

**Exhibit 1**

**Modified Subdivision Drawings Submitted After the DRB Meeting**

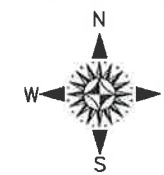
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 55, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 51; THENCE RUN S. 89°44'10" E., ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 664.93 FEET TO THE NORTHEAST CORNER OF SAID LOT 51; THENCE DEPARTING SAID NORTH LINE, RUN S. 00°19'52" W., ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 43.25 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 00°19'52" W., ALONG SAID EAST LINE, A DISTANCE OF 818.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 51; THENCE DEPARTING SAID EAST LINE, RUN N. 89°58'47" W., ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 331.44 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N. 00°14'33" E., A DISTANCE OF 642.31 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN S. 83°33'01" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 97.25 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 6°11'08", A RADIUS OF 730.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 86°38'35" E., 78.77 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 78.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S. 89°44'10" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 19°08'59", A RADIUS OF 137.00 FEET, AND A CHORD BEARING AND DISTANCE OF S. 80°11'39" E., 45.50 FEET, RESPECTIVELY; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 45.71 FEET TO THE POINT OF BEGINNING; CONTAINING 4.798 ACRES, MORE OR LESS.



GAINESVILLE COHOUSING  
A CLUSTER SUBDIVISION  
LYING IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST,  
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



LEGEND:

- FOUND 4" x 4" CONCRETE MONUMENT NO IDENTIFICATION
- SET 4" x 4" CONCRETE MONUMENT P.R.M. L.B. 8894
- ✕ FOUND NAIL & DISK P.L.S. 5548
- ✕ SET NAIL & DISK L.B. 6894
- B.S.L. = BUILDING SETBACK LINE
- ELEV. = ELEVATION
- P.B. = PLAT BOOK
- P.C. = PAGE
- P.U.E. = PUBLIC UTILITIES EASEMENT
- R/W = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- TYP = TYPICAL

CURVE TABLE:

