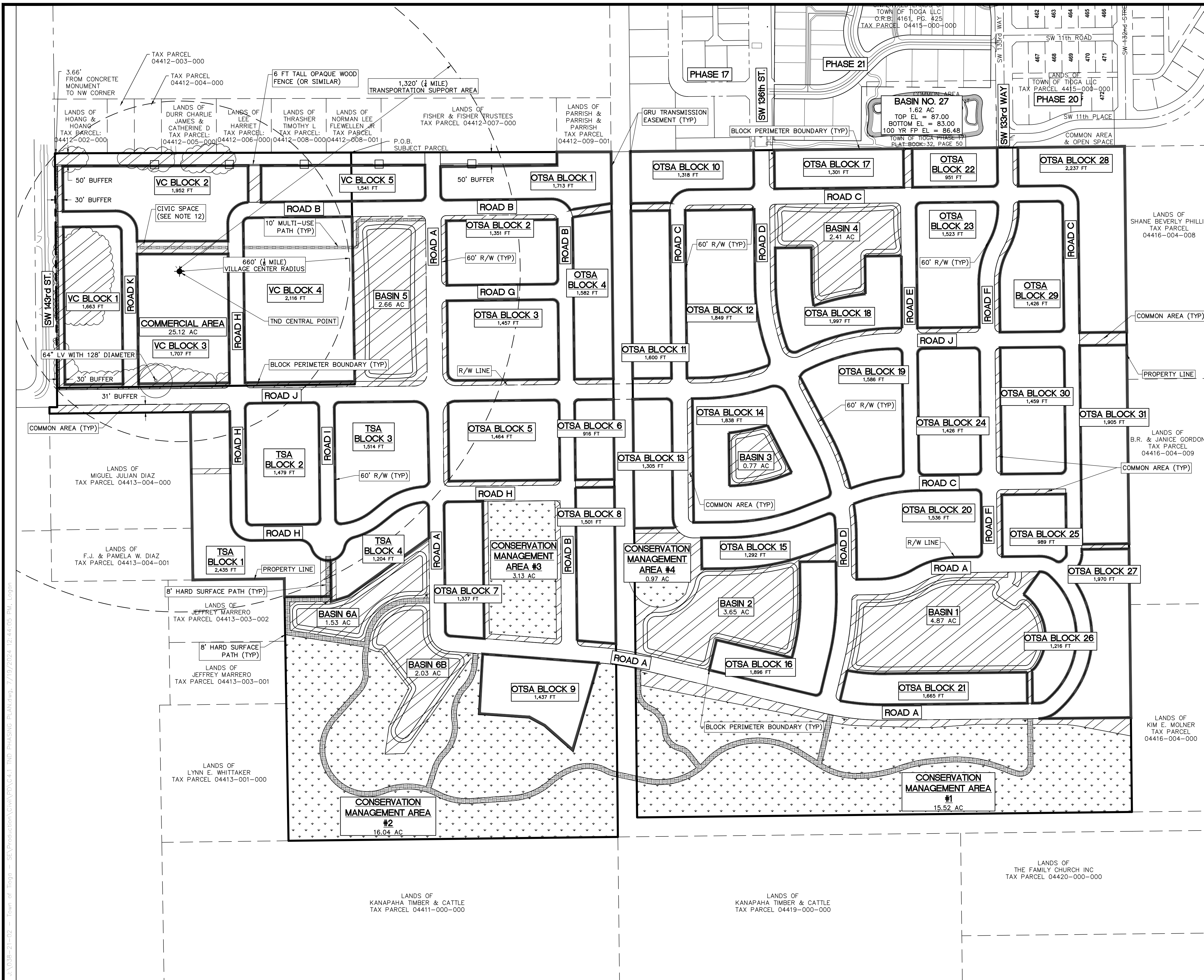
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**C3.10**



