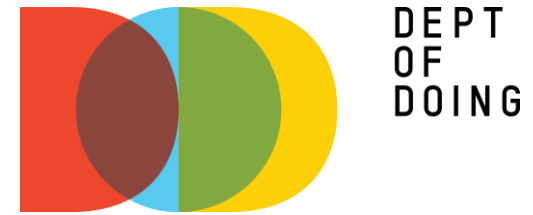


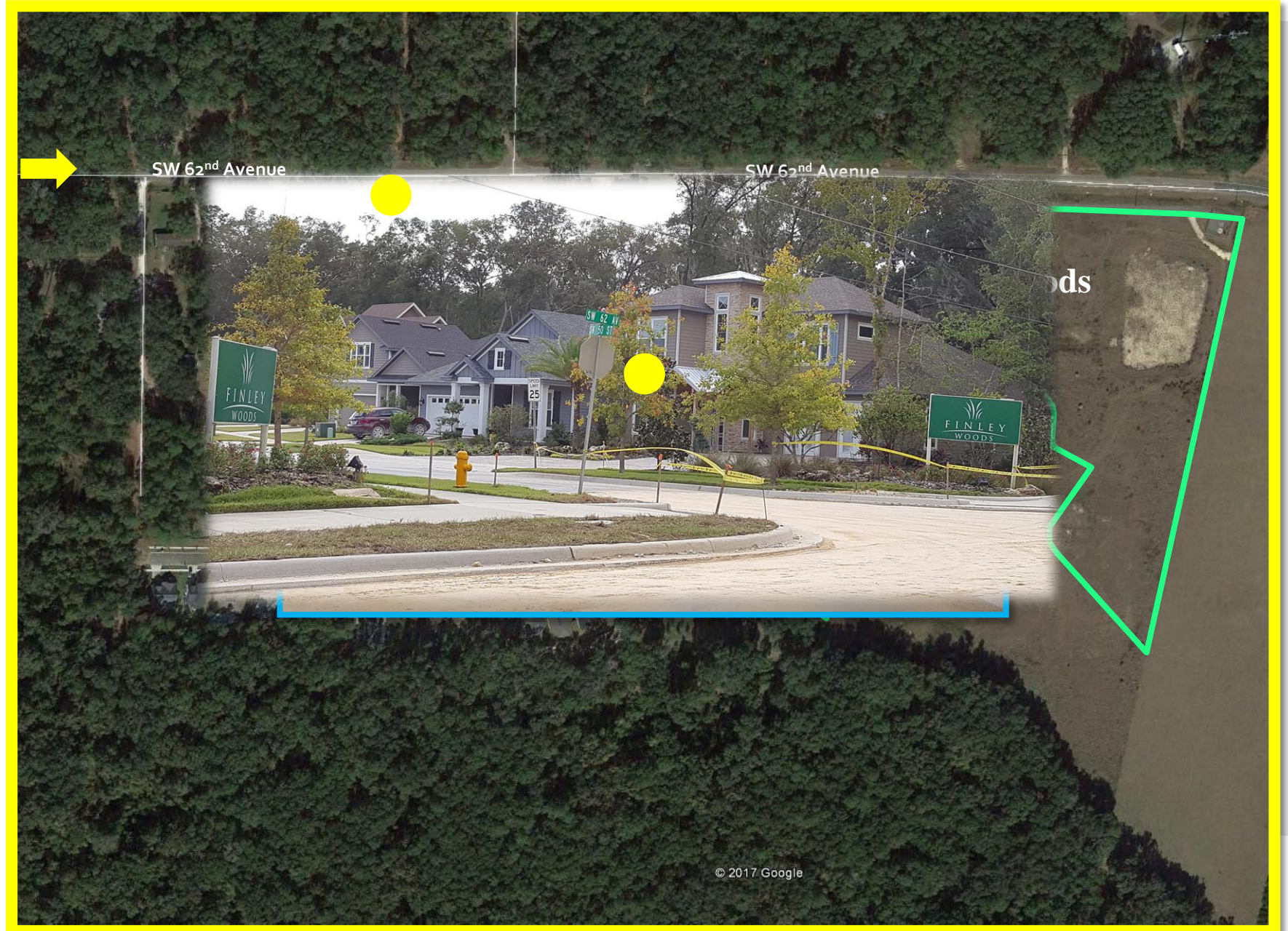
Petition CC-17-63 SUB Finley Woods Phase 1 C Subdivision Final Plat