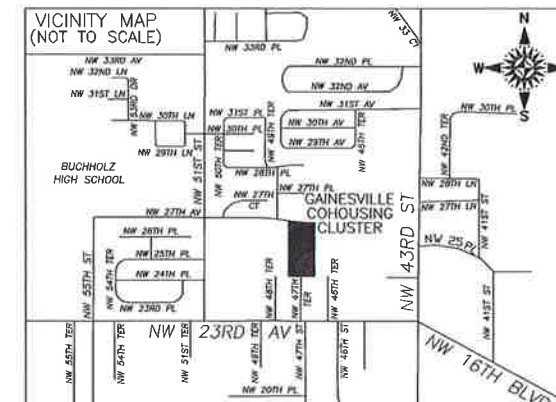
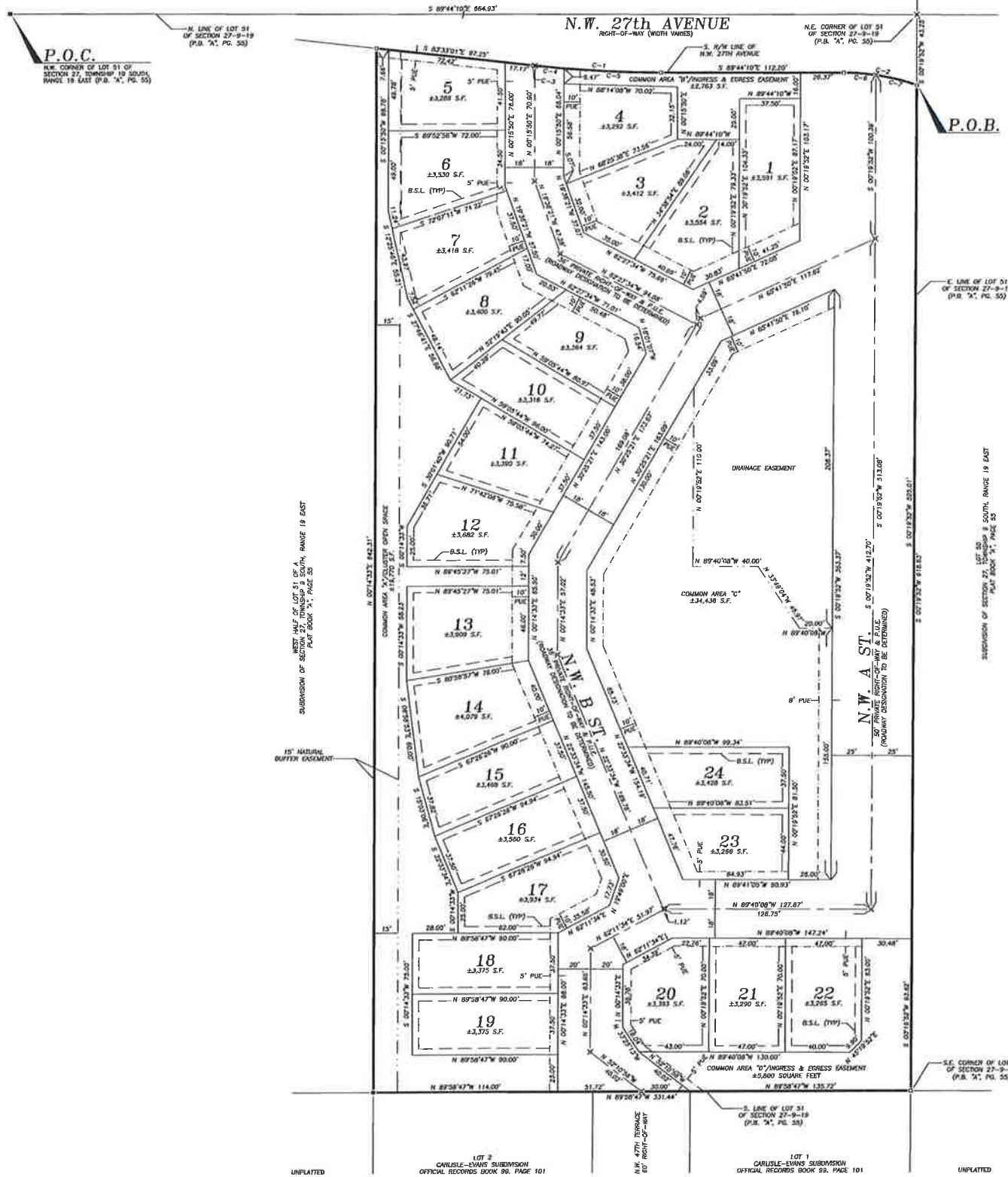
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CHORD BEARING
C-1	730.00'	39.44'	78.81'	6°11'08"	78.77'	S 86°38'35" E
C-2	137.00'	0.47'	0.94'	19°08'59"	0.94'	S 80°11'39" E
C-3	730.00'	0.47'	0.94'	19°08'59"	0.94'	S 80°11'39" E
C-4	730.00'	8.04'	16.08'	173°09'	18.08'	S 84°29'11" E
C-5	730.00'	28.81'	57.62'	4°41'33"	59.77'	S 87°23'22" E
C-6	137.00'	8.99'	17.98'	82°02'26"	19.93'	S 85°34'54" E
C-7	137.00'	12.92'	25.78'	10°46'56"	25.73'	S 76°01'28" E

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF S. 89°44'10" E. FOR THE SOUTH LINE OF LOT 51 OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 19 EAST.
- MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1':10,000'.
- ALL PERMANENT CONTROL POINTS AND MONUMENTS SHALL BE SET AS PER 177.091(8) AND 177.091(9), FLORIDA STATUTES.
- BUILDING SETBACKS AS FOLLOWS: (UNLESS OTHERWISE SHOWN): FRONT - 5'; SIDE - 4'; SIDE (STREET) - 4'; REAR - 4'
- IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP 125107-0292-D, DATED 8/16/2006, THIS PROPERTY IS IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE COMMON AREAS SHOWN HEREON WILL BE CONVEYED TO THE GAINESVILLE COHOUSING HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.



OWNERS CERTIFICATION & DEDICATION:  
GAINESVILLE COHOUSING, LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE LANDS DESCRIBED HEREIN, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED, AND TO BE KNOWN AS "GAINESVILLE COHOUSING", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

BROOKS H. NELSON MANAGING MEMBER, GAINESVILLE COHOUSING, LLC

WITNESS WITNESS

STATE OF FLORIDA, COUNTY OF ALACHUA:  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BROOKS H. NELSON, MANAGING MEMBER, GAINESVILLE COHOUSING, LLC, KNOWN TO ME TO BE THE PERSONS HEREIN EXPRESSED AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE THEREIN EXPRESSED.

WITNESS BY MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATION OF APPROVAL FOR CITY OF GAINESVILLE, FLORIDA:  
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

Form with various checkboxes and lines for approval: SURVEYING REQUIREMENTS, CITY SURVEYOR, ENGINEERING REQUIREMENTS, DIRECTOR OF PUBLIC WORKS, ACCEPTED BY THE DEVELOPMENT REVIEW BOARD, DIRECTOR OF COMMUNITY DEVELOPMENT, FORM AND LEGALITY OF DEDICATION, CITY ATTORNEY, UTILITY REQUIREMENTS, GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES, AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS, CITY MANAGER, ACCEPTED BY CITY COMMISSION, CLERK OF CITY COMMISSION, RECEIVED AND FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, CLERK, DEPUTY CLERK.