**TND MASTER PLAN NOTES**

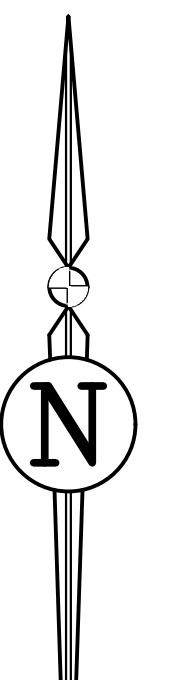
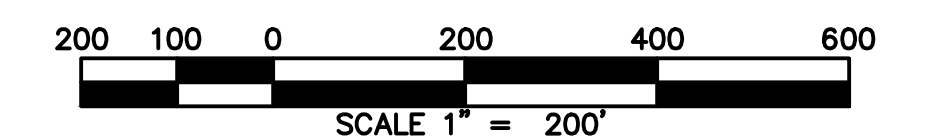
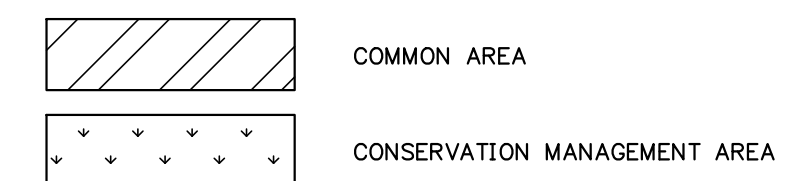
- PROPERTY ZONING IS R-1A.
- PROPERTY LAND USE IS LOW DENSITY RESIDENTIAL (1-4 DU/AC).
- TOTAL SITE AREA = 221.78 ACRES (MINIMUM REQUIRED = 15 ACRES)
- MAXIMUM PERMITTED UNITS = 500 UNITS
- DEVELOPMENT RESIDENTIAL DENSITY & INTENSITY

	ACRES	MINIMUM REQUIRED RESIDENTIAL DENSITY	MINIMUM REQUIRED RESIDENTIAL UNITS	MAXIMUM ALLOWED RESIDENTIAL DENSITY	MAXIMUM ALLOWED RESIDENTIAL UNITS
VILLAGE CENTER	25.16	4 units/acre	101	8 units/acre	202
TRANSIT SUPPORTIVE	29.30	4 units/acre	118	8 units/acre	235
OUTSIDE VC + TSA	162.85	1 units/acre	163	4 units/acre	652
UTILITY EASEMENT	4.5				
<b>TOTALS</b>	<b>221.78</b>		<b>382</b>		<b>1,089</b>