*City Commission Meeting: November 2, 2017
Presentation by: Lawrence Calderon*

Legistar Number: 170445



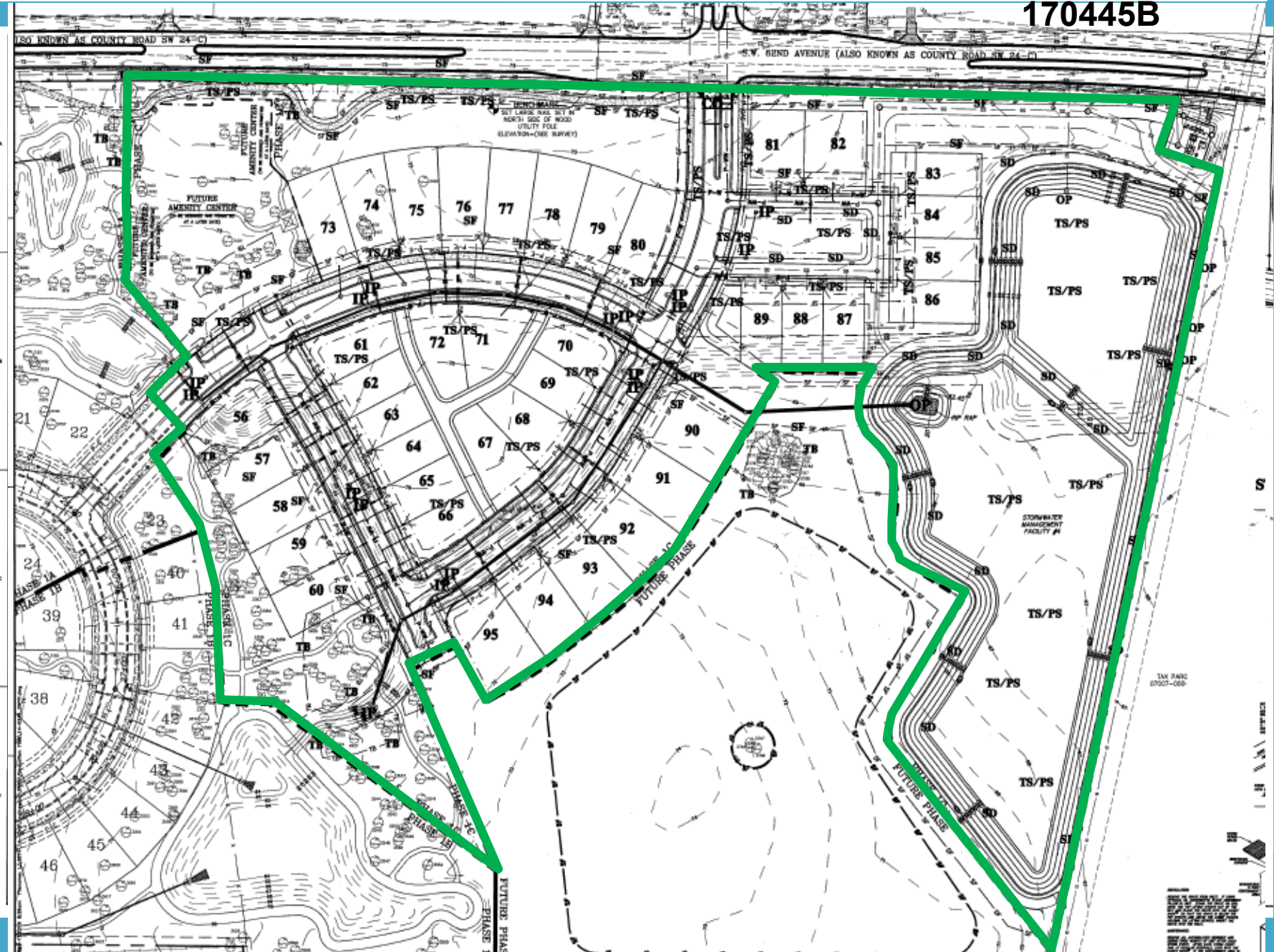
Finley Woods Phase I C Location



170445B



170445B



Finley Woods Existing and Proposed Subdivision



Finley Woods
Phase 1C
Approved Plans
Alachua County

FINAL DEVELOPMENT PLANS

FOR:

**FINLEY WOODS
PHASE 1C**

SECTION 27, TOWNSHIP 10 SOUTH, RANGE 19 EAST

SUBMITTED TO:
ALACHUA COUNTY
GRU
SJRWMD
CLAY ELECTRIC
FDEP



GENERAL NOTES

1. PROJECT NAME: FINLEY WOODS PHASE 1C

2. PROJECT DESCRIPTION: THE FINLEY WOODS PHASE 1C PROJECT CONSIST OF A 40 UNDETACHED SINGLE FAMILY HOME RESIDENTIAL SUBDIVISION WITH VARIETY OF LOT SIZES WITH THE

11. DEVELOPMENT SITE AREA:			
TYPE	ACRES	SF	% OF TOTAL
TOTAL FINLEY AREA:	16.104 AC	694,247 SF	100%
NON-RESIDENTIAL BUILDING AREA:	2.42 AC	1,050 SF	0%
OPENING AREAS AREA:	0.18 AC	8,000 SF	1%

APPROVED

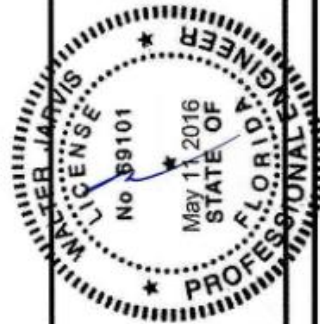
By: [Signature]
Date: 6/9/16
ALACHUA COUNTY PUBLIC WORKS DEPT.

CERTIFICATION

THE WATER & WASTEWATER SYSTEM DESIGN IS IN ACCORDANCE WITH CURRENT GRU DESIGN STANDARDS.

WALTER JARVIS
FL PE No. 69101

DATE: 5/12/16



FL PE No. 69101

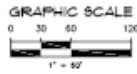
SHEET NO.:

00.00

TECHNICIAN: T.F. COWART
DESIGNER: D.H. YOUNG, P.E.
QUALITY CONTROL: M. HEATHCOCK, P.E.
PROJECT NUMBER: 14-0348

CLIENT: FINLEY WOODS DEVELOP
PROJECT: FINLEY WOODS F
SHEET TITLE: COVER SHEET A





ALL PLATED UTILITY EASEMENTS ARE ALSO 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.

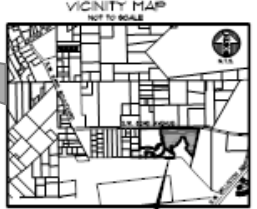
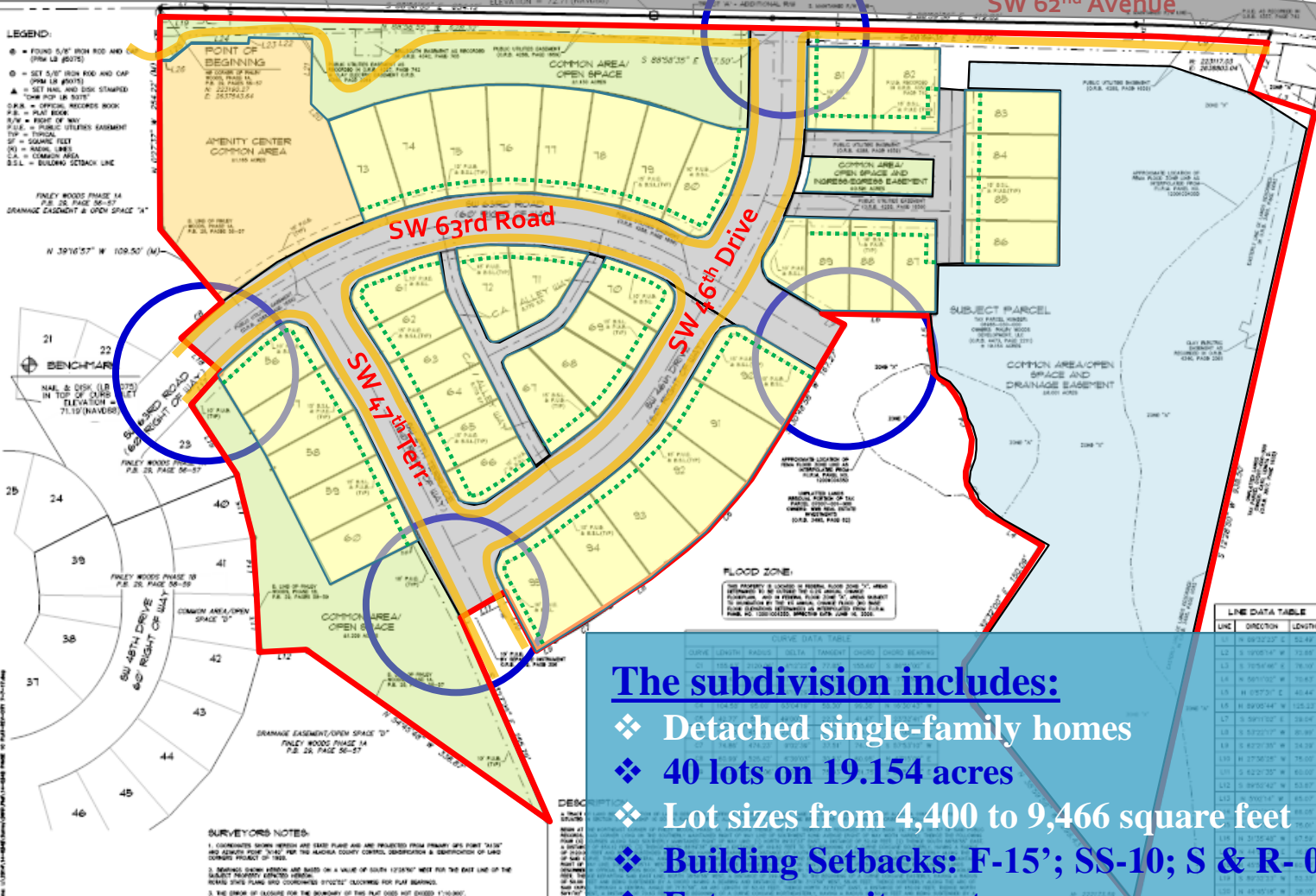
FINLEY WOODS, PHASE 1C A PLANNED DEVELOPMENT