CERTIFICATE OF LAND SURVEYOR:  
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "GAINESVILLE COHOUSING", IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID PLAT AND SURVEY COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1, FLORIDA STATUTES.

JAMES E. BRINKMAN, PROFESSIONAL SURVEYOR AND MAPPER DATE  
FLORIDA REGISTRATION NO. 5582

BRINKMAN SURVEYING & MAPPING, INC.  
FLORIDA LICENSED BUSINESS NO. 6894  
4607 N.W. 8th STREET SUITE C, GAINESVILLE, FL 32609  
PHONE: (352) 374-7707 FAX: (352) 374-8757

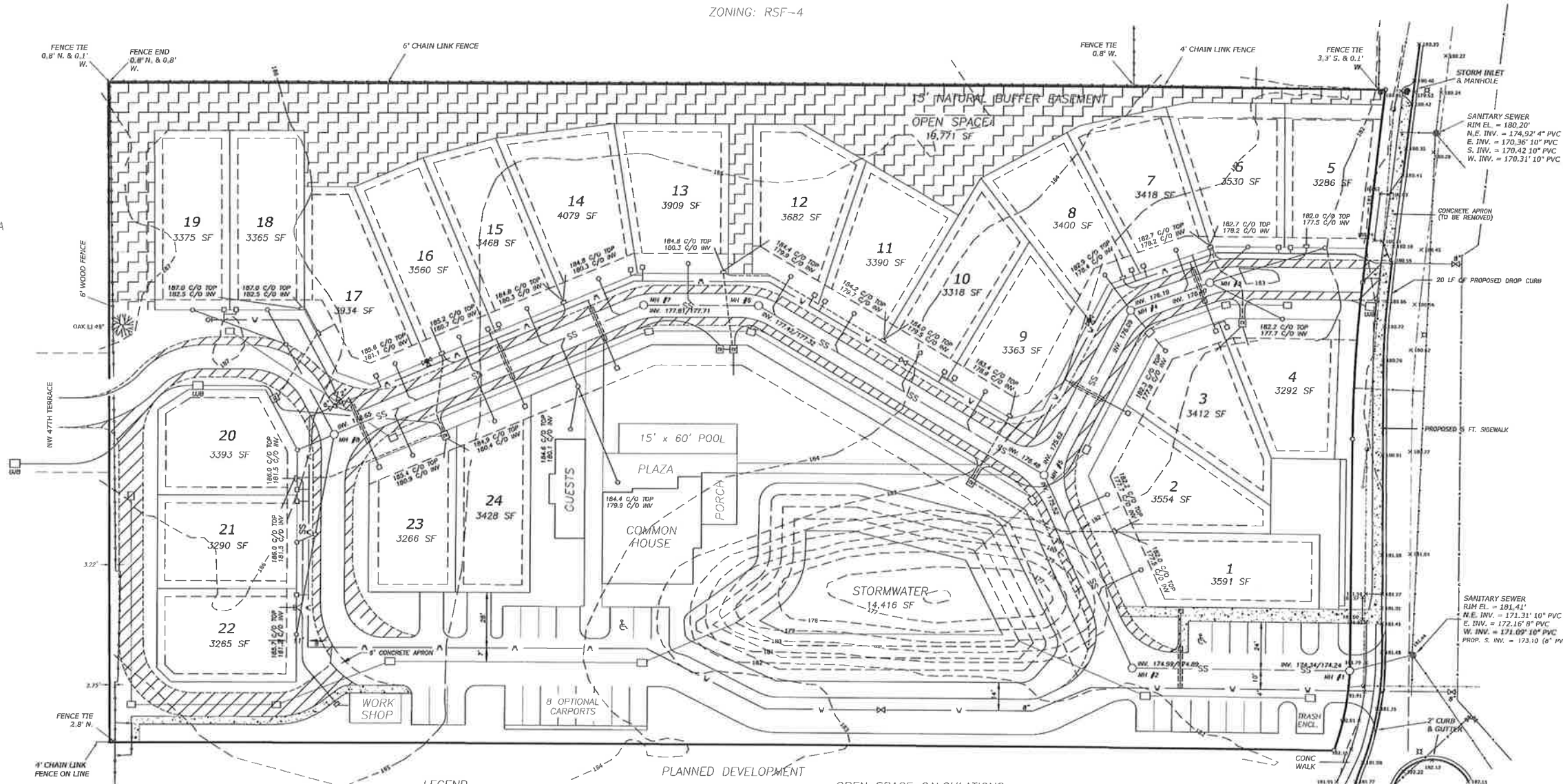


ZONING: RSF-4

ZONING: R1A COUNTY

ZONING: R1A COUNTY

ZONING: RSF-4



LEGEND

- UNPAVED STABILIZED AREA (LBR 40) - 1247 SY
- PAVED ROADS - 3305 SY
- OPEN SPACE = 19,471 SF
- SIDEWALKS = 2863 SF
- TRANSFORMER (42" X 48")
- SECONDARY ENCLOSURE (17" X 31")
- 3" PVC (ELECTRICAL CONDUIT)
- 2.5" PVC (ELECTRICAL CONDUIT)

OPEN SPACE CALCULATIONS

ZONING DISTRICT MIN. AREA OF LOTS = 24 (4300) = 103,200 SF  
 CLUSTER AREA LOT TOTALS PROVIDED = 83,580  
 DIFFERENCE = 19,620 SF  
 MIN. CLUSTER OPEN SPACE REQUIRED @ 75% = 14,715 SF  
 CLUSTER OPEN SPACE PROVIDED: 19,771 SF

SOILS—THE SOILS AS EVALUATED BY GSE ON SEPTEMBER 2012 ARE VERY LOOSE SANDY SOILS WITH A WATER TABLE APPROXIMATELY 11.5 FEET BELOW THE SURFACE AND VERY HIGH INFILTRATION RATE OF 36 FEET PER DAY HORIZONTALLY AND 24 FEET PER DAY VERTICALLY.

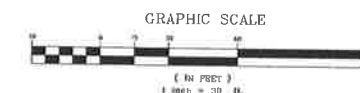