- DEVELOPMENT NON-RESIDENTIAL DENSITY & INTENSITY
  - MINIMUM REQUIRED = 50 SQUARE FEET PER UNIT PLUS 10,000 SQUARE FEET
  - MAXIMUM PERMITTED = 250 SQUARE FEET PER UNIT; 10,000 SQUARE FEET FOR ACHIEVING THE MAXIMUM ALLOWABLE DENSITY OF FLU DESIGNATION; 10,000 SQUARE FEET FOR EACH UNIT PER ACRE ABOVE THE UNDERLYING FUTURE LAND USE, AND 25,000 SQUARE FEET WHEN CONTIGUOUS TO A RAPID TRANSIT OR EXPRESS TRANSIT CORRIDOR; PLUS 10,000 SQUARE FEET BASE.
- THE TND CENTRAL POINT IS PROVIDED AT THE CENTER OF THE NON-RESIDENTIAL AREA ALONG SW 143rd ST.
- THE PROJECT DEVELOPMENT AREA FALLS WITHIN THE VILLAGE CENTER, TRANSPORTATION SUPPORT AREA, AND OUTSIDE THE TSA.
- VILLAGE CENTER DIMENSIONAL STANDARDS:
  - BUILD-TO LINE = 15' - 50' (MULTI-FAMILY & NON-RESIDENTIAL)
  - BUILD-TO LINE = 15' - 25' (COMMERCIAL)
  - MINIMUM BUILDING HEIGHT = 1 STORY
  - MAXIMUM BUILDING HEIGHT = 4 STORY
  - NO BUILDING OR PORTION OF ANY BUILDING WITHIN 150' OF THE WESTERN (SW 143rd ST.) AND NORTHERN PROPERTY LINE WILL EXCEED THREE STORIES.
- BLOCK PERIMETER:
  - STANDARD BLOCK PERIMETER INSIDE VILLAGE CENTER = 1,300 FT.
  - EXTENDED BLOCK PERIMETER INSIDE VILLAGE CENTER = 2,000 FT. (IF INTERIOR PARKING PROVIDED WITHIN THE BLOCK)
  - EXTENDED BLOCK PERIMETER INSIDE VILLAGE CENTER = 2,700 FT. (CONTINUOUS 10' MULTI-USE PATH)
  - STANDARD BLOCK PERIMETER OUTSIDE VILLAGE CENTER = 1,600 FT.
  - EXTENDED BLOCK PERIMETER OUTSIDE VILLAGE CENTER = 2,300 FT.
  - EXTENDED BLOCK PERIMETER OUTSIDE VILLAGE CENTER = 3,000 FT. (CONTINUOUS 10' MULTI-USE PATH)
  - STANDARD BLOCK PERIMETER OUTSIDE TSA (RESIDENTIAL BLOCK) = 2,000 FT.
  - BLOCK PERIMETERS ARE PROVIDED IN PLAN VIEW.
- CIVIC SPACE:
  - THE PROPOSED CIVIC SPACE INCLUDES A 10' MULTI-USE PATH AND REQUIRES ADDITIONAL LANDSCAPING OR HARDSCAPING. THE EDGES OF BLOCKS ADJACENT TO THE CIVIC SPACE ARE REQUIRED TO BE LINED WITH BUILDINGS THAT MEET THE BUILD-TO LINE.

VILLAGE CENTER BLOCK NO.	STANDARD BLOCK PERIMETERS (FEET)	PARKING INTERIOR TO THE BLOCK REQUIRED	10-FOOT-MULTI-USE PATH REQUIRED
1	1,663	YES	NO
2	1,952	YES	NO
3	1,707	YES	NO
4	2,116	YES	YES
5	1,541	YES	NO