SITUATED IN SECTION 21, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY CITY OF GAINESVILLE, FLORIDA



PLAT BOOK __, PAGE __
SHEET ONE OF TWO

- LEGEND:**
- FOUND 5/8" IRON ROD AND (1/4" DIA) (10015)
 - SET 5/8" IRON ROD AND CAP (10015)
 - ▲ SET NAIL AND BUSH STAMPED "10015" (10015)
 - OFFICE RECORDS BOOK
 - P.B. = PLAT BOOK
 - R/W = RIGHT OF WAY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - TYP = TYPICAL
 - ST = SQUARE FEET
 - (X) = RADIUS (10015)
 - CA = COMMON AREA
 - S.S.L. = BUILDING SETBACK LINE



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVISION LAYOUT, DIMENSIONS, AND AREA. NO CORRECTIONS OR AMENDMENTS SHALL BE MADE TO THIS PLAT. ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT, WHETHER BY E-MAIL, PRINT, OR OTHERWISE, THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OWNER CERTIFICATION AND DECLARATION
FINLEY WOODS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF FINLEY WOODS, PHASE 1C, A PLANNED DEVELOPMENT, AS DESCRIBED HEREIN AND DOES HEREBY CERTIFY TO THE PUBLIC FOR PURPOSES OF CONVEYANCE, OPERATION AND MAINTENANCE OF THE ROAD RIGHTS-OF-WAY AND TRAIL TO THE PUBLIC FOR THE PURPOSE OF CITY REGULATION AND MAINTENANCE AND DOES HEREBY DESIGNATE THE DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOR THE PURPOSE OF EXCHANGE COORDINATION WITH THE PROJECT'S RESPONSIBILITY FOR MAINTENANCE UNDER ONLY TO THE EXTENT OF THE STRUCTURAL PORTION OF THE SYSTEM. FINLEY WOODS DEVELOPMENT, LLC HEREBY CERTIFIES THAT IT HAS ADEQUATE AND ACCESS TO THE DRAINAGE SYSTEM FROM HEREIN IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC SERVICE VEHICLE ACCESS PURPOSES.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.
THOMAS W. WILLIAMS, JR., REGISTERED MEASURER

STATE OF FLORIDA-COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, REGISTERED MEASURER, AND ADVISED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL KNOWLEDGE AS TO SO FROM HAVING BEEN OF THE SOLEM.