UTILITIES—WATER AND SEWER ARE READILY AVAILABLE AND A SCHEMATIC OF THE WATER, SEWER AND ELECTRIC ARE SHOWN ON THE ABOVE PLAN. THE WATER WILL BE BROUGHT IN FROM NW 27TH AVE AND LOOPED AROUND THE SUBDIVISION WITH HYDRANTS PLACE WITHIN 500 FEET OF ALL STRUCTURES. FLOW TESTS HAVE BEEN PERFORMED BY GRU ON THE AREA HYDRANTS AND THE FLOWS ARE SUFFICIENT.

INVASIVE SPECIES REMOVAL—THERE ARE NO INVASIVE SPECIES WITHIN THE PROPERTY CURRENTLY. FUTURE INVASIVE SPECIES REMOVAL WILL BE PROVIDED WITH THE FINAL LANDSCAPE PLAN.

FIRE PROTECTION—THE SITE AND BUILDINGS WILL BE DESIGNED IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION AND PROTECTION CODE SECTION 10-5(a) & (b).

THIS IS NOT A GATED COMMUNITY

ZONING: RSF-4  
 LAND USE: RESIDENTIAL  
 DENSITY: 24 DW/4.798=5.84 DWELLING UNITS PER ACRE  
 RSF-4 ALLOWS 8 DWELLING UNITS PER ACRE



Rev No	Description	Initials	Date	Activity	Initials	Date	<b>FETNER ENGINEERING                  ENGINEERING, PLANNING &amp; DESIGN</b> 384 NORTH SR 21, HAWTHORNE, FLORIDA 32640 PHONE NO. (352) 481-4076 FAX: (352) 481-4821 CA: 26661	ACAD Title: _____ Project: _____ Project No: 14-005 Sheet No: C-1	GAINESVILLE COHOUSING, LLC  CONCEPT LAYOUT	Date: 11/17/2015 Scale: n/a Approved By: ALISON FETNER, PE 44669
				Designed By:	TD	2/15				
				Drawn By:	TD	2/15				
				Checked By:	AAF	3/15				



REVISIONS		
NO.	DATE	COMMENTS

PROFESSIONAL SEAL:

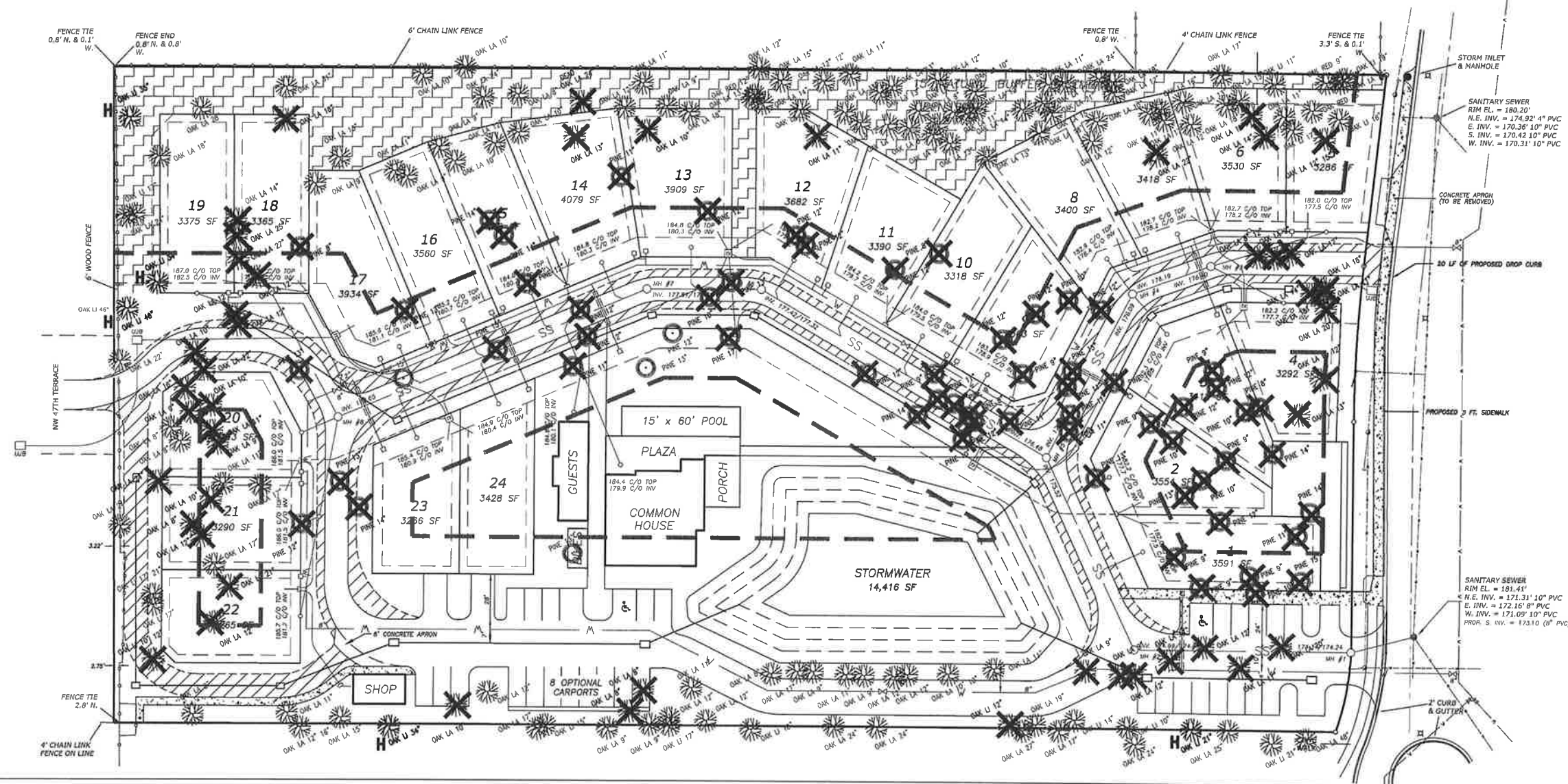
LAWRENCE E. TEAGUE  
 FLORIDA: LA0001582

PROJECT NUMBER:  
**14011.1**

DRAWN BY: LET  
 CHECKED BY: LET

SHEET NUMBER:

**L-1**



**TREE LEGEND**

	EXISTING PINES AND OAKS TO REMAIN
	TREES TO BE REMOVED
	HERITAGE TREE
	15 FOOT ROW OFFSET

**REGULATED TREES IN OR WITHIN 15 FEET OF A R.O.W. OR UTILITY IMPROVEMENT**

QTY	TYPE	CALIPER
1	PINUS TAEDA	8"
7	PINUS TAEDA	9"
5	PINUS TAEDA	10"
6	PINUS TAEDA	11"
13	PINUS TAEDA	12"
8	PINUS TAEDA	13"
2	PINUS TAEDA	14"
3	PINUS TAEDA	15"
1	PINUS TAEDA	17"
7	QUERCUS LAURIFOLIA	8"
7	QUERCUS LAURIFOLIA	9"
5	QUERCUS LAURIFOLIA	10"
7	QUERCUS LAURIFOLIA	11"
13	QUERCUS LAURIFOLIA	12"
1	QUERCUS LAURIFOLIA	14"
3	QUERCUS LAURIFOLIA	15"
3	QUERCUS LAURIFOLIA	16"
2	QUERCUS LAURIFOLIA	17"
1	QUERCUS LAURIFOLIA	19"
2	QUERCUS LAURIFOLIA	20"
1	QUERCUS LAURIFOLIA	22"
3	QUERCUS LAURIFOLIA	24"
1	QUERCUS LAURIFOLIA	27"
1	QUERCUS VIRGINIANA	10"
2	QUERCUS VIRGINIANA	12"
1	QUERCUS VIRGINIANA	14"
2	QUERCUS VIRGINIANA	17"
1	QUERCUS VIRGINIANA	21"
2	QUERCUS VIRGINIANA	34"
1	QUERCUS VIRGINIANA	45"