**LEGEND**



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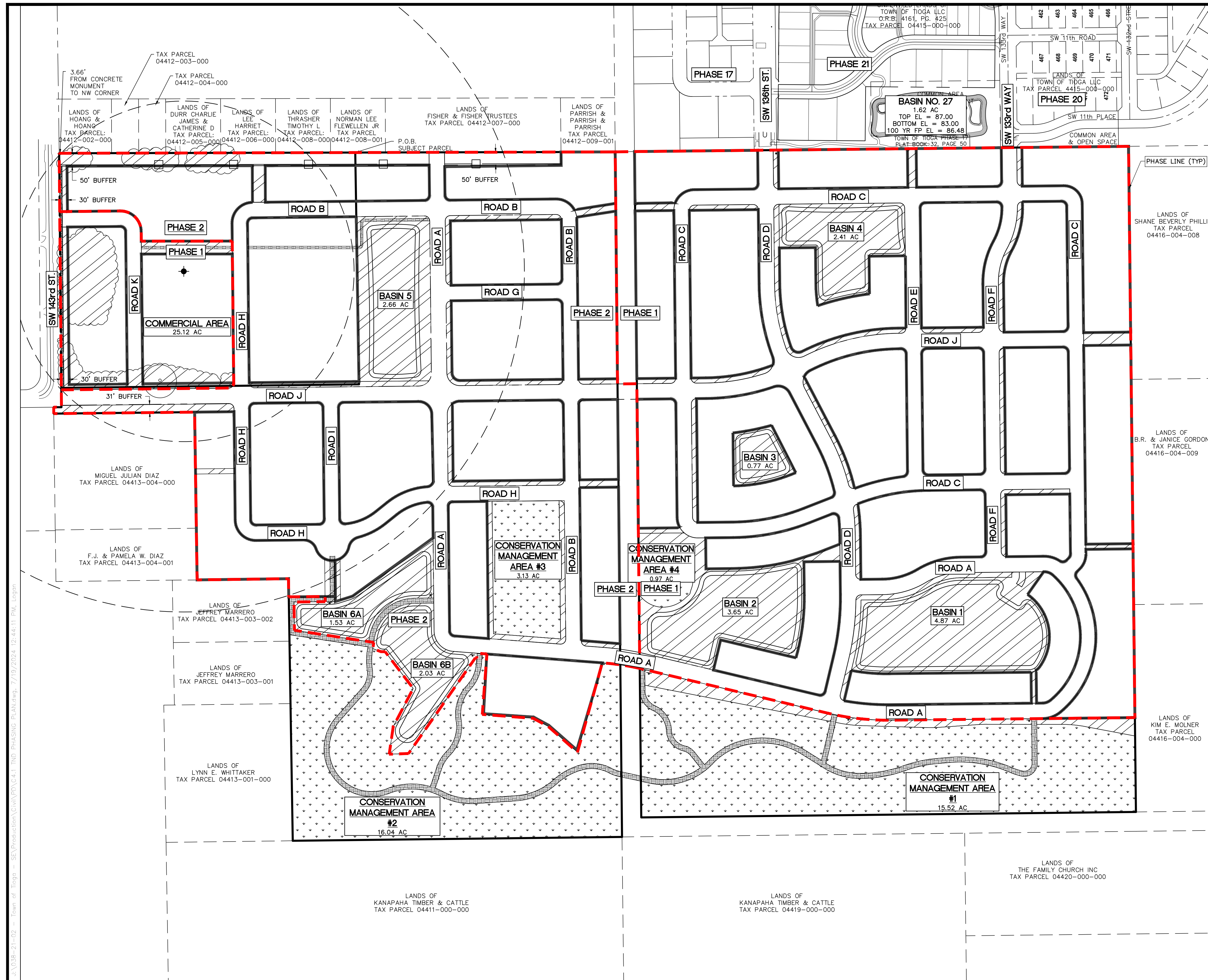
PROJECT:  
**TOWN OF TIOGA - SOUTH ANNEX**

DATE:  
**JULY 2024**

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**038-21-02**

SHEET NO:  
**C4.0**





**TND PHASING NOTES**

- A. THE PROJECT HAS 2 PROPOSED PHASES AS OUTLINED IN THE PHASING TABLE (BELOW). EACH PHASE SHALL INCLUDE AT LEAST 20% BUT NO MORE THAN 60% OF THE TOTAL DEVELOPMENT. THE COMMERCIAL AREA WILL BE A CONSTRUCTED DURING EACH PHASE TO MEET THE NON-RESIDENTIAL SQUARE FOOTAGE REQUIREMENT.
- B. THE PHASING TABLE BELOW MAY BE ADJUSTED DURING FINAL DEVELOPMENT PLAN.
- C. EACH PHASE MAY BE SUBDIVIDED INTO SMALLER PHASES FOR FINAL DEVELOPMENT PLAN.

DEVELOPMENT PHASE	RESIDENTIAL DWELLING UNITS	NON-RES AREA (MIN)	NON-RES AREA (MAX)
PHASE 1	250	17,500 SF	67,500 SF
PHASE 2	250	17,500 SF	67,500 SF
TOTAL	500	35,000 SF	135,000 SF