WITNESSES MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.
HONORARY PUBLIC STATE OF FLORIDA
COMMISSIONER EXPRESSE
COMMISSIONER NO.

MORTGAGE APPROVAL
FINLEY WOODS DEVELOPMENT, LLC, AS HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS, BOOK 0004, PAGE 05, DOES HEREBY CONSENT AND AGREE TO THE PLATING OF THE LANDS DESCRIBED IN THIS PLAT AND TO THE SUCCESSORS THEREIN.

DATED: _____ MORTGAGEE:
ADDRESS:
WITNESSES BY: _____
WITNESS: _____

STATE OF FLORIDA-COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, REGISTERED MEASURER, AND ADVISED THAT THEY EXECUTED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL KNOWLEDGE AS TO SO FROM HAVING BEEN OF THE SOLEM.

WITNESSES MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2017.
HONORARY PUBLIC STATE OF FLORIDA
COMMISSIONER EXPRESSE
COMMISSIONER NO.

CITY OF APPROVAL BY CITY OF GAINESVILLE
NO. THE LANDS DESCRIBED IN THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, FLORIDA, AND THE CITY OF GAINESVILLE, FLORIDA, HAS APPROVED THE FOLLOWING:

OFFICIAL TITLE	DATE
CITY COMMISSIONER	DATE
PUBLIC WORKS DIRECTOR	DATE
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES	DATE
CITY ATTORNEY	DATE
GENERAL MANAGER OF GAINESVILLE REGIONAL UTILITIES	DATE
CITY MANAGER	DATE
CLERK OF CITY COMMISSION	DATE
RECORDED AND FOR RECORD ON THIS _____ DAY OF _____, A.D. 2017.	
CLERK OF THE CIRCUIT COURT	

LINE DATA TABLE

LINE	DIRECTION	LENGTH
1.1	S 89°22'00" E	12.19
1.2	S 79°57'00" E	12.19
1.3	S 70°32'00" E	12.19
1.4	N 90°00'00" E	12.19
1.5	N 0°00'00" E	12.19
1.6	N 90°00'00" W	12.19
1.7	S 89°22'00" W	12.19
1.8	S 79°57'00" W	12.19
1.9	S 70°32'00" W	12.19
1.10	N 90°00'00" W	12.19
1.11	N 0°00'00" W	12.19
1.12	N 90°00'00" E	12.19
1.13	S 89°22'00" E	12.19
1.14	S 79°57'00" E	12.19
1.15	S 70°32'00" E	12.19
1.16	N 90°00'00" E	12.19
1.17	N 0°00'00" E	12.19
1.18	N 90°00'00" W	12.19
1.19	S 89°22'00" W	12.19
1.20	S 79°57'00" W	12.19
1.21	S 70°32'00" W	12.19
1.22	N 90°00'00" W	12.19
1.23	N 0°00'00" W	12.19
1.24	N 90°00'00" E	12.19
1.25	S 89°22'00" E	12.19
1.26	S 79°57'00" E	12.19
1.27	S 70°32'00" E	12.19
1.28	N 90°00'00" E	12.19
1.29	N 0°00'00" E	12.19
1.30	N 90°00'00" W	12.19
1.31	S 89°22'00" W	12.19
1.32	S 79°57'00" W	12.19
1.33	S 70°32'00" W	12.19
1.34	N 90°00'00" W	12.19
1.35	N 0°00'00" W	12.19
1.36	N 90°00'00" E	12.19
1.37	S 89°22'00" E	12.19
1.38	S 79°57'00" E	12.19
1.39	S 70°32'00" E	12.19
1.40	N 90°00'00" E	12.19
1.41	N 0°00'00" E	12.19
1.42	N 90°00'00" W	12.19
1.43	S 89°22'00" W	12.19
1.44	S 79°57'00" W	12.19
1.45	S 70°32'00" W	12.19
1.46	N 90°00'00" W	12.19
1.47	N 0°00'00" W	12.19
1.48	N 90°00'00" E	12.19
1.49	S 89°22'00" E	12.19
1.50	S 79°57'00" E	12.19
1.51	S 70°32'00" E	12.19
1.52	N 90°00'00" E	12.19
1.53	N 0°00'00" E	12.19
1.54	N 90°00'00" W	12.19
1.55	S 89°22'00" W	12.19
1.56	S 79°57'00" W	12.19
1.57	S 70°32'00" W	12.19
1.58	N 90°00'00" W	12.19
1.59	N 0°00'00" W	12.19
1.60	N 90°00'00" E	12.19
1.61	S 89°22'00" E	12.19
1.62	S 79°57'00" E	12.19
1.63	S 70°32'00" E	12.19
1.64	N 90°00'00" E	12.19
1.65	N 0°00'00" E	12.19
1.66	N 90°00'00" W	12.19
1.67	S 89°22'00" W	12.19
1.68	S 79°57'00" W	12.19
1.69	S 70°32'00" W	12.19
1.70	N 90°00'00" W	12.19
1.71	N 0°00'00" W	12.19
1.72	N 90°00'00" E	12.19
1.73	S 89°22'00" E	12.19
1.74	S 79°57'00" E	12.19
1.75	S 70°32'00" E	12.19
1.76	N 90°00'00" E	12.19
1.77	N 0°00'00" E	12.19
1.78	N 90°00'00" W	12.19
1.79	S 89°22'00" W	12.19
1.80	S 79°57'00" W	12.19
1.81	S 70°32'00" W	12.19
1.82	N 90°00'00" W	12.19
1.83	N 0°00'00" W	12.19
1.84	N 90°00'00" E	12.19
1.85	S 89°22'00" E	12.19
1.86	S 79°57'00" E	12.19
1.87	S 70°32'00" E	12.19
1.88	N 90°00'00" E	12.19
1.89	N 0°00'00" E	12.19
1.90	N 90°00'00" W	12.19
1.91	S 89°22'00" W	12.19
1.92	S 79°57'00" W	12.19
1.93	S 70°32'00" W	12.19
1.94	N 90°00'00" W	12.19
1.95	N 0°00'00" W	12.19
1.96	N 90°00'00" E	12.19
1.97	S 89°22'00" E	12.19
1.98	S 79°57'00" E	12.19
1.99	S 70°32'00" E	12.19
2.00	N 90°00'00" E	12.19