**HERITAGE TREES**

THE FOLLOWING IS A LIST OF ALL THE HERITAGE TREES FOUND ON THE SITE.

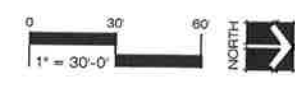
NONE ARE TO BE REMOVED.

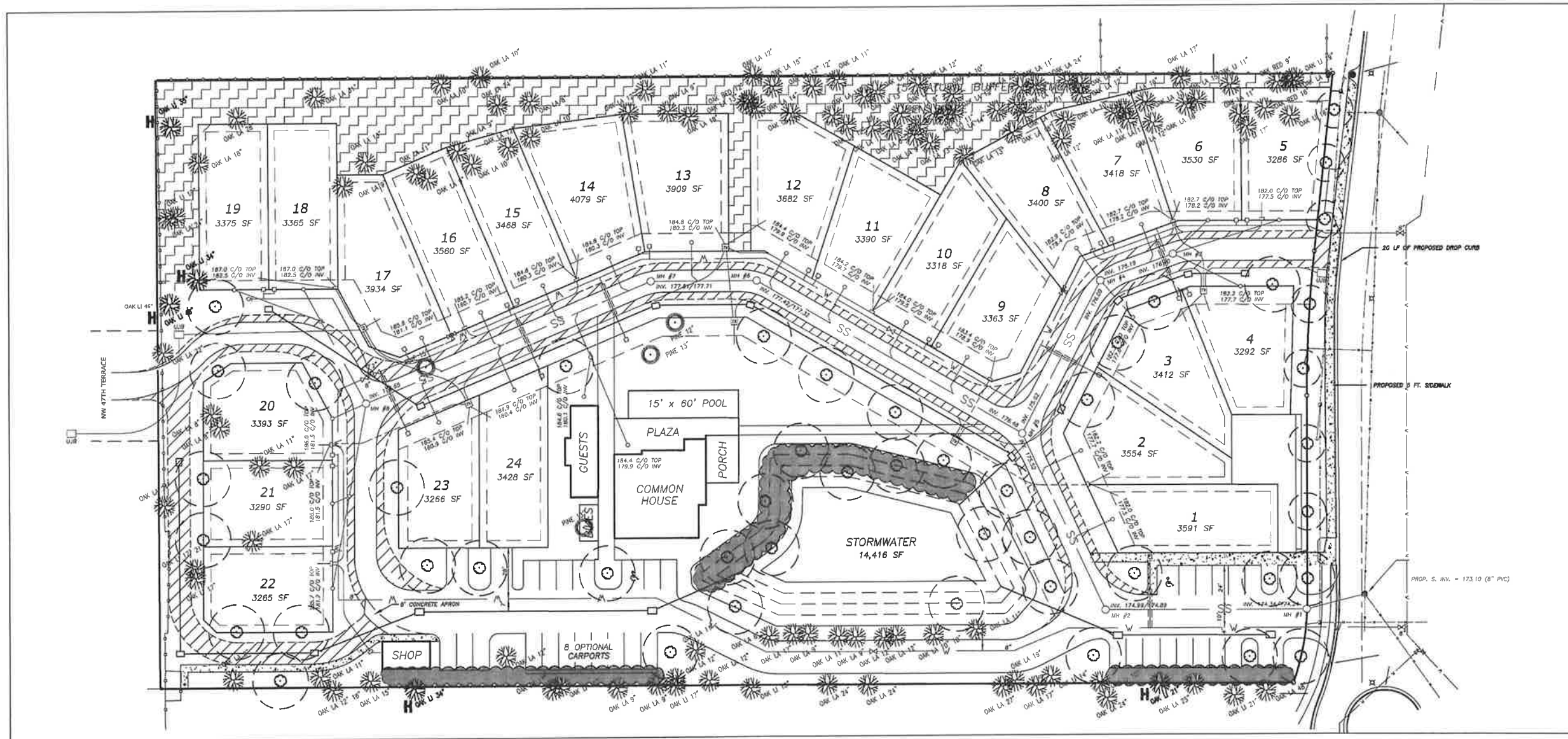
QTY	TYPE	CALIPER
1	QUERCUS VIRGINIANA	21"
2	QUERCUS VIRGINIANA	34"
1	QUERCUS VIRGINIANA	35"
1	QUERCUS VIRGINIANA	45"