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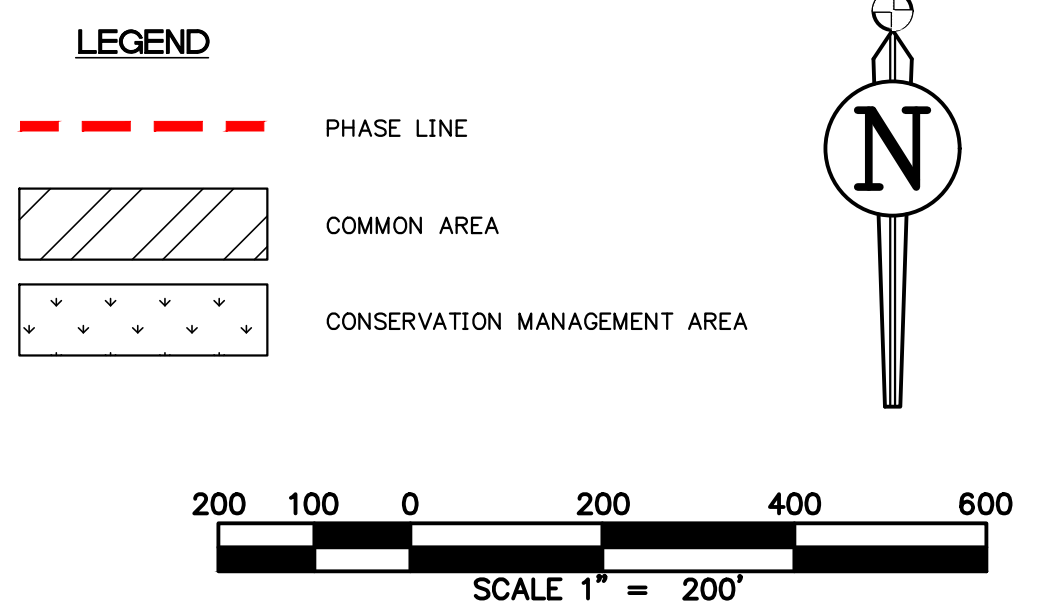
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