SURVEYOR'S NOTES:

1. CONSIDERED SHOWN HEREIN AND EXECUTED FROM PRIMARY AND SECOND POINT "A" AND SECOND POINT "B" FOR THE ALACHUA COUNTY CONTROL, OPERATION & MAINTENANCE OF LAND CONVEYANCE PROJECT OF THIS.
2. BENCHMARK SHOWN HEREIN ARE BASED ON A VALUE OF 107.1700' MEET FOR THE EAST LINE OF THE SUBJECT PROPERTY SHOWN HEREIN.
3. THE GRADE OF ELEVATION FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 170.000'.
4. ALL LOTS IN FINLEY WOODS PHASE 1C ARE SINGLE FAMILY RESIDENCES WITH EXISTING SETBACKS AS FOLLOWS:
FRONT - 10'
SIDE (FRONT) - 10'
SIDE (REAR) - 5'
5. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.000(1) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 20 FEET OF FINAL CONSTRUCTION OF PERMITS.
6. BENCHMARK SHOWN HEREIN ARE BASED ON A VALUE OF 107.1700' MEET FOR THE EAST LINE OF THE SUBJECT PROPERTY SHOWN HEREIN.
7. THE COMMON AREAS, OPEN SPACES AND WOODS SHOWN HEREIN SHALL BE COVERED BY THE FINLEY WOODS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR MAINTENANCE, MANAGEMENT & MAINTENANCE OF A STRIKE FUNDING.
8. THE NEW CORNER OF THIS SUBJECT TRACT, ONE SHEET IS NOT COMPLETE WITHOUT THE OTHER, SEE SHEET 2 OF 2 FOR ADDITIONAL INFORMATION.
9. LOTS 48 AND 49, AS SHOWN HEREIN, CANNOT HAVE STREET ACCESS TO THE OTHER, SEE SHEET 2 OF 2 FOR ADDITIONAL INFORMATION.

The subdivision includes:

- ❖ Detached single-family homes
- ❖ 40 lots on 19.154 acres
- ❖ Lot sizes from 4,400 to 9,466 square feet
- ❖ Building Setbacks: F-15'; SS-10; S & R-0'
- ❖ Future amenity center

COMPLIANCE AND RECOMMENDATION

Staff to
City Commission

- Financial Assurances

The financial documents related to bonding and guarantees for construction of required improvements have been reviewed by staff and included for final signatures.

Next Steps

- Record the Final Plat for Phase 1 C
- Commence construction of improvements



170445B