**NOTES**

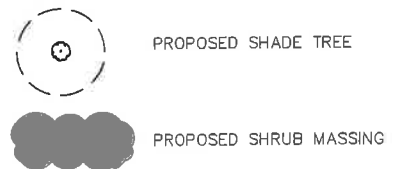
ALL CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GAINESVILLE LAND DEVELOPMENT CODE.

REGULATED TREES OUTSIDE OF THE INDIVIDUAL LOT FOOTPRINTS WILL BE MITIGATED 2 FOR 1.





**LEGEND**



**LANDSCAPE NOTES**

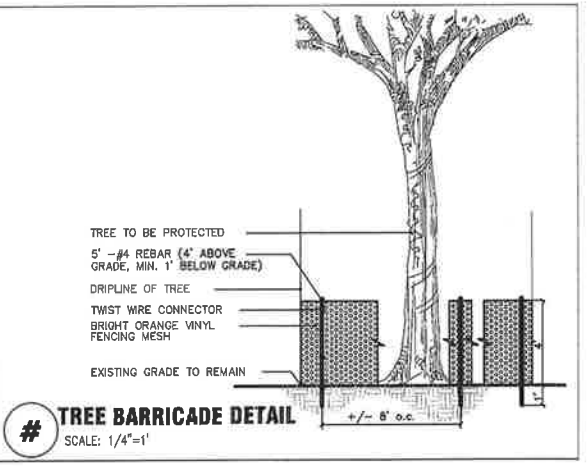
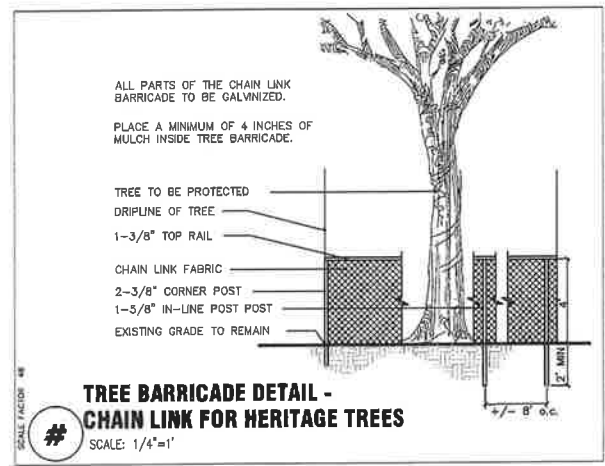
ALL TREES TO MAINTAIN A MINIMUM 7.5 FOOT OFFSET FROM UTILITY LINES.

STORMWATER BASIN PERIMETER EQUALS 560 LF.  $560 / 35 = 16$  TREES  
 16 REQUIRED - 9 EXISTING = 7 NEW TREES NEEDED.

TO FACILITATE SOLAR ARRAYS ON THE HOUSES, STREET TREES HAVE BEEN LOCATED ONLY ON THE EAST SIDE OF THE WESTERN LOOP ROAD. THE ADDITIONAL TREES REQUIRED TO MEET THE CODE FOR STREET TREES WILL BE LOCATED THROUGHOUT THE SITE (OPEN SPACES, LOTS AND AROUND THE STORMWATER BASIN).

STREET TREES ALONG NW 27th AVENUE MUST BE UNDERSTORY TREES DUE TO THE OVERHEAD ELECTRIC.

ALL SHADE TREES TO COME FROM THE APPROPRIATE COLUMN OF THE GAINESVILLE TREE LIST.



**TREE BARRICADE NOTES**

- TREE BARRICADES (BARRIER ZONES) SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR THE STORAGE OF MATERIALS.
- BARRICADES SHALL BE PLACED AS SHOWN ON THE TREE PRESERVATION PLAN PRIOR TO ANY CLEARING, GRUBBING, DEMOLITION OR CONSTRUCTION ON SITE. WHEREVER POSSIBLE, BARRICADES WILL BE CONSTRUCTED AT THE DRIPLINE.
- NO GRADE CHANGES SHALL BE MADE WITHIN THE PROTECTIVE BARRIER ZONES WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
- PROTECTIVE BARRICADES SHALL REMAIN IN PLACE AND INTACT THROUGHOUT THE CONSTRUCTION PHASE UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN OR CONSTRUCTION NEEDS DICTATE A TEMPORARY REMOVAL THAT WILL NOT HARM THE TREES. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.
- NO CONSTRUCTION EQUIPMENT, MACHINERY, BUILDING MATERIALS, SUPPLIES, FUELS, OR CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