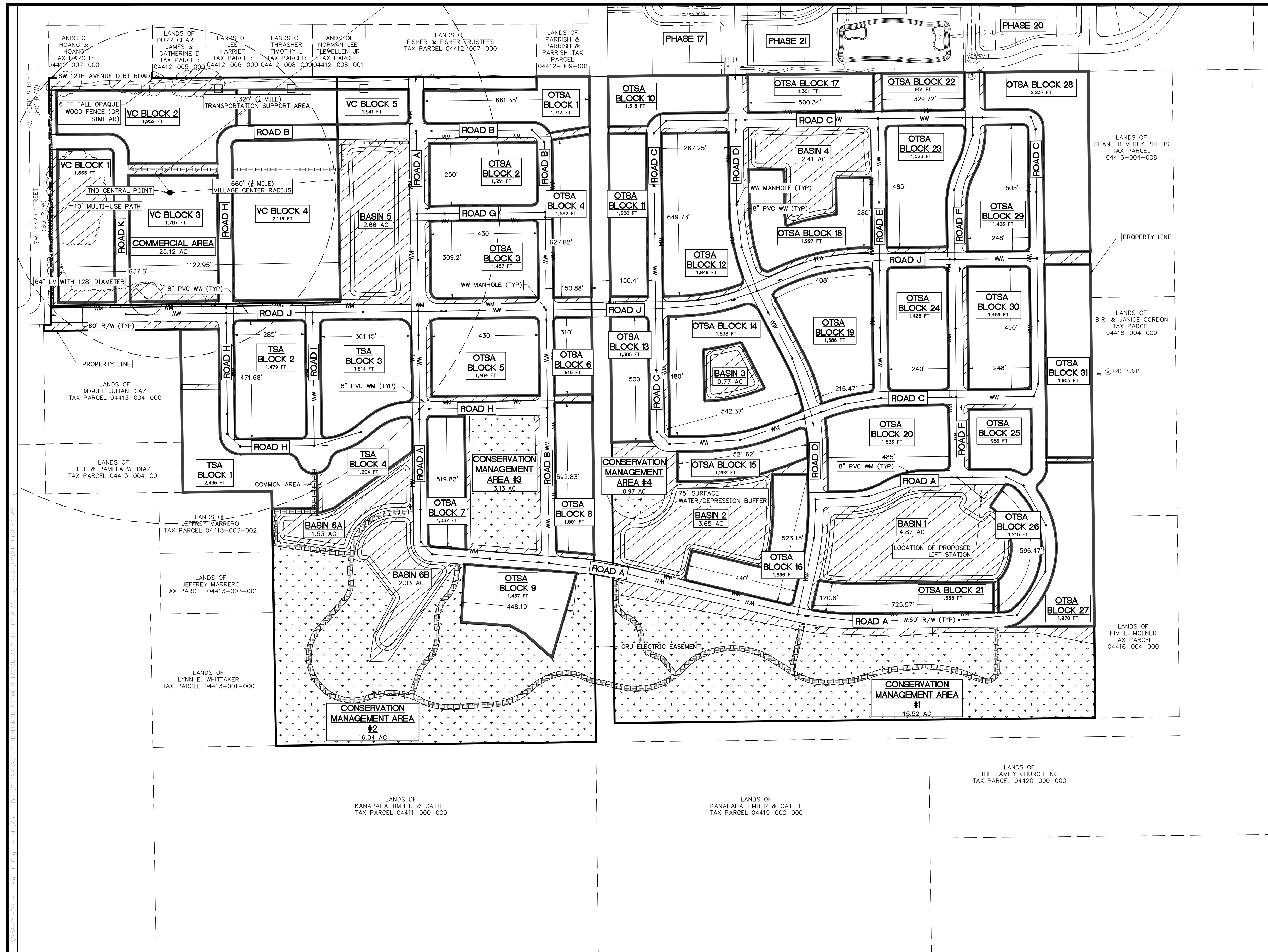
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DATE:  
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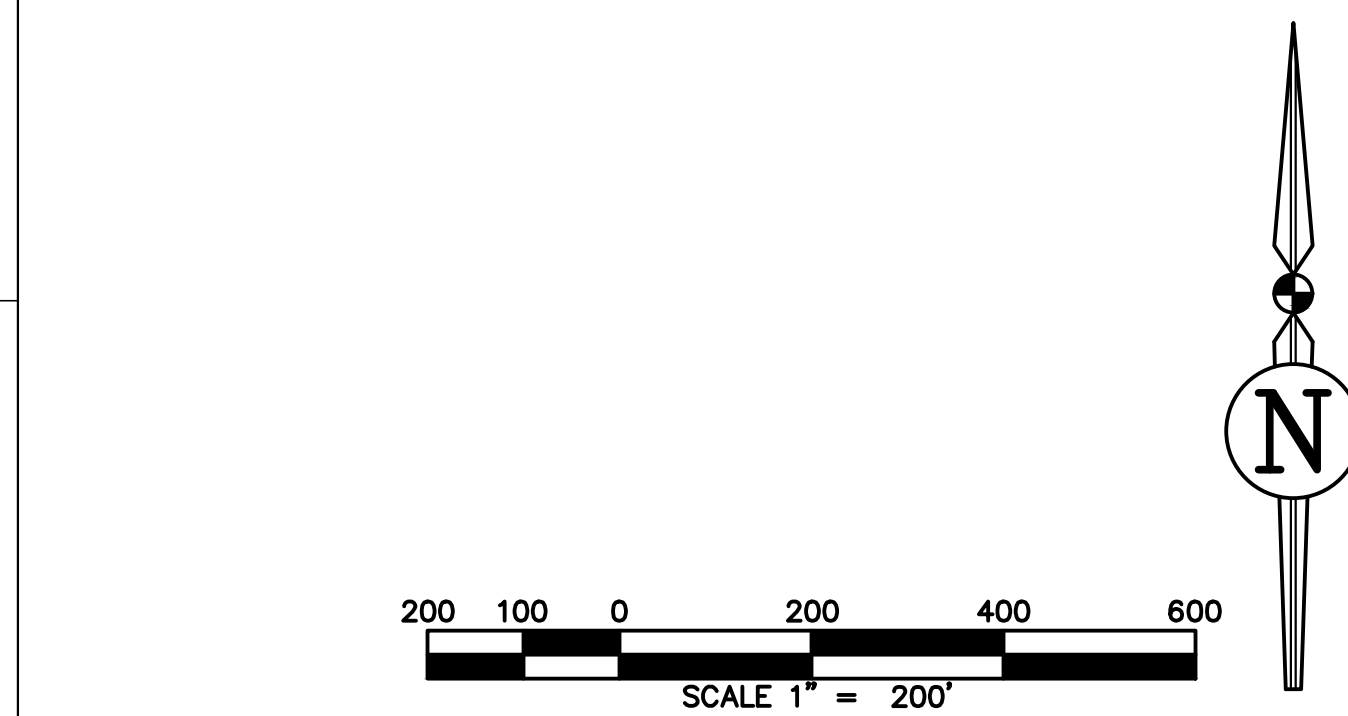
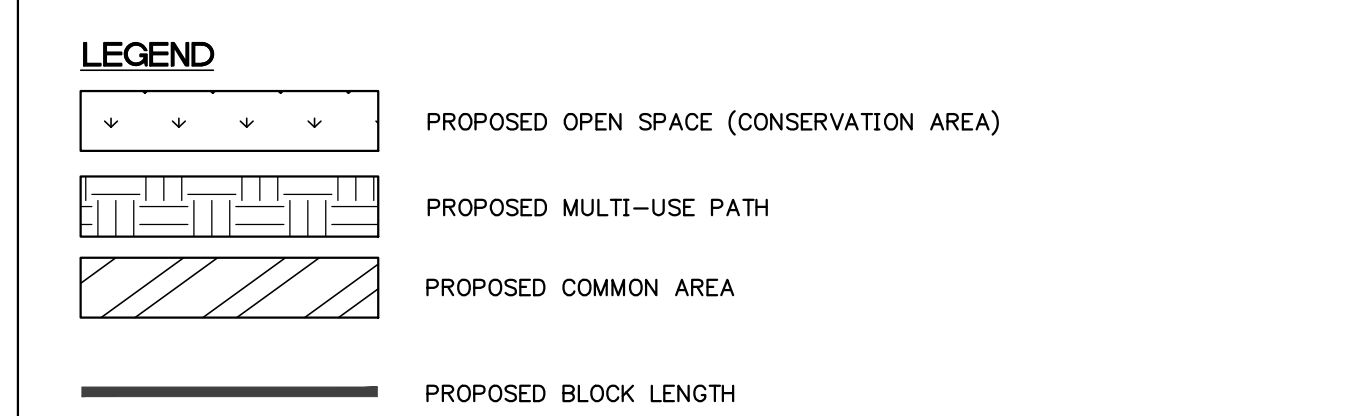
PROJECT NO:  
**038-21-02**