REVISIONS

NO.	DATE	COMMENTS

PROFESSIONAL SEAL:

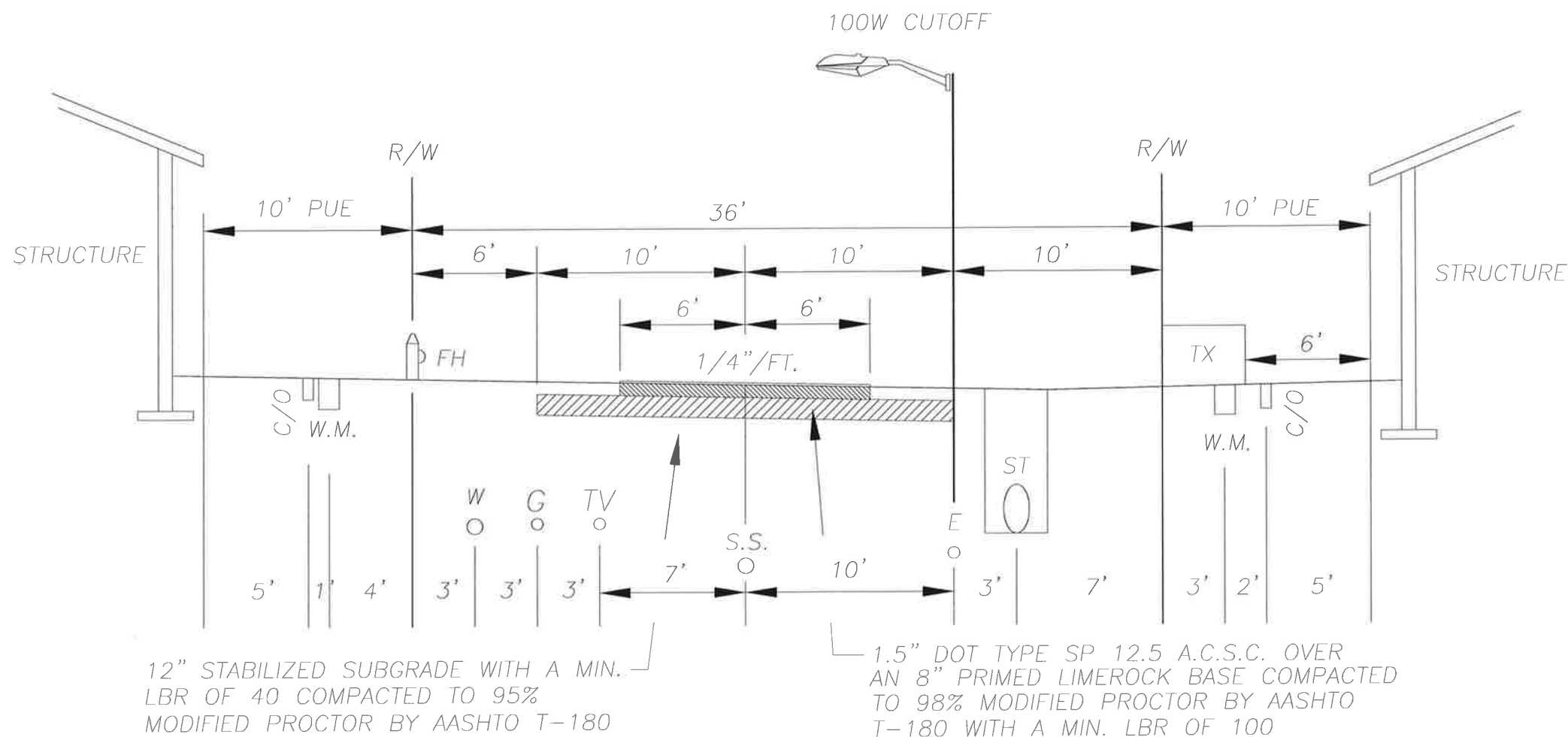
LAWRENCE E. TEAGUE  
 FLORIDA: LA0001582

PROJECT NUMBER:  
**14011.1**

DRAWN BY: LET  
 CHECKED BY: LET

SHEET NUMBER:  
**L-2**





## TYPICAL 36 FT. R/W

DESIGN SPEED = 15 MPH

ALL UNPAVED AREAS INCLUDING PUE'S SHALL BE SEEDED AND MULCHED