SHEET NO:  
**C4.1**





- ### TRANSPORTATION NETWORK PLAN NOTES
- THE SUBDIVISION TRANSPORTATION SYSTEM CONSISTS OF 25,100 LINEAR FEET OF PUBLIC ROADWAY.
  - THE NEAREST SECTION LINE IS THE SOUTH LINE OF SECTION 11.
  - ADJACENT STREET WITHIN 150 FT OF PROJECT BOUNDARY IS SW 143RD ST.
  - EXTERNAL VEHICULAR ACCESS IS PROVIDED WITH TWO CONNECTIONS TO SW 143RD ST, AND TWO CONNECTIONS ARE PROVIDED ALONG THE NORTH PROPERTY LINE AT SW 133RD WAY AND SW 136TH ST.
  - PEDESTRIAN NETWORK ACCESS THROUGH THE OPEN SPACE IS PROVIDED VIA SIDEWALKS AND ACCESS PATHS AS SHOWN ON THE PLANS.
  - PEDESTRIAN OR BICYCLE NETWORKS OUTSIDE THE TRANSPORTATION ROW ARE SHOWN.
  - RIGHT-OF-WAY DETAILS MAY BE MODIFIED WITH THE FINAL DEVELOPMENT PLAN.
  - UTILITY STATEMENT
    - ELECTRIC: PROVIDED BY CLAY ELECTRIC. PRIMARY ELECTRIC SYSTEM WILL BE UNDERGROUND.
    - NATURAL GAS: PROVIDED BY GRU.
    - POTABLE WATER: PROVIDED BY GRU.
    - WASTEWATER: PROVIDED BY GRU.
    - CABLE: AVAILABLE FROM AT&T.
    - TELEPHONE: PROVIDED BY AT&T.
    - FIRE SUPPRESSION: PROVIDED BY GRU WATER SYSTEM.
    - HIGH SPEED INTERNET: AVAILABLE FROM AT&T.
  - TRIP GENERATION
    - TRIP GENERATION SHALL BE REFERENCED FROM THE TRAFFIC IMPACT ANALYSIS.
    - CROSS SECTIONS WILL BE CONSISTENT WITH ALACHUA COUNTY ULDC SECTION 407.141.
    - ROADWAY DESIGN
      - INTERSECTION IMPROVEMENTS AT ROAD J AND SW 143RD STREET SHALL BE COORDINATED AND APPROVED BY ALACHUA COUNTY PUBLIC WORKS. THE INTERSECTION IMPROVEMENTS SHALL BE DESIGNED AND PERMITTED DURING FINAL DRG APPROVAL OF ROAD J CONNECTING TO SW 143RD ST. PRIOR TO THE COMMENCEMENT OF PHASE 2, THIS INTERSECTION OPERATES AT LOS A WITH THE EXISTING TWO-WAY STOP CONTROL, HOWEVER THERE HAS BEEN SOME DISCUSSION OF CONVERTING THIS INTERSECTION TO A SINGLE LANE ROUNDABOUT. THIS IMPROVEMENT IS NOT NECESSITATED BY THE TIOGA DEVELOPMENT TRAFFIC BUT MAY BE CONSTRUCTED AS A FUTURE IMPROVEMENT TO PROVIDE AN AESTHETIC GATEWAY ENTRY TO TIOGA. AT THE TIME OF CONNECTION OF SW 15TH AVENUE/ROAD J TO SW 143RD STREET, AN ANALYSIS OF AN ALL WAY STOP CONTROL INTERSECTION WILL BE REQUIRED.
      - THE INTERSECTION OF SW 8TH AVENUE AND SW 136TH STREET SHALL BE CONVERTED INTO A SINGLE-LANE ROUNDABOUT OR A SIMILAR APPROVED METHOD CONCURRENT WITH THE COMPLETION OF CONSTRUCTION OF 260 RESIDENTIAL UNITS.
      - THE INTERSECTION OF SW 8TH AVENUE AND SW 131ST STREET SHALL BE CONVERTED INTO SINGLE-LANE ROUNDABOUT OR A SIMILAR APPROVED METHOD CONCURRENT WITH THE COMPLETION OF CONSTRUCTION OF 260 RESIDENTIAL UNITS.
      - THE CONSTRUCTION OF THE NORTHBOUND LEFT TURN LANE AT THE INTERSECTION OF SW 136TH STREET AND NEWBERRY ROAD SHALL BE CONSTRUCTED CONCURRENT WITH THE COMPLETION OF CONSTRUCTION OF 60 RESIDENTIAL UNITS.



REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/ APPR

ENGINEER OF RECORD:  
 LOGAN B. PETERS, PE  
 FLORIDA LICENSE NO. 88516

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

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SHEET TITLE:  
**TRANSPORTATION NETWORK AND UTILITY PLAN**

CLIENT:  
**TOWN OF TIOGA, LLC**

DATE:  
**JULY 2024**

PROJECT NO:  
**038-21-02**

PROJECT:  
**TOWN OF TIOGA -  
 SOUTH ANNEX**

SHEET NO:  
**C5.0**